



**Inver Grove Heights City Council**  
**Monday, August 25, 2025 at 6:00 PM**  
**8150 Barbara Ave, Inver Grove Heights, MN 55077**

## **AGENDA**

**NOTICE TO RESIDENTS:** Individuals may submit written public comments in advance of the meeting by emailing comments to Rebecca Kiernan ([rkiernan@ighmn.gov](mailto:rkiernan@ighmn.gov)). Comments received prior to **12:00 p.m.** on Monday, August 25, 2025, will be provided to the Council at or before the August 25, 2025 meeting. To watch remotely, individuals may go to [www.townsquare.tv/webstreaming](http://www.townsquare.tv/webstreaming) or watch from Cable TV Live on the Second and Fourth Mondays of the month at 6 p.m. on Channel 14/799 HD.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Presentations**
5. **Consent Agenda**

All items on the consent agenda are considered routine and have been made available to the City Council at least two days prior to the meeting; the items will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from this agenda and considered in normal sequence.

- A. Approval of Minutes of the July 28, 2025, City Council Meeting
- B. Approval of Disbursements
- C. Personnel Actions
- D. Authorization to Enter into a Contract with Hue Life for Professional Development Services
- E. Resolutions to Amend Final Project Budgets and Close City Project Nos. 2022-09I (Carmen Ave & Claude Way Street Rehabilitation) & 2022-09J (Cheney Trail and Coffman Path Area Rehabilitation)
- F. Request for Donation to IGH Days Fireworks Display
- G. Authorization to Acquire Right-of-Way

6. **Public Hearing**

- A. Temporary Premise Expansion Authorization for On-Sale Liquor License Holder Inver Grove Brewing Co.

7. **Regular Business**

- A. Rental Housing Licenses
- B. Resolution Adopting the 2025 Update to the Northwest Expansion Area Alternative Urban Areawide Review (AUAR)

- C.** Resolution Approving the Preliminary Plat and Preliminary Planned Unit Development for a 119-Unit Townhome Development at the Southwest Corner of Argenta Blvd and 65th St.
- D.** Approval of Marketing Contract for Inver Wood Golf Course Anniversary Membership Campaign and Adoption of Resolution Amending the 2025 Golf Course Operating Budget - *continued*
- E.** 3rd Reading of Ordinances Amending City Code Regarding Licensing Requirements & Approval of Summary Publication Resolution
- F.** CLOSED SESSION to Consider the Purchase of Real Property
- 8. Public Comment**  
Public comment provides an opportunity for the public to address the Council on items that are not on the agenda. Comments will be limited to three (3) minutes per person.
- 9. Mayor and Council Comments**
- 10. Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Rebecca Kiernan, City Clerk, at 651.450.2513 or [rkiernan@ighmn.gov](mailto:rkiernan@ighmn.gov).



**INVER GROVE HEIGHTS CITY COUNCIL MEETING  
MONDAY, JULY 28 6:00 P.M. - 8150 BARBARA AVENUE**

**1. CALL TO ORDER:**

The City Council of Inver Grove Heights met in regular session on Monday, July 28, 2025, in person. Mayor Dietrich called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

**2. ROLL CALL:**

Present In-Person: Mayor Dietrich; Council Members: Gliva, Murphy, Scales, and T’Kach

Staff In Attendance: City Administrator Wilson, City Clerk Kiernan, City Attorney Nason, Police Chief Chiodo, Fire Chief Thill, Finance Director Hove, Communications Manager Looze, Public Works Director Connolly, City Engineer Merchlewicz, Assistant Engineer Ray, Fire Marshall Oswald, and City Planner Schneider.

**3. APPROVAL OF AGENDA:**

**Motion to approve Agenda as published by Murphy, second by Gliva.**

**Ayes: 5**

**Nays: 0          Motion carried.**

**4. PRESENTATIONS:**

**A. Swearing in of New Firefighters.**

Fire Chief Thill introduced the three newest full-time firefighters, Christopher Anderson, Garrett Backus, and Andrew Dealey approved as part of this year’s budget. These positions work 24-hour rotating shifts and may be assigned to either Station 1 or Station 2. All three began as paid-on-call members of the Inver Grove Heights Fire Department, reflecting the quality of the department’s training program and personnel.

Mayor Dietrich administered the oath of office, after which family members participated in the ceremonial badge pinning.

Mayor Dietrich congratulated Chief Till and the department.

**5. CONSENT AGENDA:**

- A.** Approval of Minutes of the May 27, 2025, City Council Minutes
- B.** Approval of Minutes of the June 9, 2025, City Council Meeting
- C.** Approval of Minutes of the June 23, 2025, City Council Meeting
- D.** Approval of Disbursements, **Resolution 2025-166**
- E.** Personnel Actions
- F.** Approval of Exempt Gambling Permit for Inver Grove Heights Hockey Association
- G.** Memorandum of Understanding between Inver Hills Community College and the Inver Grove Heights Police Department
- H.** Resolution Ordering Feasibility Study and Accepting Surveying Services Proposal for 2027 Pavement Management (PMI) Projects Areas, **Resolution 2025-167**
- I.** Change Order No. 1 for Water Treatment Plant Rehabilitation (City Project No. 2023-03)
- J.** Resolution Adding KLM Engineering, Inc. to the City's Professional Engineering Services Consulting Pool, **Resolution 2025-16**

- K.** Resolution Approving Plans, Specifications and Authorizing Advertisement for Bids for the 64th Street Outfall (City Project No. 2025-14), **Resolution 2025-169**
- L.** Approval of Estoppel Certificate and Certificates of Completion for Inverwood Business Park
- M.** Resolution Approving Development Contract Amendment and Amendment to Related Development Documents for the Plat of Peltier Reserve 3rd Addition, **Resolution 2025-170**

**Motion to approve Consent Agenda Items A-M by Scales, second by T’Kach.**

**Ayes: 5**

**Nays: 0            Motion carried.**

## **6. PUBLIC HEARINGS:**

- A.** Bond Capital Improvement Plan for New Central Maintenance Facility, **Resolution 2025-171**

Administrator Wilson stated that the consideration of a Bond Capital Improvement Plan (Bond CIP) is part of a broader process to evaluate the City’s need for a new Central Maintenance Facility and the methods for funding it.

The purpose was to conduct a public hearing and consider adoption of the Bond CIP, which includes an overview of existing and proposed maintenance facilities, financing options and recommendations, estimated levy and tax impacts, and next steps.

Public Works Director Connolly provided background information, noting that the main maintenance facility was built in 1985, with a cold storage building added in 1991. Expansion discussions have been ongoing for many years. A 2015 needs study determined the site was significantly constrained, lacked sufficient covered space, and had outdated facilities unable to meet current and future demands. In 2021, the City acquired an adjacent farmstead, adding 5 acres for a total of 13 acres. An updated needs analysis and site planning study began in 2024 and concluded in 2025. Since 1985, the number of full-time employees has grown from 14 to 37, part-time employees from 6 to 24, and vehicles from 24 to 72, with an additional 83 City vehicles stored off-site. The current facility provides only 32 indoor parking spaces, leaving 73% of vehicles and equipment stored outdoors or in partially sheltered, unconditioned storage year-round.

The existing facility has significant space deficiencies. For vehicle storage, only 32 indoor spaces are available, with more than 90 vehicles stored outdoors. The wash bay has been converted for brine mixing and other equipment storage. Storage spaces are undersized, including the mechanics parts room and cold storage, leading to equipment being stored outside. The salt shed is undersized, and its roof prevents loading and unloading in sheltered space. Office and crew spaces are inadequate, with the breakroom doubling as a meeting space for only 20 people despite having 37 full time and 24 part time staff. There is no public lobby, and single offices have been converted to shared offices. The sign shop operates from a converted storage room, with sign materials stored in separate buildings.

Locker room facilities are inadequate, with mechanics using lockers in the garage that lack privacy, seating, and security. Crew tool and daily locker spaces are in converted storage rooms. The men’s locker room is outdated, poorly lit, not ADA accessible, and undersized for the full staff. There is no women’s locker room, and only one women’s bathroom is available. The mechanics area is undersized for larger equipment, has limited tool storage, lacks a dedicated welding space, suffers from poor ventilation, and poses safety concerns. Larger vehicles must be serviced in the main drive aisle, which blocks access to other vehicles.

The needs analysis identified significant space constraints, finding that the Maintenance Facility is only 45% of the recommended size for current operations and 37% for long-term growth. Mechanic areas are approximately 25% of the standard size for both current and future needs, making them unable to accommodate all sizes of City vehicles and equipment. The facility lacks a women's locker room, and most crew spaces require substantial upgrades. There is insufficient office and administrative support space for crew leads and superintendents, the building is not ADA compliant, and safety systems, storage areas, and improved lighting are needed.

The site plan recommendation includes Phase 1A in 2026 for a new Cold Storage Facility, a new salt shed/materials storage, demolition of the existing Cold Storage Facility, and site grading and improvements. Phase 1B in 2026-2027 includes a new Central Maintenance Facility and parking lot site improvements. Phase 2A in 2028 involves partial renovation of the existing Central Maintenance Facility and the facility for Public Works cold storage. The estimated project cost for Phases 1A-2A is \$55,443,216. Phase 2B, to be considered in the future, could involve partial renovation of the existing Central Maintenance Facility for police training or maintenance needs and deferred maintenance for the existing Central Maintenance Facility.

Option B, the recommended plan, proposes a new Public Works Campus with Central Maintenance Facility reuse. The new building can be designed and constructed to meet current and future City needs and be utilized for the next 40 or more years. It can be constructed to be adaptable for the implementation of future technologies and changes in public works operations over time. It allows for expansion and design flexibility of the police parking lot in conjunction with site improvements. It allows for the reutilization of the existing Central Maintenance Facility building, with flexibility for future remodeling to accommodate both storage and police training needs. It also allows existing maintenance operations to continue with minimal disturbance during construction.

The project schedule began in March 2024 with the award of the needs analysis and site plan contract to Wold Architects. In April 2025, the Council adopted the needs analysis and preliminary site plan Option B. In June 2025, the final design and construction management contracts were awarded to Wold Architects and Kraus-Anderson, respectively. The public hearing for the Bond Capital Improvement Plan took place on July 28, 2025. Schematic design review by the Council is planned for August and September 2025, with final design approval by Council expected in November or December 2025. Contract bidding and awards for the initial phase of improvements are scheduled for spring 2026, with construction to begin in May 2026. Substantial completion and facility commissioning are anticipated in December 2027.

Finance Director Hove explained that funding options considered included paying cash up front, with the possibility of using some internal City funds to help offset the facility's cost; however, the City does not have enough cash on hand to cover the entire project. An interfund loan from some of the City's healthier funds was also considered, but analysis showed those funds have their own future capital needs, and no internal funds could cover the total project cost. State funding is typically limited to projects with regional significance that serve or benefit residents of multiple communities, and no known sources of Federal funding are available. A local option sales tax, which also requires legislative approval, is generally reserved for projects with regional significance. Furthermore, because the City does not attract many commuters or shoppers from other cities, such a sales tax would likely be paid primarily by residents, potentially even more so than property taxes, which are shared between residents and businesses.

Funding options and considerations also included borrowing money. General Obligation (G.O.) Bonds are tax-exempt bonds that allow the City to borrow money at the lowest possible interest rate, backed by the full faith and credit of the City and repaid over multiple years with revenues from the

property tax. Lease Revenue Bonds generally involve the EDA borrowing money to construct the project and then leasing it to the City, with the lease payments, funded from property taxes, serving as the revenue to the EDA to pay off the bonds. These have a higher interest rate than G.O. Bonds but are not subject to a reverse referendum. A combination of sources was also considered.

The funding recommendation is to issue G.O. Bonds for most or all the project, with annual payments made through the City's annual property tax levy. There is a possibility of using some cash on hand for a modest percentage of the total project cost. The bonds would be issued in two parts, one in 2026 with first payments due from 2027 tax revenues, and the second in 2027 with first payments due from 2028 tax revenues. This approach would make the property tax impact more gradual rather than occurring all in one year. The bonds would be repaid over approximately 20 years. The same method was used to fund construction of Fire Station #2.

The bonding process is governed by Minnesota Statute 465.521, which allows cities to issue tax-exempt G.O. bonds under a Capital Improvement Plan (CIP) without a voter referendum. This applies to specific capital improvements such as City Halls, Public Works Facilities, Public Safety Facilities, and Libraries, but does not apply to Recreation Facilities or amenities. Adoption of a Bond CIP must follow a public hearing and is subject to a 30-day reverse referendum.

The timeline began on June 23, 2025, when the Council called for a public hearing. Tonight, July 28, 2025, the Council is holding the public hearing and considering adoption of a resolution approving the CIP and issuance of bonds. The reverse referendum window will expire on August 27, 2025, at which time the City will be authorized to issue bonds. Approval of the sale of G.O. Bonds is planned for spring or summer 2026, with the award of the sale occurring approximately three weeks after approving the sale.

The action authorizes the City to issue bonds but does not require it to proceed, with the City Council retaining full oversight of the proposed facility's development and multiple opportunities for further decision-making before any bonds are issued. The authorization permits the issuance of bonds up to the stated amount; however, the Council may direct a lower amount if final design and bidding indicate that less borrowing is necessary. The current schedule anticipates bond issuance in 2026 and 2027, though the timing may be adjusted as the project advances, provided all issuances occur within the 2025-2029 Bond CIP timeframe.

The estimated maximum project cost is \$61 million, which includes architectural design and construction management services, with \$3 million in existing cash contributions from the PW Remodel/Expansion Fund, resulting in a maximum bond amount of \$58 million. The bonds are expected to be issued in two parts, half in 2026 and half in 2027, with the initial impact to the property tax levy occurring in 2027 and 2028. Bond payments would be made over approximately 20 years.

Debt levy projections show that a \$58,000,000 bond issuance would raise the total levy to just over \$7.5 million at its peak in 2028-2029 before declining as existing debt falls off, while a \$50,850,000 issuance would peak at about \$6.95 million over the same period. Reductions occur in 2031, 2033, and 2034 as older street project bonds are retired, with the remaining Fire Station #2 debt scheduled to end in 2039.

Mayor Dietrich stated that there has been some misleading information in the public suggesting that the levy will increase by 10% to 12% each year. She noted that, based on the chart, this is not the case and asked for confirmation of that fact.

Director Hove explained that the City could structure its debt, so the levy increase occurs over two years rather than all at once in a single year. This approach would align the increases with when funds are needed for the project. The debt levy would rise in two consecutive years and then remain at that level, rather than continuing to grow annually.

Council Member Gliva asked what interest rate was being assumed in the calculation.

Director Hove stated that the current rate is 5.2%, with a 1% cushion, as advised by their financial advisor, for a potential 20-year bond.

For a median-valued residential property of \$362,200, the estimated annual City tax increase from the proposed G.O. bond ranges from \$252.49 to \$287.01, depending on the final project cost and bond amount, which equates to a monthly increase of approximately \$21.04 to \$23.92. These estimates assume the property is homesteaded, reflect City taxes only, and are based on the City's 2025 tax rate.

For a \$400,000 commercial property, the estimated annual City tax increase from the proposed G.O. bond ranges from \$334.90 to \$380.76, depending on the final project cost and bond amount, which equates to a monthly increase of approximately \$27.91 to \$31.73. These estimates reflect City taxes only and are based on the City's 2025 tax rate.

For a \$400,000 agricultural property, the estimated annual City tax increase from the proposed G.O. bond ranges from \$175.42 to \$199.44, depending on the final project cost and bond amount, which equates to a monthly increase of approximately \$14.62 to \$16.62. These estimates assume the property is homesteaded, reflect City taxes only, and are based on the City's 2025 tax rate.

Council Member T'Kach, referring to the debt levy estimate, asked for confirmation that it pertains solely to the debt levy and does not include the regular levy for building maintenance, staff, health benefits, or similar expenses.

Director Hove stated that it is solely the debt levy.

Council Member T'Kach asked if expanding the project to include the police shooting range, fencing, and secured parking would be covered within the bond and debt.

Director Hove stated that the project under discussion is the Public Works Facility expansion, which is the only project included in this bond CIP. She explained that the \$58 million maximum ceiling for bonds pertains solely to the project as described. Any expansion or remodeling of the old site would require a separate process and could be funded through cash or borrowing.

Director Connolly clarified that the scope of work contracted with Wold includes the Public Works facilities and related site work, such as parking lot grading and layout of any parking lot configurations. It does not include remodeling the existing building for police functions.

Council Member Murphy asked for clarification on the meaning of a 1% cushion, inquiring whether it provides a range.

Mr. Aarsvold stated that the 1% cushion is included because the bond issuance is nearly a year away. If sold today, the rate would likely be around 4.2%, but a percentage point is added to be conservative due to market volatility. The numbers are based on a 5.2% rate, though the actual rate may be lower at the time of sale.

Adoption of the Bond CIP gives the Council the authority to issue bonds up to \$58 million, although the Council could choose to issue less. Once the final design is complete and estimated costs have

been refined, staff will review funds on hand and make a recommendation for possible payment of some costs from existing balances of the Host Community Fund, Central Equipment Fund, and the City's Closed TIF Fund. This could reduce the amount that needs to be bonded for or lower the amount of the annual bond payment required from the tax levy.

The requested actions are to hold the public hearing and receive public comment, and to consider adoption of the attached 2025-2029 Bond Capital Improvement Plan to fund the construction of a new Central Maintenance Facility.

Mayor Dietrich stated that there is correspondence to be entered into the public record and asked for a motion.

**Motion to accept correspondence into record by Scales, second by Gliva.**

**Ayes: 5**

**Nays: 0      Motion carried.**

Mayor Dietrich opened the Public Hearing.

Frank Alexander, 8504 Birch Boulevard, asked if the facility would include an enclosed gun range or if it was no longer being considered, noting it was mentioned in the last brochure.

Mayor Dietrich stated that there will be no gun range in the facility.

Administrator Wilson clarified that the reference might pertain to the possibility of reusing part of the existing building for police training space in a future project, which could include an enclosed indoor gun range to meet police training requirements,

Mr. Alexander asked how much of the existing structure could be salvaged to help minimize the cost that will be incurred soon.

Mayor Dietrich stated she would take note of that and ensure the questions are answered or directed to the appropriate person.

Alex Bruns, 2406 Blueberry Street, asked about the age of the facilities, whether the need was addressed in the City's strategic plan, and suggested on-site parts storage instead of just-in-time delivery. He questioned the lack of alternatives to the \$58 million project, recommending shared use of the Veterans Memorial Center. He also requested clarity on what service gaps the project would fill, expressed concern over the City's increased debt, and asked for the exact tax increase percentage to address misinformation.

Randy Sampson, 8660 Ann Marie Trail, asked whether the maintenance department operates on a single or multi-shift basis and requested an estimate of the percentage tax increase for homes valued at \$500,000 or more. He acknowledged the need for the project but noted the challenge of budgeting for a facility intended to last 25 years. He also expressed concern that, combined with a recent 9.9% Dakota County tax increase, the additional cost could be substantial for residents.

Martin Moody, 9641 Rich Valley Boulevard, questioned the need for a large break room, emphasized prioritizing maintenance equipment and welding areas over vehicle parking, and agreed that the tax increase appears higher than the stated 10-12%.

Mayor Dietrich clarified that the misconception is that some residents believe the tax will increase 10 to 12% each year, which is not correct.

Sandy Honerbrink, 2318 75<sup>th</sup> Street East, voiced concern over rising taxes, citing fluctuating project costs and urging a 10% budget cut to lessen the financial burden on residents.

Martin Moody, 9641 Rich Valley Boulevard, stated that while state statute allows CIP approval after a public hearing and does not require a referendum, he questioned why a referendum was not held to increase community involvement and awareness.

Mayor Dietrich stated that it was a good question that she would refer to legal counsel for review.

Joel Johnson, 4060 87<sup>th</sup> Street East, said communication on the project has been poor, noting he only learned of it recently. He called for clearer details on the tax increase and suggested a large expense like this should be decided by residents through a vote.

Mike Rouleau, 7814 Davidson Court, questioned whether the \$55-\$61 million facility is necessary and suggested more cost-effective options, such as adding to the existing building. He expressed concern about significantly increasing City debt and the overall tax burden when combined with other recent levies and County tax increases.

William Frison, 6802 Carleda Avenue East, said taxes keep rising and are forcing seniors out of the City. He urged the City to provide tax relief for senior citizens.

**Motion to close the Public Hearing by Scales, second by Gliva.**

**Ayes: 5**

**Nays: 0      Motion carried.**

Mayor Dietrich began addressing resident questions, starting with whether a portion of the existing building would be reused.

Director Connolly said the proposal is to keep the entire Maintenance Facility as in the original layout, with possible partial demolition of office space during final design. The building would be repurposed for cold storage and could be used in the future for police training or other City storage needs.

Mayor Dietrich asked if there is a percentage available at this time.

Director Connolly said he did not have an exact percentage but estimated that about 85% of the existing building would be retained.

Mayor Dietrich asked what the intended use was when the current building was constructed in 1985 and whether there was any idea of how long it was expected to serve the community.

Director Connolly said there is no record of the building's intended lifespan. He noted the main building is in relatively good condition, with investments in the roof and mechanical systems, and could be reused. The cold storage and salt shed buildings are also in fair condition but are lower-value, unconditioned structures that hinder site grading and would need to be demolished to create a contiguous site.

Mayor Dietrich asked if the project was part of the strategic plan and inquired about the delivery of products.

Director Connolly said the City has no citywide strategic plan. In regard to the delivery of products, he explained that while some items are received through just-in-time delivery, others, such as seed, fertilizer, fuel, and salt, are ordered in bulk or on regular intervals and require storage.

Mayor Dietrich clarified that it is not called a strategic plan but noted a study was referenced and asked when the needs analysis was conducted.

Director Connolly stated that the previous needs analysis was completed in 2015.

Mayor Dietrich inquired about the possibility of utilizing shared spaces, such as locker rooms in the VMCC and conference areas in other campus buildings.

Director Connolly stated that the new facility will include flexible spaces, as outlined in the needs analysis, which can serve as meeting, lunch, and break areas with dividers to maximize efficiency. He emphasized that employees should have access to necessary amenities, such as bathrooms and showers, without needing to use facilities in other buildings.

Mayor Dietrich asked what services are lacking in the current facility and whether there is a gap in meeting current needs.

Director Connolly said limited mechanic space causes repair inefficiencies and delays. More staff and equipment would improve response times for maintenance, snow removal, and storm cleanup, helping public works support emergency services and maintain service levels.

Mayor Dietrich asked whether operations run multiple shifts or a single shift and what the shift structure looks like.

Director Connolly said most day-to-day operations run on a single shift for the three primary entities in the building, with split shifts occasionally used for plowing but not year-round due to the seasonal nature of services.

Mayor Dietrich asked about the amount of equipment and vehicles parked outside and why it is important to move them indoors.

Director Connolly stated that high-value assets are stored indoors to protect them and keep them ready for immediate use in winter. Equipment stored outside deteriorates more quickly, is vulnerable to rodent damage, and results in costly repairs. With over 200 pieces of equipment, not all can be stored inside, so priority is given to high-value or tool-equipped vehicles to extend their lifespan and stay within the replacement schedule.

Mayor Dietrich observed that, based on the pictures of equipment sitting outside during a snowfall, it could be difficult to even locate the equipment, which would present a challenge.

Mayor Dietrich noted there were questions about providing percentage increases for different home values and asked if residents could calculate the impact for their specific homes.

Director Hove explained that calculating the impact is not as simple as providing a formula, as the City uses specific tables and data runs. She said that for a residential property valued at \$500,000, the annual increase would be about \$411, which equates to roughly \$34 per month.

Mayor Dietrich asked if there is an example for a home valued at a lower amount, such as \$250,000.

Director Hove stated that a home valued at \$250,000 would see an annual increase of about \$186, which equates to approximately \$15.50 per month. She added that there is a grid based on the most expensive bond run, and she provided the highest numbers. If the bond run were, for example, \$50,850,000, all those numbers would be lower.

Director Hove stated that the City's 2025 property tax levy is \$34,214,757. For a \$58,350,000 bond issuance, the new debt levy would be \$4,986,988, a 14.57% increase, which would be spread over



two years at approximately 7.2% each year. For a \$50,850,000 bond issuance, the new debt levy would be \$4,384,093, a 12.8% increase, or about 6.4% per year over two years.

Mayor Dietrich requested clarification, observing that three different amounts had been referenced in the residential estimates within a brief period. She asked that the information be reviewed and conveyed to ensure a clear understanding of how these amounts were derived.

Director Hove explained three current scenarios. The first, based on the needs analysis, estimates just over \$53,850,000 in project costs, reduced to about \$50,850,000 in bonding after applying \$3 million in available funds. The second is a mid-range estimate of just over \$59,220,000, requiring about \$56,220,000 in bonding. The third, representing the maximum under the bond CIP, estimates \$61,000,000 million in costs, with \$59,000,000 million to be bonded after applying the \$3 million. These figures do not yet factor in potential additional funding, which will be considered once final design and more precise estimates are available.

Mayor Dietrich noted a resident's concern that the cost could exceed twenty dollars per month and asked for clarification on how accurate the current figures are and how residents will be informed in the future if those amounts change significantly.

Mr. Aarsvold explained that the figures are estimates, and the debt levy will increase, requiring a corresponding increase in the City's tax rate. The amount will depend on the final project costs and will be distributed across properties based on tax classification and valuation, which may change over time. While there are many variables, in the high scenario the City's tax rate would need to increase by about 8.2%, which residents can use to estimate the potential impact on their own circumstances.

Mayor Dietrich noted an inquiry regarding the applicable State statute and the possibility of submitting the matter to a referendum.

City Attorney Nason explained that State statute permits only a reverse referendum for the proposed Capital Improvement Bond issuance, requiring a petition within a set timeframe after adoption of the Capital Improvement Plan. The City is not authorized to hold a regular or advisory referendum for these bonds.

Council Member T'Kach stated that while the need for the facility is clear, the exact size and design remain to be determined. She stressed the importance of viewing the project alongside other potential needs, such as a future fire station, possible police expansion, and anticipated adjustments to stormwater, water, and sewer rates, noting that funding sources and timelines are uncertain.

She expressed concern about the cumulative impact on residents, particularly those on fixed incomes, and emphasized the need for transparency. She noted that this project comes during a time of political and economic uncertainty, with reduced Federal and State funding and possible future school district referendums and said residents should have a clear picture of what the next five to ten years may hold.

Administrator Wilson stated that, aside from the Central Maintenance Facility, the only other City facility need is Fire Station #3 at Upper 55th, which is planned to be addressed next due to its higher need and urgency. The 2015 needs analysis was completed before Fire Station #2 was built, leaving the Public Works Facility unaddressed for another decade. She emphasized the important work of both firefighters and public works staff and noted that Fire Station #3 will require significant remodeling, expansion, or possibly a rebuild, estimating the project is at least five years away.

Council Member T'Kach asked if there is an estimate of the cost.

Administrator Wilson stated that a firm number cannot be provided until the design and bidding for the building are complete, and she would not speculate on the cost of a fire station five years from now.

Council Member Murphy asked if having a fire truck on a lift for repairs, which prevents staff from working on other tasks, has a significant impact on productivity.

Director Connolly confirmed that would be an accurate assessment.

Council Member T'Kach stated that selling the bonds requires consultation with other jurisdictions to identify potential partnerships, as outlined in the statute, and asked who the City had contacted for this purpose.

Administrator Wilson requested the specific statute for that requirement.

Council Member T'Kach stated that she believed it was the statute that includes the reverse referendum provision for bonding, specifically for a G.O. bond.

Administrator Wilson stated that she was not aware of a City that had issued a G.O. bond.

Council Member T'Kach asked whether there are any opportunities to partner with West St. Paul, South St. Paul, Dakota County, or Eagan to create a different or larger facility with shared participation, and whether this possibility has been explored.

Administrator Wilson stated that the City has not explored building a facility with another jurisdiction. She noted that South St. Paul faces similar facility challenges and it is unlikely either City would build outside its own boundaries. The same space would still be needed to serve parks, vehicles, and other needs, so no serious consideration has been given to sharing a building.

Council Member Scales acknowledged the high total cost but noted the existing facility has served the City well for 40 years and no longer meets current needs. He expressed concern about the lack of women's locker facilities, restrooms, and ADA accessibility, and noted that site topography adds to costs. He stated the design is simple and utilitarian, with no unnecessary features, and supported efforts to reduce costs if possible. He emphasized the importance of housing high-value equipment indoors to extend its lifespan and protect the City's investment, concluding that it is time to move forward with the project while aiming to keep costs on the low end.

Council Member Murphy agreed with the need for the project, noting that from an asset protection standpoint it makes sense. He stated that the building, constructed in 1985, now serves a population that has grown from about 19,700 in 1980 to an estimated 37,000 today. He emphasized the importance of providing a quality work environment for Public Works staff, which the current facility does not offer.

**Motion to approve Resolution 2025-171 Approving a Capital Improvement Plan; Approving the issuance and sale of general obligation capital improvement plan bonds, series 2025A, in the aggregate principal amount not to exceed \$58,000,000; and taking other actions with respect thereto by Murphy, second by Scales.**

**Ayes: 5**

**Nays: 0      Motion carried.**

## **7. REGULAR BUSINESS:**

### **A. Rental Housing Licenses**

Director Ziemer presented a new rental housing license for 3613 76th Lane East.

The application has been reviewed by staff and found to meet the necessary requirements. Staff recommends approval of the license.

**Motion to approve one Rental Licenses by Scales, second by T’Kach.**

**Ayes: 5**

**Nays: 0**

**Motion carried.**

**B. Approval of the Plat, Rezoning and Easement Vacation - Orchard Heights 3rd Addition (1845 77th Street West), Resolution 2025-172, 2025-173, 2025-174.**

City Planner Schneider stated that the 5.08-acre property owned by Mr. Steve Grebin contains an existing single-family home. The proposal is to subdivide it into one lot for the existing home and one outlot for future development. The requests include preliminary and final plat approval, rezoning from Agricultural to R-1C/PUD and R-3A/PUD, and the vacation of existing drainage and utility easements.

A Comprehensive Plan Amendment in 2024 changed the property’s designated future land use from Medium Density Residential to Low-Medium Density Residential and Low Density Residential. LMDR allows for up to 4-6 units per acre.

The proposed rezoning is consistent with the guided land use. Proposed Lot 1 meets performance standards, and the easement vacation is considered appropriate. Future development will require following the preliminary and final plat and Planned Unit Development process.

The Planning Commission held a public hearing on July 1, 2025, and voted 7-0 to recommend approval of the requests. The recommended actions include a motion to approve a resolution vacating all current drainage and utility easements on the subject property, resolutions approving the preliminary and final plat for Orchard Heights 3rd Addition, and an ordinance approving rezoning from A, Agricultural to R-1C/PUD and R-3A/PUD.

Council Member Murphy asked for clarification on the difference between what was done last year and what is being considered this year.

Planner Schneider explained that last year’s request was to amend the Comprehensive Plan. At that time, the property was guided entirely for Medium Density Residential at 8 to 12 units per acre. The request was to re-guide it to Low-Medium Density Residential, creating a gradient from Low-Medium to Medium Density. The current request is to rezone the property to match the updated Comprehensive Plan and to plat the property accordingly.

**Motion to approve Resolution 2025-172 the preliminary plat for Orchard Heights 3<sup>rd</sup> Addition, Resolution 2025-173 the final plat for Orchard Heights 3<sup>rd</sup> Addition, Resolution 2025-174 vacation of drainage and utility easements on Lot 2, Block 1, South Delaware Estates, and Ordinance 1507 - Rezoning Orchard Heights 3<sup>rd</sup> Addition from A, Agricultural to R-1C/PUD and R-3A/PUD by Gliva, second by Scales.**

**Ayes: 5**

**Nays: 0**

**Motion carried.**

**C. Resolutions Approving Contract Award, Approving Budget, and Awarding the Construction Administration Contract for City Project No. 2023-08 - Babcock Trail Multi-Use Trail (Upper 55th Street to I-494), Resolution 2025-175, 2025-176, 2025-177.**

City Engineer Merchlewicz stated that the item is on the agenda under Regular Business rather than Consent due to its Federal funding component. While the City of Inver Grove Heights receives limited Federal funding and has not had issues with it, other cities have recently experienced delays or cancellations of Federal awards. Staff believes the risk of disruption for this project is low; however, if the Federal funding is withdrawn before being received, the City could be responsible for additional project costs.

In 2022, the City and County applied for a Transportation Advisory Board Grant. In 2023, final design and right-of-way activities began. In February 2025, plans and specifications were finalized, but remaining right-of-way efforts still needed to be completed. Through coordination with MnDOT Federal Aid, the City worked to ensure Federal Aid was likely still available prior to advertisement on June 30, 2025. On June 23, 2025, MnDOT stated that funds had been authorized for this project, which typically means they are encumbered and will not be at risk.

On July 22, 2025, bids were opened with seven bidders, with the apparent low bidder being Max Steininger, Inc. for \$971,495.23, which is 2.4% under the engineer's estimate. Estimated project costs are as follows: construction bid \$971,495.23; legal, engineering, administrative, and finance (LEAF) \$443,475.00; construction and administrative contingency \$57,998.51, for a total of \$1,476,968.74. Due to Federal funding, this project is required to go through an extensive award process with MnDOT to receive final award approval. The action gives staff authorization to proceed with the contract award pending MnDOT's acceptance.

Funding sources are as follows: TAB Regional Solicitation Grant \$419,040.00; Municipal State Aid Funds \$103,500.00; Pavement Management - Partnership Projects (Fund 441) \$54,589.43; Dakota County \$899,839.31, for a total of \$1,476,968.74. If there is a disruption in Federal funding, the City's responsibility would increase by approximately \$63,000. This increase in cost would be funded through Fund 441, and any funding changes would be brought forth for future Council approval via a budget amendment resolution.

Staff recommend awarding the construction contract for this project to Max Steininger, Inc. for \$971,495.23, contingent on MnDOT's and Dakota County's concurrent awards of the same. Staff also recommend awarding the construction administration contract to Short Elliot Hendrickson (SEH) to assist the City with meeting the MnDOT and Federal requirements for this project.

**Motion to approve Resolution 2025-175 Awarding Contract to Max Steininger, Inc. for City Project 2023-08 - Babcock Trail Multi-use Trail (Upper 55<sup>th</sup> Street to I-494), Resolution 2025-176 Approving budget for City Project 2023-08 - Babcock Trail Multi-Use Trail (Upper 55<sup>th</sup> Street to I-494), Resolution 2025-177 Accepting a Proposal and awarding a contract for construction administration services to SEH for City Project 2023-08 - Babcock Trail Multi-use Trail (Upper 55<sup>th</sup> Street to I-494) by T'Kach, second by Gliva.**

**Ayes: 5**

**Nays: 0      Motion carried.**

**D. 1st Reading of Ordinances Amending City Code Regarding Licensing Requirements**

City Clerk Kiernan stated that the liquor license application requirements include removing outdated terminology, reducing the amount of information required for the initial application by eliminating data not necessary to determine approval or denial, and clarifying alcohol server training by

requiring that the training be valid for six months beyond the date of the initial or renewal application and aligning requirements with online training certification.

The cannabis and hemp business regulations are updated to reflect new legislative vocabulary and include pre-approval versus preliminary license approval.

Massage therapy regulations specify that operating without a license is a reason for the Council to deny, suspend, or revoke a license and add language stating that if a license is revoked or denied, the applicant may not reapply for a license for a period of one year from the date of revocation or denial. City Code is currently silent on when an applicant can reapply, and one year would be consistent with other Dakota County cities. The question is whether this is the threshold the Council wants to have for Inver Grove Heights.

Contractor licensing for solid waste collectors includes repealing 8-6-3C2 license tabs for solid waste vehicles and removing reference to City-furnished license tabs for solid waste haulers, as this is not current practice.

Staff recommends approval of the first reading of the four ordinances amending City Codes, including 4-1-7 and 4-1-14 regarding liquor license applications, 4-4-2 and 4-4-9 concerning cannabis and hemp business regulations, 4-8-1 addressing massage therapy regulations, and 8-6-3 relating to contractor licensing for license tabs for solid waste collectors.

Mayor Dietrich asked if the City's software for massage therapy licensing can retain unchanging information, such as schooling requirements, so that applicants do not need to re-enter it each year. She noted this as one example and acknowledged there may be others.

Clerk Kiernan stated that the City is implementing an online business application, which is operational but not yet publicly launched to allow time for resolving any issues. The system will allow applicants to update only the information that has changed.

Mayor Dietrich stated that the proposed approach would be wonderful and thanked staff. She expressed support for maintaining consistency with surrounding cities and the County.

Council Member Murphy stated that the changes make perfect sense, expressed appreciation for the ongoing code updates, and said he had no issues with the one-year term, noting it makes sense since neighboring communities are following the same approach.

Council Member Gliva stated that everything looked good to her. Council Member Scales indicated he had no issues. Council Member T'Kach agreed.

Council Member Gliva stated that the proposal appeared acceptable. Council Member Scales indicated he had no concerns. Council Member T'Kach expressed her agreement.

Mayor Dietrich asked if there were any public comments on any of the codes under consideration.

Clerk Kiernan stated that she had not received any public comments.

**Motion to approve the first reading of an Ordinance amending IGH City Code Title 4, Chapter 1, Sections 7 & 14 regarding Liquor License Applications, Title 4, Chapter 4, Regarding Cannabis and Hemp Business Regulations, Title 4, Chapter 8, Section 1, Regarding Massage Therapy Regulations, Title 8, Chapter 6, Section 3, Regarding Contractor Licensing by T'Kach, second by Gliva.**

**Ayes: 5**

**Nays: 0      Motion carried.**

**8. PUBLIC COMMENT:**

Dale Searcy, 8121 College Trail, stated that the City appears not to care about trees, noting more have been removed in his 20 years here than by forest fires in California, and expressed hope they could breathe better in the future.

Sarah Scovil, 5885 Blackberry Trail, stated she opposes publishing residents' addresses online. She raised concerns about the Forest Haven Road reconstruction project. She explained that, through a FOIA request, she found emails showing project cost and infrastructure condition information was withheld from residents, despite claims of transparency. She also cited staff communications that she felt were dismissive of residents' concerns and referenced an email suggesting higher home values in her neighborhood might influence opinions. She questioned whether such language was appropriate from City staff.

Eric Scovil, 5885 Blackberry Trail, stated that neighborhood concerns about the project are due to its high cost, potential road designation change, possible rerouting through a neighbor's property, and challenging topography. He criticized staff for dismissing questions, withholding information, failing to respond to emails, and excluding resident concerns from the feasibility report. He also objected to the lack of notification to affected homeowners about potential road changes and the refusal of an independent appraisal later pursued by the City. He urged the Council to address unprofessional language and actions and to uphold transparency.

Mayor Dietrich stated that the matter would be discussed offline and added that the Council plans to address the issue of names and addresses being made public at an upcoming work session.

Alex Bruns, 2406 Blueberry Street, raised concerns about consent agenda item 5I, noting differences between the published version and the one presented at the meeting. He stated that change order No. 2 was removed after they questioned erroneous charges and emphasized the need for transparency about the changes. He expressed frustration with what he viewed as dismissive responses from staff.

Sandy Honerbrink, 2318 75<sup>th</sup> Street East, commended the City's budget presentation but urged the Council to cut the budget by 3 to 4% instead of increasing it. She expressed concern that the technology and data budget is combined into one large category and should be divided among departments for clarity. She asked whether unused project funds from last year were returned to the general fund, requested notice of citizen meetings, and questioned the validity of surveys cited by the City, noting she has never received one in her 30 years. She concluded by urging budget cuts across all departments and lower taxes.

**9. MAYOR AND COUNCIL COMMENTS**

**10. ADJOURN:**

**Motion to Adjourn at 8:27 p.m. by Scales, second by Murphy.**

**Ayes: 5**

**Nays: 0      Motion carried.**

Minutes prepared by Recording Secretary Tammy Greenlee



## Request for Council Action

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### **SUBJECT:      Approval of Disbursements**

**MEETING DATE:**   August 25, 2025

**ITEM TYPE:**       Consent Agenda

**CONTACT:**         Amy Hove, Finance Director, 651.450.2521

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### **ACTION REQUESTED**

The Council is asked to adopt the attached Resolution, approving disbursements for the period of August 6 - 19, 2025.

### **BACKGROUND**

The following chart represents a summary by fund type of the disbursements processed during the period of August 6 – August 19. Disbursement details are attached to this memo.

| <b>Fund Type</b>  | <b>Amount</b>  |
|-------------------|----------------|
| General Fund      | \$652,511.06   |
| Special Revenue   | 28,555.76      |
| Debt Service      | -              |
| Capital Projects  | 69,743.24      |
| Enterprise        | 276,390.68     |
| Internal Service  | 170,907.80     |
| Escrows           | 4,950.95       |
| Total - All Funds | \$1,203,059.49 |

### **FISCAL IMPACT**

The disbursements are within adopted budgets for the associated funds or have otherwise been approved by the Council.

### **RECOMMENDATION**

Staff recommends approval of the disbursements as presented.

### **ATTACHMENTS**

1. Resolution 8.25.2025
2. Disbursements Listing (8.6.2025 - 8.19.2025)

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION NO. \_\_\_\_**

**RESOLUTION APPROVING DISBURSEMENTS FOR THE PERIOD OF AUGUST 6, 2025  
- AUGUST 19, 2025.**

**WHEREAS,** a detailed listing of disbursements for the period of August 6, 2025 - August 19, 2025 was presented to council for approval.

**NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF INVER GROVE HEIGHTS:**  
Payment of the disbursements for the following fund types are approved:

| <b>Fund Type</b>  | <b>Amount</b>  |
|-------------------|----------------|
| General Fund      | \$652,511.06   |
| Special Revenue   | 28,555.76      |
| Debt Service      | -              |
| Capital Projects  | 69,743.24      |
| Enterprise        | 276,390.68     |
| Internal Service  | 170,907.80     |
| Escrows           | 4,950.95       |
| Total - All Funds | \$1,203,059.49 |

Approved by the City of Inver Grove Heights, Minnesota this 25<sup>th</sup> day of August 2025.

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk





Payment Dates 8/6/2025 - 8/19/2025

| Vendor Name                     | Payable Number | Post Date  | Description (Item)                 | Account Number    | Amount    |
|---------------------------------|----------------|------------|------------------------------------|-------------------|-----------|
| <b>Fund: 101 - GENERAL FUND</b> |                |            |                                    |                   |           |
| GALLS LLC                       | 031830312      | 08/07/2025 | Equipment pouch                    | 101.2000.000.5175 | 27.00     |
| HOLIDAY COMPANIES               | 080901082500   | 08/07/2025 | squad car washes 07.2025           | 101.2000.000.5410 | 310.00    |
| RCM SPECIALTIES, INC.           | 10161          | 08/07/2025 | Tack Oil for paving                | 101.3200.000.5125 | 645.21    |
| MN LIFE INSURANCE CO            | 11516461-00    | 08/07/2025 | 8.2025 Premium                     | 101.0000.000.2022 | 4,377.98  |
| MN LIFE INSURANCE CO            | 11516461-00    | 08/07/2025 | 4.2025-7.2025 Retro Premium...     | 101.0000.000.2022 | -50.40    |
| UNIFIRST CORPORATION            | 1410159997     | 08/07/2025 | Street Uniforms                    | 101.3200.000.5175 | 56.88     |
| UNIFIRST CORPORATION            | 1410159997     | 08/07/2025 | Park Uniforms                      | 101.4200.000.5175 | 32.91     |
| UNIFIRST CORPORATION            | 1410161415     | 08/07/2025 | Street Uniforms                    | 101.3200.000.5175 | 56.88     |
| UNIFIRST CORPORATION            | 1410161415     | 08/07/2025 | Park Uniforms                      | 101.4200.000.5175 | 32.01     |
| EYEMED                          | 166931397      | 08/07/2025 | 7.2025 Retro Premium               | 101.0000.000.2018 | 4.65      |
| EYEMED                          | 166931397      | 08/07/2025 | 8.2025 Premium                     | 101.0000.000.2018 | 305.46    |
| MADISON NATIONAL LIFE INS...    | 1705588        | 08/07/2025 | 8.2025 Premium                     | 101.0000.000.2026 | 4,501.33  |
| ULINE                           | 195279884      | 08/07/2025 | Nitrile Gloves                     | 101.2000.000.5190 | 161.32    |
| ELSA LITECRY                    | 20250724.2     | 08/07/2025 | Outdoor Survival Camp              | 101.4300.452.5310 | 3,500.00  |
| GUARDIAN SUPPLY, LLC            | 21830          | 08/07/2025 | Pants, polo and adaptors - Pu...   | 101.2000.000.5175 | 373.93    |
| TAHO SPORTSWEAR                 | 25TS03053      | 08/07/2025 | T-shirts for safety camp partic... | 101.4300.452.5190 | 620.00    |
| ASPEN MILLS                     | 358475         | 08/07/2025 | Issued Uniform - Simpson           | 101.2000.000.5175 | 1,105.26  |
| VERIFIED HOLDINGS, LLC          | 365640         | 08/07/2025 | Pre-employment background ...      | 101.1120.000.5310 | 786.70    |
| TOTAL CONSTRUCTION & EQU...     | 43422          | 08/07/2025 | Repair streetlight at 117th & ...  | 101.3400.000.5405 | 979.19    |
| DLT SOLUTIONS LLC               | 5345444A       | 08/07/2025 | Auto CAD software renewal          | 101.3100.000.5395 | 6,883.04  |
| DAKOTA COUNTY FINANCIAL ...     | 5503953        | 08/07/2025 | MHZ subscriber fee 6.2025 - ...    | 101.2000.000.5310 | 1,913.06  |
| DAKOTA COUNTY FINANCIAL ...     | 5503953        | 08/07/2025 | MHZ subscriber fee 6.2025 - FD     | 101.2200.000.5310 | 1,819.74  |
| DAKOTA COUNTY FINANCIAL ...     | 5503953        | 08/07/2025 | MHZ subscriber fee 6.2025 - ...    | 101.3200.000.5310 | 46.66     |
| LINDSEY MERTA                   | 7/18/2025      | 08/07/2025 | Rev Sports refund – low enrol...   | 101.4300.000.4360 | 47.00     |
| CENTURY LINK                    | 7/19/2025      | 08/07/2025 | phone line at station 1            | 101.2200.000.5320 | 59.71     |
| WILLEM SEBASTIAN HARTONS        | 8/4/2025       | 08/07/2025 | Music in the Park Performer        | 101.4300.453.5310 | 600.00    |
| DAKOTA 911                      | AR-0000000921  | 08/07/2025 | Dakota 911 Capital Fees 8.2025     | 101.2000.000.5313 | 1,845.50  |
| DAKOTA 911                      | AR-0000000921  | 08/07/2025 | Dakota 911 Fees 8.2025             | 101.2000.000.5313 | 70,852.50 |
| DAKOTA 911                      | AR-0000000921  | 08/07/2025 | Dakota 911 Fees 8.2025             | 101.2200.000.5313 | 7,872.50  |
| DAKOTA 911                      | AR-0000000921  | 08/07/2025 | Dakota 911 Capital Fees 8.2025     | 101.2200.000.5313 | 1,845.50  |
| GEOTAB USA, INC.                | IN443777       | 08/07/2025 | GEOTAB Software 07.2025            | 101.2000.000.5395 | 283.43    |
| SAFE-FAST, INC.                 | INV312249      | 08/07/2025 | Paint marking wand                 | 101.3200.000.5160 | 44.50     |
| ICMA RETIREMENT TRUST - 4...    | INV0221802     | 08/08/2025 | 457 -AGE <49                       | 101.0000.000.2038 | 4,811.38  |
| ICMA RETIREMENT TRUST - 4...    | INV0221803     | 08/08/2025 | 457 -AGE <49 %                     | 101.0000.000.2038 | 10,401.86 |
| ICMA RETIREMENT TRUST - 4...    | INV0221804     | 08/08/2025 | 457 -AGE 50+                       | 101.0000.000.2038 | 1,500.29  |
| ICMA RETIREMENT TRUST - 4...    | INV0221805     | 08/08/2025 | 457 PLAN -AGE 50+ %                | 101.0000.000.2038 | 1,087.51  |
| ICMA RETIREMENT TRUST - 4...    | INV0221806     | 08/08/2025 | 457 - ROTH AGE <50                 | 101.0000.000.2038 | 1,796.00  |
| ICMA RETIREMENT TRUST - 4...    | INV0221807     | 08/08/2025 | 457 - ROTH AGE <50 %               | 101.0000.000.2038 | 1,825.83  |
| ICMA RETIREMENT TRUST - 4...    | INV0221808     | 08/08/2025 | 457 - ROTH AGE 50+                 | 101.0000.000.2038 | 20.00     |
| AFSCME COUNCIL 5                | INV0221809     | 08/08/2025 | UNION DUES (AFSCME FULL S...       | 101.0000.000.2041 | 796.64    |
| AFSCME COUNCIL 5                | INV0221810     | 08/08/2025 | UNION DUES (AFSCME FULL S...       | 101.0000.000.2041 | 45.96     |
| MINNESOTA DEPARTMENT OF...      | INV0221811     | 08/08/2025 | CASE #001570640001                 | 101.0000.000.2220 | 136.59    |
| TEXAS STATE DISBURSEMENT...     | INV0221812     | 08/08/2025 | CASE #0012022247                   | 101.0000.000.2220 | 230.77    |
| MINNESOTA DEPARTMENT OF...      | INV0221813     | 08/08/2025 | CASE #000115468905                 | 101.0000.000.2220 | 69.22     |
| MINNESOTA DEPARTMENT OF...      | INV0221814     | 08/08/2025 | CASE #001563363401                 | 101.0000.000.2220 | 445.31    |
| WI SCTF (WI SUPPORT COLLEC...   | INV0221815     | 08/08/2025 | PARTICIPANT ID#0004986316          | 101.0000.000.2220 | 433.06    |
| LELS                            | INV0221816     | 08/08/2025 | UNION DUES (LELS LIEUTENA...       | 101.0000.000.2041 | 292.00    |
| MEDSURETY ACH ONLY              | INV0221817     | 08/08/2025 | HSA ELECTION-FAMILY                | 101.0000.000.2031 | 4,120.34  |
| MEDSURETY ACH ONLY              | INV0221818     | 08/08/2025 | HSA ELECTION-SINGLE                | 101.0000.000.2031 | 7,362.16  |
| IGH PROFESSIONAL FIREFIGHT...   | INV0221819     | 08/08/2025 | UNION DUES (IAFF)                  | 101.0000.000.2041 | 542.78    |
| INVER GROVE HEIGHTS POLICE...   | INV0221820     | 08/08/2025 | IGH POLICE ASSOCIATION CO...       | 101.0000.000.2041 | 387.00    |
| INTERNATIONAL UNION OF O...     | INV0221821     | 08/08/2025 | UNION DUES IUOE-49 REGUL...        | 101.0000.000.2041 | 210.00    |
| INTERNATIONAL UNION OF O...     | INV0221822     | 08/08/2025 | UNION DUES IUOE-49 WORKI...        | 101.0000.000.2041 | 103.98    |

## Expense Approval Report

Payment Dates: 8/6/2025 - 8/19/2025

| Vendor Name                   | Payable Number      | Post Date  | Description (Item)                  | Account Number    | Amount    |
|-------------------------------|---------------------|------------|-------------------------------------|-------------------|-----------|
| IUOE                          | INV0221823          | 08/08/2025 | UNION DUES IUOE-70                  | 101.0000.000.2041 | 2,083.50  |
| LELS LOCAL #84                | INV0221824          | 08/08/2025 | UNION DUES (LELS)                   | 101.0000.000.2041 | 2,555.00  |
| MN STATE RETIREMENT SYST...   | INV0221825          | 08/08/2025 | MINNESOTA DEFERRED COM...           | 101.0000.000.2038 | 2,327.30  |
| MN STATE RETIREMENT SYST...   | INV0221826          | 08/08/2025 | MINNESOTA DEFERRED COM...           | 101.0000.000.2038 | 813.15    |
| MN STATE RETIREMENT SYST...   | INV0221827          | 08/08/2025 | 457 ROTH IRA (AGE 49 & UND...       | 101.0000.000.2038 | 1,638.00  |
| ING DIRECT                    | INV0221828          | 08/08/2025 | MSRS-HCSP                           | 101.0000.000.2035 | 177.99    |
| PERA                          | INV0221829          | 08/08/2025 | PERA COORDINATED PLAN               | 101.0000.000.2225 | 60,112.88 |
| PERA                          | INV0221830          | 08/08/2025 | EMPLOYER SHARE (EXTRA PE...         | 101.0000.000.2225 | 4,624.10  |
| PERA                          | INV0221831          | 08/08/2025 | PERA DEFINED PLAN                   | 101.0000.000.2225 | 15.77     |
| PERA                          | INV0221832          | 08/08/2025 | EMPLOYER SHARE (PERA DEFI...        | 101.0000.000.2225 | 15.77     |
| PERA                          | INV0221833          | 08/08/2025 | PERA POLICE & FIRE PLAN             | 101.0000.000.2225 | 37,522.67 |
| PERA                          | INV0221834          | 08/08/2025 | EMPLOYER SHARE (POLICE & F...       | 101.0000.000.2225 | 56,284.06 |
| ICMA RETIREMENT TRUST - 4...  | INV0221835          | 08/08/2025 | ROTH IRA (AGE 49 & UNDER)           | 101.0000.000.2039 | 4,220.88  |
| ICMA RETIREMENT TRUST - 4...  | INV0221836          | 08/08/2025 | ROTH-AGE <49 %                      | 101.0000.000.2039 | 216.76    |
| ICMA RETIREMENT TRUST - 4...  | INV0221837          | 08/08/2025 | ROTH IRA (AGE 50 & OVER)            | 101.0000.000.2039 | 638.46    |
| LELS                          | INV0221838          | 08/08/2025 | UNION DUES (LELS SGT)               | 101.0000.000.2041 | 584.00    |
| LELS                          | INV0221839          | 08/08/2025 | UNION DUES (LELS)                   | 101.0000.000.2041 | 64.66     |
| LELS                          | INV0221840          | 08/08/2025 | UNION DUES (LELS)                   | 101.0000.000.2041 | 64.66     |
| LELS                          | INV0221841          | 08/08/2025 | UNION DUES (LELS)                   | 101.0000.000.2041 | 64.66     |
| LELS                          | INV0221842          | 08/08/2025 | UNION DUES (LELS)                   | 101.0000.000.2041 | 64.66     |
| EFTPS                         | INV0221843          | 08/08/2025 | FEDERAL WITHHOLDING                 | 101.0000.000.2213 | 88,431.01 |
| MN DEPT OF REVENUE (PAYR...   | INV0221844          | 08/08/2025 | STATE WITHHOLDING                   | 101.0000.000.2215 | 38,918.73 |
| EFTPS                         | INV0221845          | 08/08/2025 | MEDICARE WITHHOLDING                | 101.0000.000.2211 | 25,743.10 |
| EFTPS                         | INV0221846          | 08/08/2025 | SOCIAL SECURITY WITHHOLDI...        | 101.0000.000.2210 | 70,623.04 |
| OXYGEN SERVICE COMPANY, ...   | 0000147256          | 08/14/2025 | oxygen cylinder rental fee          | 101.2200.000.5190 | 247.24    |
| BJORKLUND COMPENSATION ...    | 00004737            | 08/14/2025 | Job evaluation- PD Investigati...   | 101.1120.000.5310 | 150.00    |
| HERITAGE LANDSCAPE SUPPLY...  | 0022368634-001      | 08/14/2025 | Pesticides                          | 101.4200.000.5135 | 7,200.00  |
| MITCHELL KENNETH HOLMES       | 1118                | 08/14/2025 | Fire station 1 fill station repairs | 101.2200.000.5405 | 221.99    |
| EXPERT TREE SERVICE AND SC... | 13392               | 08/14/2025 | Remove & Dispose 8 dead Ash...      | 101.5000.000.5310 | 5,200.00  |
| UNIFIRST CORPORATION          | 1410162938          | 08/14/2025 | Street Uniforms                     | 101.3200.000.5175 | 59.82     |
| UNIFIRST CORPORATION          | 1410162938          | 08/14/2025 | Park Uniforms                       | 101.4200.000.5175 | 37.61     |
| ACME TOOLS                    | 14771771            | 08/14/2025 | duel battery chainsaw kit           | 101.2200.000.5160 | 699.00    |
| CULLIGAN                      | 157984591006X073125 | 08/14/2025 | bottled water service for fire s... | 101.2200.000.5310 | 76.38     |
| CULLIGAN                      | 157985524824X073125 | 08/14/2025 | RV bottled water                    | 101.4200.000.5190 | 54.00     |
| CULLIGAN                      | 157985524824X073125 | 08/14/2025 | RV bottled water rental             | 101.4200.000.5430 | 11.30     |
| CULLIGAN                      | 157986034674X073125 | 08/14/2025 | bottled water service for fire s... | 101.2200.000.5310 | 132.74    |
| DAKOTA UNLIMITED INC          | 167561              | 08/14/2025 | Shelter repairs                     | 101.4200.000.5400 | 6,491.50  |
| MARTIN-MCALLISTER             | 16993               | 08/14/2025 | POC Firefighters Pre-employ...      | 101.2200.000.5312 | 2,600.00  |
| FIRST IMPRESSION GROUP        | 171134              | 08/14/2025 | Business Cards for Liz Kramer       | 101.5000.000.5105 | 75.00     |
| DTN, LLC                      | 210-00210901        | 08/14/2025 | Weather App                         | 101.3200.000.5395 | 1,231.78  |
| DTN, LLC                      | 210-00210901        | 08/14/2025 | Weather App                         | 101.4200.000.5395 | 1,231.78  |
| PINE BEND PAVING, INC.        | 251631              | 08/14/2025 | Asphalt for pavement repair         | 101.3200.000.5125 | 1,047.21  |
| DAKOTA AWARDS & ENGRAV...     | 29718               | 08/14/2025 | Appreciation award for Willie ...   | 101.4200.000.5190 | 51.25     |
| ALTUS RECEIVABLES MANAG...    | 3/22/2025           | 08/14/2025 | Alarm panel phone line invoice..    | 101.2200.000.5320 | 218.44    |
| M & J SERVICES, LLC           | 3107                | 08/14/2025 | sidewalk repair of trip hazards...  | 101.3200.000.5415 | 11,800.00 |
| SOLBERG AGGREGATE CO          | 31146               | 08/14/2025 | Class 5 crushed lime rock           | 101.3200.000.5125 | 1,488.35  |
| ALTUS RECEIVABLES MANAG...    | 4/22/2025           | 08/14/2025 | Alarm panel phone line invoice..    | 101.2200.000.5320 | 223.33    |
| GOPHER LAWN AND SNOW S...     | 4060                | 08/14/2025 | Lawn Care Services at 7033 De...    | 101.5000.000.5310 | 85.00     |
| GOPHER LAWN AND SNOW S...     | 4061                | 08/14/2025 | Lawn Care & Shrub Removal at...     | 101.5000.000.5310 | 157.50    |
| GOPHER LAWN AND SNOW S...     | 4070                | 08/14/2025 | Cemetery Mowing 7.2025              | 101.4200.000.5310 | 540.00    |
| GOPHER LAWN AND SNOW S...     | 4071                | 08/14/2025 | Ditch mowing 7.2025                 | 101.4200.000.5310 | 260.00    |
| GOPHER LAWN AND SNOW S...     | 4082                | 08/14/2025 | Lawn Care Services at 4511 A...     | 101.5000.000.5310 | 1,865.00  |
| TOTAL CONSTRUCTION & EQU...   | 43497               | 08/14/2025 | Dim & aim tennis court lights ...   | 101.4200.000.5400 | 593.32    |
| ALTUS RECEIVABLES MANAG...    | 5/22/2025           | 08/14/2025 | Alarm panel phone line invoice..    | 101.2200.000.5320 | 228.91    |
| ALTUS RECEIVABLES MANAG...    | 6/22/2025           | 08/14/2025 | Alarm panel phone line invoice..    | 101.2200.000.5320 | 25.01     |
| ALTUS RECEIVABLES MANAG...    | 7/22/2025           | 08/14/2025 | Alarm panel phone line invoice..    | 101.2200.000.5320 | -265.51   |
| MADDEN GALANTER HANSEN,...    | 8/6/2025            | 08/14/2025 | Labor Relations Services thru 7..   | 101.1120.000.5305 | 1,147.50  |
| GERTENS                       | 803648/6            | 08/14/2025 | Top soil                            | 101.4200.000.5125 | 6.49      |
| GERTENS                       | 804190/6            | 08/14/2025 | Top soil                            | 101.4200.000.5125 | 51.90     |
| GERTENS                       | 804196/6            | 08/14/2025 | Top soil                            | 101.4200.000.5125 | 25.95     |

## Expense Approval Report

Payment Dates: 8/6/2025 - 8/19/2025

| Vendor Name                           | Payable Number          | Post Date  | Description (Item)                | Account Number    | Amount            |
|---------------------------------------|-------------------------|------------|-----------------------------------|-------------------|-------------------|
| COMCAST                               | 8772105910359526X080525 | 08/14/2025 | cable for fire station 1          | 101.2200.000.5310 | 10.80             |
| ZIEGLER INC                           | IN002010944             | 08/14/2025 | Boom mower rental (2 weeks)       | 101.3200.000.5430 | 4,467.00          |
| DETECTACHEM INC.                      | INV19970                | 08/14/2025 | Drug testing kits                 | 101.2000.000.5190 | 190.38            |
| GERTENS                               | K55965/6                | 08/14/2025 | Mulch                             | 101.4200.000.5125 | 43.90             |
| MIP V ONION PARENT LLC                | MP280618                | 08/14/2025 | Parks porta-potty rentals 7.20... | 101.4200.000.5430 | 4,740.50          |
| TRI-STATE BOBCAT INC.                 | P42737                  | 08/14/2025 | Stihl Pipe Saw                    | 101.3200.000.5160 | 519.99            |
| <b>Fund 101 - GENERAL FUND Total:</b> |                         |            |                                   |                   | <b>601,605.30</b> |

**Fund: 102 - PUBLIC SAFETY SMALL EQUIPMENT FUND**

|                                                             |            |            |                                   |                   |                  |
|-------------------------------------------------------------|------------|------------|-----------------------------------|-------------------|------------------|
| ASPEN MILLS                                                 | 357420     | 08/07/2025 | Collar pins & brass for honor ... | 102.2000.000.5175 | 610.00           |
| ASPEN MILLS                                                 | 358015     | 08/07/2025 | Honor Guard Uniform - Matts...    | 102.2000.000.5175 | 1,872.61         |
| ASPEN MILLS                                                 | 358016     | 08/07/2025 | Honor Guard Uniform - Makres      | 102.2000.000.5175 | 1,875.76         |
| ASPEN MILLS                                                 | 358017     | 08/07/2025 | Honor Guard Uniform - Willia...   | 102.2000.000.5175 | 1,811.56         |
| MOTOROLA SOLUTIONS, INC.                                    | 8282172857 | 08/07/2025 | (7) portable radios & access.     | 102.2000.000.5160 | 37,883.44        |
| MOTOROLA SOLUTIONS, INC.                                    | 8282175121 | 08/14/2025 | radio batteries                   | 102.2000.000.5160 | 2,130.00         |
| MOTOROLA SOLUTIONS, INC.                                    | 8282175167 | 08/14/2025 | Radios and chargers               | 102.2000.000.5160 | 1,515.99         |
| MOTOROLA SOLUTIONS, INC.                                    | 8282175315 | 08/14/2025 | portable radios and chargers      | 102.2000.000.5160 | 3,206.40         |
| <b>Fund 102 - PUBLIC SAFETY SMALL EQUIPMENT FUND Total:</b> |            |            |                                   |                   | <b>50,905.76</b> |

**Fund: 201 - C.V.B. FUND**

|                                      |          |            |                                  |                   |                 |
|--------------------------------------|----------|------------|----------------------------------|-------------------|-----------------|
| LILLYANNA MILLER                     | 8/7/2025 | 08/07/2025 | Google Workspace 6.11.2025       | 201.5600.000.5335 | 14.40           |
| LILLYANNA MILLER                     | 8/7/2025 | 08/07/2025 | Google Workspace 5.13.2025       | 201.5600.000.5335 | 65.00           |
| LILLYANNA MILLER                     | 8/7/2025 | 08/07/2025 | Hotel Stay for MACVB Confer...   | 201.5600.000.5340 | 232.14          |
| RIVER HEIGHTS CHAMBER OF ...         | 1029     | 08/14/2025 | Monthly Office Rent 8.2025       | 201.5600.000.5430 | 600.00          |
| RIVER HEIGHTS CHAMBER OF ...         | 1030     | 08/14/2025 | Reimbursement (Payroll, Tax ...  | 201.5600.000.5310 | 6,618.16        |
| RIVER HEIGHTS CHAMBER OF ...         | 1030     | 08/14/2025 | Monthly service contract 7.20... | 201.5600.000.5310 | 300.00          |
| RIVER HEIGHTS CHAMBER OF ...         | 1030     | 08/14/2025 | CVB healthcare reimbursemen...   | 201.5600.000.5310 | 250.00          |
| RIVER HEIGHTS CHAMBER OF ...         | 1030     | 08/14/2025 | CVB cell phone reimbursemen...   | 201.5600.000.5320 | 75.00           |
| CATHERINE PIEPER                     | 9798     | 08/14/2025 | Google & Facebook Ad Campa...    | 201.5600.000.5330 | 280.25          |
| <b>Fund 201 - C.V.B. FUND Total:</b> |          |            |                                  |                   | <b>8,434.95</b> |

**Fund: 205 - COMMUNITY CENTER-OPERATING FUND**

|                                                          |                     |            |                                    |                   |                  |
|----------------------------------------------------------|---------------------|------------|------------------------------------|-------------------|------------------|
| FIRST IMPRESSION GROUP                                   | 170667              | 08/07/2025 | Business Cards - Denzel Flowe...   | 205.4420.000.5105 | 75.00            |
| JOHNSON FITNESS & WELLNE...                              | 21-082754           | 08/07/2025 | Replacement Bike Batteries         | 205.4430.000.5405 | 1,713.40         |
| SUPREME AUDIO INC                                        | 229995              | 08/07/2025 | New Aqua Stereo Headset            | 205.4430.000.5190 | 329.00           |
| AFFEKTIVE SOFTWARE LLC                                   | 4317                | 08/07/2025 | Digi annual fee Sept 2025-Aug...   | 205.4420.000.5395 | 675.00           |
| AFFEKTIVE SOFTWARE LLC                                   | 4317                | 08/07/2025 | Digi annual fee Sept 2025-Aug...   | 205.4420.000.5395 | 675.00           |
| MEDICINE LAKE TOURS                                      | 8/5/2025            | 08/07/2025 | TIS trip payment - Gull Lake cr... | 205.4450.480.5343 | 1,725.00         |
| OXYGEN SERVICE COMPANY, ...                              | 0003625211          | 08/14/2025 | CO2 Rental for pool                | 205.4420.000.5190 | 110.78           |
| OXYGEN SERVICE COMPANY, ...                              | 0003625211          | 08/14/2025 | CO2 rental for pool                | 205.4430.000.5190 | 73.85            |
| OXYGEN SERVICE COMPANY, ...                              | 0008856431          | 08/14/2025 | CO2 rental for pool                | 205.4420.000.5190 | 504.80           |
| CULLIGAN                                                 | 157011438908X073125 | 08/14/2025 | Water softener salt                | 205.4420.000.5125 | 276.15           |
| CULLIGAN                                                 | 157011438908X073125 | 08/14/2025 | Water softener salt                | 205.4430.000.5125 | 184.10           |
| CULLIGAN                                                 | 157011438908X073125 | 08/14/2025 | Water softener salt                | 205.4440.000.5125 | 147.94           |
| CULLIGAN                                                 | 157011438908X073125 | 08/14/2025 | Water softener salt                | 205.4450.481.5125 | 49.31            |
| ULINE                                                    | 196470263           | 08/14/2025 | Eye wash station/stands & "N...    | 205.4420.000.5125 | 1,131.40         |
| ULINE                                                    | 196470263           | 08/14/2025 | Eye wash station/stands & "N...    | 205.4440.000.5125 | 1,131.41         |
| CINTAS CORPORATION                                       | 20425705            | 08/14/2025 | Rug Rentals                        | 205.4420.000.5430 | 187.45           |
| CINTAS CORPORATION                                       | 20425705            | 08/14/2025 | Rug Rentals                        | 205.4430.000.5430 | 124.96           |
| CINTAS CORPORATION                                       | 20425705            | 08/14/2025 | Rug Rentals                        | 205.4440.000.5430 | 100.42           |
| CINTAS CORPORATION                                       | 20425705            | 08/14/2025 | Rug Rentals                        | 205.4450.481.5430 | 33.47            |
| PERFECTION PLUS, INC                                     | 316099              | 08/14/2025 | cleaning services 8.2025           | 205.4410.470.5310 | 691.28           |
| PERFECTION PLUS, INC                                     | 316099              | 08/14/2025 | cleaning services 8.2025           | 205.4420.000.5310 | 3,110.71         |
| PERFECTION PLUS, INC                                     | 316099              | 08/14/2025 | cleaning services 8.2025           | 205.4430.000.5310 | 3,110.71         |
| TOTAL CONSTRUCTION & EQU...                              | 43525               | 08/14/2025 | Add guard to spa emergency s...    | 205.4420.000.5400 | 216.38           |
| GRAINGER                                                 | 9596749284          | 08/14/2025 | Faucet Groves                      | 205.4420.000.5150 | 144.28           |
| GRAINGER                                                 | 9596749284          | 08/14/2025 | Faucet Groves                      | 205.4430.000.5150 | 96.18            |
| GRAINGER                                                 | 9598345545          | 08/14/2025 | Drill bits                         | 205.4420.000.5160 | 42.71            |
| HORIZON COMMERCIAL POOL...                               | INV113690           | 08/14/2025 | Wax for water park slide           | 205.4420.000.5125 | 218.00           |
| TOTAL MECHANICAL SERVICES...                             | PM5931              | 08/14/2025 | Arena Compressors Preventat...     | 205.4440.000.5310 | 1,496.49         |
| TOTAL MECHANICAL SERVICES...                             | PM5931              | 08/14/2025 | Arena Compressors Preventat...     | 205.4450.481.5310 | 498.83           |
| <b>Fund 205 - COMMUNITY CENTER-OPERATING FUND Total:</b> |                     |            |                                    |                   | <b>18,874.01</b> |

## Expense Approval Report

Payment Dates: 8/6/2025 - 8/19/2025

| Vendor Name                                                      | Payable Number  | Post Date  | Description (Item)                  | Account Number    | Amount            |
|------------------------------------------------------------------|-----------------|------------|-------------------------------------|-------------------|-------------------|
| <b>Fund: 290 - EDA-OPERATING FUND</b>                            |                 |            |                                     |                   |                   |
| ST. PAUL PIONEER PRESS                                           | 0725572521      | 08/07/2025 | NoSp Mtg - EDA 7-14-2025            | 290.5800.000.5330 | 28.05             |
| ALLIANT ENGINEERING, INC.                                        | 81961           | 08/14/2025 | Surveying & Preliminary Plat at..   | 290.5800.000.5310 | 1,218.75          |
| <b>Fund 290 - EDA-OPERATING FUND Total:</b>                      |                 |            |                                     |                   | <b>1,246.80</b>   |
| <b>Fund: 402 - PARK ACQUISITION &amp; DEVELOPMENT FUND</b>       |                 |            |                                     |                   |                   |
| FAST SIGNS                                                       | 286-19344       | 08/14/2025 | Signs for archery range project     | 402.4210.000.5190 | 79.50             |
| <b>Fund 402 - PARK ACQUISITION &amp; DEVELOPMENT FUND Total:</b> |                 |            |                                     |                   | <b>79.50</b>      |
| <b>Fund: 437 - PW FACILITY REMODEL/EXPANSION</b>                 |                 |            |                                     |                   |                   |
| ST. PAUL PIONEER PRESS                                           | 0725572521      | 08/07/2025 | NoPH: 2025-2029 CIP & CIP B...      | 437.0000.000.5330 | 57.20             |
| <b>Fund 437 - PW FACILITY REMODEL/EXPANSION Total:</b>           |                 |            |                                     |                   | <b>57.20</b>      |
| <b>Fund: 440 - PAVEMENT MGMT-LOCAL STREETS</b>                   |                 |            |                                     |                   |                   |
| ST. PAUL PIONEER PRESS                                           | 0725572521      | 08/07/2025 | Ad for Bid - 2023-08 Babcock ...    | 440.3210.000.5330 | 506.00            |
| PINE BEND PAVING, INC.                                           | 251574          | 08/07/2025 | BAP paving materials                | 440.3210.000.5150 | 2,252.54          |
| WSB & ASSOCIATES, INC.                                           | R-024055-000-17 | 08/07/2025 | 2025 PMI Construction Support       | 440.3210.000.5310 | 66,694.00         |
| <b>Fund 440 - PAVEMENT MGMT-LOCAL STREETS Total:</b>             |                 |            |                                     |                   | <b>69,452.54</b>  |
| <b>Fund: 453 - SE QUADRANT TIF DIST 4-1</b>                      |                 |            |                                     |                   |                   |
| ST. PAUL PIONEER PRESS                                           | 0725572521      | 08/07/2025 | Annual TIF Disclosure Statem...     | 453.0000.000.5330 | 154.00            |
| <b>Fund 453 - SE QUADRANT TIF DIST 4-1 Total:</b>                |                 |            |                                     |                   | <b>154.00</b>     |
| <b>Fund: 510 - WATER-OPERATING FUND</b>                          |                 |            |                                     |                   |                   |
| LONE OAK COMPANIES                                               | 97465           | 08/07/2025 | 7.2025 UB Billing (50%)             | 510.7100.000.5310 | 426.37            |
| BATTERIES PLUS                                                   | P84384946       | 08/07/2025 | 12V batteries for water plant       | 510.7100.000.5150 | 69.90             |
| DTN, LLC                                                         | 210-00210901    | 08/14/2025 | Weather app                         | 510.7100.000.5395 | 1,231.77          |
| SHADES OF GREEN OUTDOOR ...                                      | 2522            | 08/14/2025 | Lawn care at all utility facilities | 510.7100.000.5310 | 1,950.00          |
| CITY OF BLOOMINGTON                                              | 25274           | 08/14/2025 | Bacteria Samples 7.2025             | 510.7100.000.5310 | 560.00            |
| CINTAS CORPORATION                                               | 4239123844      | 08/14/2025 | Rugs for water plant                | 510.7100.000.5430 | 232.08            |
| GOPHER STATE ONE-CALL                                            | 5070491         | 08/14/2025 | Locate Tickets                      | 510.7100.000.5310 | 773.55            |
| CORE & MAIN LP                                                   | X444334         | 08/14/2025 | Valve Box Key                       | 510.7100.000.5160 | 148.35            |
| <b>Fund 510 - WATER-OPERATING FUND Total:</b>                    |                 |            |                                     |                   | <b>5,392.02</b>   |
| <b>Fund: 511 - WATER-CAPITAL FUND</b>                            |                 |            |                                     |                   |                   |
| MINNESOTA PUBLIC FACILITIE...                                    | 7/30/2025       | 08/07/2025 | Principal (PFA Loan) 8/20/2025      | 511.7110.000.5700 | 36,171.00         |
| MINNESOTA PUBLIC FACILITIE...                                    | 7/30/2025       | 08/07/2025 | Interest (PFA Loan) 8/20/2025       | 511.7110.000.5710 | 532.97            |
| <b>Fund 511 - WATER-CAPITAL FUND Total:</b>                      |                 |            |                                     |                   | <b>36,703.97</b>  |
| <b>Fund: 520 - SEWER-OPERATING FUND</b>                          |                 |            |                                     |                   |                   |
| LONE OAK COMPANIES                                               | 97465           | 08/07/2025 | 7.2025 UB Billing (50%)             | 520.7200.000.5310 | 426.37            |
| METROPOLITAN COUNCIL                                             | 0001191144      | 08/14/2025 | MCES Sewer Charges 9.2025           | 520.7200.000.5373 | 202,840.87        |
| <b>Fund 520 - SEWER-OPERATING FUND Total:</b>                    |                 |            |                                     |                   | <b>203,267.24</b> |
| <b>Fund: 530 - STORMWATER-OPERATING FUND</b>                     |                 |            |                                     |                   |                   |
| TRI-STATE BOBCAT INC.                                            | P42382          | 08/07/2025 | Stormwater maintenance equ...       | 530.7300.000.5420 | 1,315.00          |
| GERTENS                                                          | 245202/12       | 08/14/2025 | seed mix                            | 530.7300.000.5125 | 252.75            |
| ABC RENTALS INC                                                  | 303453          | 08/14/2025 | rented compactor                    | 530.7300.000.5420 | 104.50            |
| M & J SERVICES, LLC                                              | 3110            | 08/14/2025 | Catch basin install at 8265 Col...  | 530.7300.000.5420 | 2,540.00          |
| <b>Fund 530 - STORMWATER-OPERATING FUND Total:</b>               |                 |            |                                     |                   | <b>4,212.25</b>   |
| <b>Fund: 550 - GOLF COURSE-OPERATING FUND</b>                    |                 |            |                                     |                   |                   |
| HERITAGE LANDSCAPE SUPPLY...                                     | 0022415249-001  | 08/07/2025 | Golf course chemicals               | 550.7700.000.5135 | 218.45            |
| YAMAHA GOLF & UTILITY, INC.                                      | 01-311537       | 08/07/2025 | golf car repairs - engine brack...  | 550.7600.000.5405 | 808.38            |
| ARAMARK REFRESHMENT SER...                                       | 0606069957      | 08/07/2025 | coffee for resale                   | 550.7600.000.5197 | 397.84            |
| COVERALL NORTH AMERICA I...                                      | 1000263976      | 08/07/2025 | clubhouse cleaning                  | 550.7600.000.5310 | 1,459.69          |
| COLLEGE CITY BEVERAGE                                            | 1166999         | 08/07/2025 | beer for resale                     | 550.7600.000.5199 | 267.10            |
| UNIFIRST CORPORATION                                             | 1410161429      | 08/07/2025 | GC uniforms                         | 550.7700.000.5175 | 41.87             |
| UNIFIRST CORPORATION                                             | 1410161437      | 08/07/2025 | terry towels and mats               | 550.7600.000.5430 | 68.79             |
| P&W GOLF SUPPLY LLC                                              | 151974          | 08/07/2025 | GC range picker arm                 | 550.7600.000.5405 | 1,051.81          |
| IAN ROBERT MCKIEL                                                | 2022-137        | 08/07/2025 | Repairs to cinder blocks at Clu...  | 550.7600.000.5400 | 3,485.00          |
| PLUMBING RESTORATION AN...                                       | 2027476         | 08/07/2025 | back flow device add to dishw...    | 550.7600.000.5405 | 580.00            |
| GERTENS                                                          | 244981/12       | 08/07/2025 | back pack blower                    | 550.7700.000.5160 | 535.21            |
| PHILLIPS WINE & SPIRITS                                          | 5020526         | 08/07/2025 | beer/alcohol for resale             | 550.7600.000.5199 | 600.29            |
| DENNY'S 5TH AVENUE BAKERY                                        | 52297           | 08/07/2025 | breads for resale                   | 550.7600.000.5197 | 122.06            |
| DENNY'S 5TH AVENUE BAKERY                                        | 52503           | 08/07/2025 | breads for resale                   | 550.7600.000.5197 | 139.38            |

## Expense Approval Report

Payment Dates: 8/6/2025 - 8/19/2025

| Vendor Name                                         | Payable Number | Post Date  | Description (Item)                 | Account Number    | Amount           |
|-----------------------------------------------------|----------------|------------|------------------------------------|-------------------|------------------|
| DENNY'S 5TH AVENUE BAKERY                           | 52631          | 08/07/2025 | breads for resale                  | 550.7600.000.5197 | 122.06           |
| HORNUNG'S GOLF PRODUCTS,...                         | 714422         | 08/07/2025 | cart key tags                      | 550.7600.000.5190 | 98.95            |
| PERFORMANCE FOOD GROUP ...                          | 77174907       | 08/07/2025 | food for resale                    | 550.7600.000.5197 | 1,340.70         |
| SHAMROCK GROUP                                      | 80-01091       | 08/07/2025 | ice for bev resale                 | 550.7600.000.5197 | 225.13           |
| SHAMROCK GROUP                                      | 80-01121       | 08/07/2025 | ice for bev resale                 | 550.7600.000.5197 | 134.12           |
| BIG TOP RENTAL, INC.                                | 83704          | 08/07/2025 | GC portable toilets 7.2025         | 550.7700.000.5430 | 173.00           |
| PLAISTED COMPANIES, INC.                            | 85692          | 08/07/2025 | range divot sand                   | 550.7700.000.5125 | 1,747.31         |
| PLAISTED COMPANIES, INC.                            | 85755          | 08/07/2025 | crushed rock, shop yard            | 550.7700.000.5125 | 1,048.69         |
| CINTAS CORPORATION                                  | 9331857162     | 08/07/2025 | AED agreement                      | 550.7600.000.5310 | 216.25           |
| MANSFIELD SERVICE PARTNE...                         | IN-00237393    | 08/07/2025 | GC maintenance fuel                | 550.7700.000.5130 | 4,188.74         |
| MANSFIELD SERVICE PARTNE...                         | IN-00239143    | 08/07/2025 | golf cart fuel                     | 550.7600.000.5130 | 1,068.51         |
| YAMAHA GOLF & UTILITY, INC.                         | 01-311583      | 08/14/2025 | Misc. repair parts for golf cart   | 550.7600.000.5405 | 817.77           |
| YAMAHA GOLF & UTILITY, INC.                         | 01-311588      | 08/14/2025 | Drive belts for golf carts         | 550.7600.000.5405 | 121.43           |
| YAMAHA GOLF & UTILITY, INC.                         | 01-311679      | 08/14/2025 | Golf cart drive belts              | 550.7600.000.5405 | 221.30           |
| DRAFT TECHNOLOGIES                                  | 08062502       | 08/14/2025 | beer line cleaning                 | 550.7600.000.5405 | 85.00            |
| COLLEGE CITY BEVERAGE                               | 1169578        | 08/14/2025 | Beer for resale                    | 550.7600.000.5199 | 314.90           |
| BREAKTHRU BEVERAGE MINN...                          | 122710649      | 08/14/2025 | beer for resale                    | 550.7600.000.5199 | 409.40           |
| MTI DISTRIBUTING CO                                 | 1474623-03     | 08/14/2025 | CV Axle for equipment repairs      | 550.7700.000.5405 | 1,167.51         |
| MTI DISTRIBUTING CO                                 | 1484628-02     | 08/14/2025 | Engine mounts to repair equi...    | 550.7700.000.5405 | 60.02            |
| MTI DISTRIBUTING CO                                 | 1484628-03     | 08/14/2025 | Engine mount to repair equip...    | 550.7700.000.5405 | 60.02            |
| MTI DISTRIBUTING CO                                 | 1487212-00     | 08/14/2025 | Engine tank, pull frame & link ... | 550.7700.000.5405 | 739.93           |
| ARTISAN BEER COMPANY                                | 3767106        | 08/14/2025 | beer for resale                    | 550.7600.000.5199 | 281.60           |
| COCA COLA BOTTLING COMP...                          | 48252489022    | 08/14/2025 | beverages for resale               | 550.7600.000.5197 | 1,862.95         |
| GERTENS                                             | 50553/6        | 08/14/2025 | sod rolls                          | 550.7700.000.5125 | 107.10           |
| DENNY'S 5TH AVENUE BAKERY                           | 52770          | 08/14/2025 | bread and donuts                   | 550.7600.000.5197 | 122.06           |
| DENNY'S 5TH AVENUE BAKERY                           | 52934          | 08/14/2025 | breads for resale                  | 550.7600.000.5197 | 139.38           |
| DENNY'S 5TH AVENUE BAKERY                           | 52936          | 08/14/2025 | Breads for resale                  | 550.7600.000.5197 | 122.06           |
| PERFORMANCE FOOD GROUP ...                          | 77231326       | 08/14/2025 | Pickles for resale                 | 550.7600.000.5197 | 43.44            |
| <b>Fund 550 - GOLF COURSE-OPERATING FUND Total:</b> |                |            |                                    |                   | <b>26,815.20</b> |

## Fund: 602 - RISK MANAGEMENT

|                                          |       |            |                        |                   |                 |
|------------------------------------------|-------|------------|------------------------|-------------------|-----------------|
| LEAGUE OF MN CITIES INS TR...            | 24916 | 08/14/2025 | W/C Deductible #517835 | 602.8200.000.5474 | 834.64          |
| LEAGUE OF MN CITIES INS TR...            | 24916 | 08/14/2025 | W/C Deductible #520165 | 602.8200.000.5474 | 701.83          |
| <b>Fund 602 - RISK MANAGEMENT Total:</b> |       |            |                        |                   | <b>1,536.47</b> |

## Fund: 603 - CENTRAL EQUIPMENT

|                              |              |            |                                    |                   |          |
|------------------------------|--------------|------------|------------------------------------|-------------------|----------|
| NORTH AMERICAN TRAILER S...  | 030004248868 | 08/07/2025 | Dump truck DOT reflective ta...    | 603.8300.000.5410 | 134.64   |
| MIDWEST MACHINERY            | 10570996     | 08/07/2025 | John Deere tractor (#523) PTO...   | 603.8300.000.5405 | 536.06   |
| METRO JANITORIAL SUPPLY I... | 11016116     | 08/07/2025 | Gel lubricants                     | 603.8300.000.5150 | 212.53   |
| METRO JANITORIAL SUPPLY I... | 11016122     | 08/07/2025 | Degreaser                          | 603.8300.000.5150 | 177.75   |
| FACTORY MOTOR PARTS COM...   | 1-10970227   | 08/07/2025 | Stock filters                      | 603.8300.000.5410 | 141.03   |
| UNIFIRST CORPORATION         | 1410159997   | 08/07/2025 | Mechanics Uniforms                 | 603.8300.000.5175 | 49.40    |
| UNIFIRST CORPORATION         | 1410159997   | 08/07/2025 | Shop Rentals                       | 603.8300.000.5430 | 165.00   |
| UNIFIRST CORPORATION         | 1410161415   | 08/07/2025 | Mechanic Uniforms                  | 603.8300.000.5175 | 49.40    |
| UNIFIRST CORPORATION         | 1410161415   | 08/07/2025 | Shop Rentals                       | 603.8300.000.5430 | 114.87   |
| SCHLOMKA'S VAC TRUCK SERV..  | 15188        | 08/07/2025 | Vac/Jetter Service to clear dra... | 603.8300.000.5400 | 631.85   |
| FACTORY MOTOR PARTS COM...   | 1-237674     | 08/07/2025 | Stock battery                      | 603.8300.000.5410 | 212.50   |
| FACTORY MOTOR PARTS COM...   | 1-237675     | 08/07/2025 | Nitrile Work Gloves                | 603.8300.000.5125 | 104.60   |
| MIDWEST LIFT WORKS LLC       | 3831         | 08/07/2025 | 2025 lift inspects 361-366 + re... | 603.8300.000.5310 | 3,986.55 |
| CINTAS CORPORATION           | 4239123935   | 08/07/2025 | Rug Rental                         | 603.8300.000.5430 | 437.73   |
| MAUER CHEVROLET              | 5105389      | 08/07/2025 | F550 (#320) Light switch           | 603.8300.000.5410 | 203.32   |
| INVER GROVE FORD             | 5359465      | 08/07/2025 | Squad car (#2334) brake parts      | 603.8300.000.5410 | 475.11   |
| INVER GROVE FORD             | 5359488      | 08/07/2025 | Fire truck (#E21) door plates      | 603.8300.000.5410 | 119.90   |
| INVER GROVE FORD             | 5359509      | 08/07/2025 | F250 (#415) tune up parts          | 603.8300.000.5410 | 266.86   |
| INVER GROVE FORD             | 5359604      | 08/07/2025 | F250 (#417) spark plugs & AC ...   | 603.8300.000.5410 | 194.58   |
| INVER GROVE FORD             | 5359628      | 08/07/2025 | F250 tune up parts                 | 603.8300.000.5410 | 182.16   |
| THE REINALT- THOMAS CORP...  | 6287287      | 08/07/2025 | Tires for squad car (#2503)        | 603.8300.000.5410 | 28.50    |
| THE REINALT- THOMAS CORP...  | 6287813      | 08/07/2025 | Credit for returned tires          | 603.8300.000.5410 | -80.00   |
| THE REINALT- THOMAS CORP...  | 6288036      | 08/07/2025 | Tires for squad car (#1801)        | 603.8300.000.5410 | 738.00   |
| FACTORY MOTOR PARTS COM...   | 74-361735    | 08/07/2025 | Stock filters                      | 603.8300.000.5410 | 107.97   |
| POMP'S TIRE SERVICE, INC.    | 980136660    | 08/07/2025 | Tires for trailer (#543)           | 603.8300.000.5405 | 260.00   |
| POMP'S TIRE SERVICE, INC.    | 980136666    | 08/07/2025 | F550 (#303) Tires                  | 603.8300.000.5410 | 2,506.98 |

## Expense Approval Report

Payment Dates: 8/6/2025 - 8/19/2025

| Vendor Name                                | Payable Number | Post Date  | Description (Item)                  | Account Number    | Amount           |
|--------------------------------------------|----------------|------------|-------------------------------------|-------------------|------------------|
| CENTENNIAL GLASS                           | I00015101      | 08/07/2025 | Windshield install                  | 603.8300.000.5410 | 150.00           |
| NUSS TRUCK AND EQUIPMENT                   | PSO224575-1    | 08/07/2025 | Dump truck new windshield           | 603.8300.000.5410 | 493.22           |
| NORTH AMERICAN TRAILER S...                | 030004247860   | 08/14/2025 | Dump truck (#329) mud flaps         | 603.8300.000.5410 | 62.68            |
| NORTH AMERICAN TRAILER S...                | 030004248116   | 08/14/2025 | Fire tanker (#T14) pinion seal      | 603.8300.000.5410 | 74.36            |
| NORTH AMERICAN TRAILER S...                | 030004249174   | 08/14/2025 | Batteries for dump truck (#31...    | 603.8300.000.5410 | 463.20           |
| NORTH AMERICAN TRAILER S...                | 030004249213   | 08/14/2025 | Fire truck (#T14) batteries         | 603.8300.000.5410 | 494.10           |
| NORTH AMERICAN TRAILER S...                | 030004249361   | 08/14/2025 | Dump truck (#302) brake shoes       | 603.8300.000.5410 | 311.09           |
| NORTH AMERICAN TRAILER S...                | 030004249393   | 08/14/2025 | Trailer (#549) brake switch         | 603.8300.000.5405 | 19.28            |
| KIMBALL MIDWEST                            | 103609586      | 08/14/2025 | Lockout tagout station/cabinet      | 603.8300.000.5160 | 322.28           |
| FACTORY MOTOR PARTS COM...                 | 1-10984516     | 08/14/2025 | Stock oil filters                   | 603.8300.000.5410 | 51.30            |
| EMERGENCY APPARATUS MA...                  | 137008         | 08/14/2025 | Fire truck (#E17) pump issues       | 603.8300.000.5410 | 3,318.51         |
| UNIFIRST CORPORATION                       | 1410162938     | 08/14/2025 | Mechanic Uniforms                   | 603.8300.000.5175 | 50.40            |
| UNIFIRST CORPORATION                       | 1410162938     | 08/14/2025 | Shop Rentals                        | 603.8300.000.5430 | 149.00           |
| FACTORY MOTOR PARTS COM...                 | 1-237697       | 08/14/2025 | dump truck (#312) batteries         | 603.8300.000.5410 | 418.56           |
| FACTORY MOTOR PARTS COM...                 | 1-237698       | 08/14/2025 | Battery for fire hall generator ... | 603.8300.000.5405 | 116.36           |
| HANCO CORPORATION                          | 252741-00      | 08/14/2025 | Wheel weights                       | 603.8300.000.5150 | 39.72            |
| DIAMOND MOWERS INC                         | 289846         | 08/14/2025 | Mower (#523) PTO shaft,V-bel...     | 603.8300.000.5405 | 1,013.95         |
| PERFECTION PLUS, INC                       | 316099         | 08/14/2025 | cleaning services 8.2025            | 603.8300.000.5310 | 521.62           |
| CINTAS CORPORATION                         | 4239123985     | 08/14/2025 | rental rugs                         | 603.8300.000.5430 | 437.73           |
| INVER GROVE FORD                           | 5359816        | 08/14/2025 | F550 (#330) transmission filter     | 603.8300.000.5410 | 93.05            |
| INVER GROVE FORD                           | 5359839        | 08/14/2025 | F550 (#330) magnet for trans...     | 603.8300.000.5410 | 20.49            |
| NORTHERN SAFETY TECHNOL...                 | 59718          | 08/14/2025 | Squad outfitting for squad car ...  | 603.8300.000.5621 | 6,644.76         |
| THE REINALT- THOMAS CORP...                | 6288124        | 08/14/2025 | Tires for unmarked squad car ...    | 603.8300.000.5410 | 655.20           |
| TOWMASTER TRAILERS INC                     | 90000960       | 08/14/2025 | Dump truck (#319) on spot dri...    | 603.8300.000.5410 | 2,339.27         |
| CINTAS CORPORATION                         | 9331850513     | 08/14/2025 | AED services                        | 603.8300.000.5310 | 130.50           |
| KREMER SERVICES LLC                        | 97355          | 08/14/2025 | Fire truck (#E17) rear leaf spri... | 603.8300.000.5410 | 4,533.40         |
| POMP'S TIRE SERVICE, INC.                  | 980137049      | 08/14/2025 | Front tires for F550 (#330)         | 603.8300.000.5410 | 1,036.74         |
| I-STATE TRUCK CENTER                       | C242937613-01  | 08/14/2025 | Filters for dump truck (#312)       | 603.8300.000.5410 | 220.40           |
| I-STATE TRUCK CENTER                       | C242937660-01  | 08/14/2025 | Credit for returned fuel filter     | 603.8300.000.5410 | -89.59           |
| PRECISE MRM                                | IN200-2007161  | 08/14/2025 | Sweeper (#325) Updated gps ...      | 603.8300.000.5405 | 217.91           |
| TRI-STATE BOBCAT INC.                      | P42658         | 08/14/2025 | Toolcat (#525) tires                | 603.8300.000.5405 | 734.08           |
| NUSS TRUCK AND EQUIPMENT                   | PSO228470-1    | 08/14/2025 | Blacktop truck (#302) wheel s...    | 603.8300.000.5410 | 92.10            |
| ZIEGLER INC                                | SI000675827    | 08/14/2025 | Fire station 2 generator coolin...  | 603.8300.000.5405 | 4,121.93         |
| <b>Fund 603 - CENTRAL EQUIPMENT Total:</b> |                |            |                                     |                   | <b>41,214.89</b> |

## Fund: 605 - CITY FACILITIES

|                                          |                     |            |                                    |                   |                  |
|------------------------------------------|---------------------|------------|------------------------------------|-------------------|------------------|
| GRAINGER                                 | 9583233664          | 08/07/2025 | replacement battery 6VDC           | 605.8500.000.5190 | 53.12            |
| GRAINGER                                 | 9587180606          | 08/07/2025 | grass & weed killer                | 605.8500.000.5125 | 50.92            |
| CULLIGAN                                 | 157985030228X073125 | 08/14/2025 | Water Softener Salt                | 605.8500.000.5125 | 85.55            |
| LVC COMPANIES, INC.                      | 175709              | 08/14/2025 | Security system upgrade RV         | 605.8500.000.5400 | 1,929.33         |
| CINTAS CORPORATION                       | 20427324            | 08/14/2025 | City hall rugs                     | 605.8500.000.5430 | 188.15           |
| MANSFIELD OIL COMPANY                    | 26819445            | 08/14/2025 | Diesel fuel                        | 605.8500.000.5130 | 5,404.12         |
| PERFECTION PLUS, INC                     | 316099              | 08/14/2025 | cleaning services 8.2025           | 605.8500.000.5310 | 5,133.19         |
| HILLYARD INC                             | 605905484           | 08/14/2025 | Cleaner, soap, towels & tissues    | 605.8500.000.5125 | 678.96           |
| CINTAS CORPORATION                       | 9331885062          | 08/14/2025 | AED agreement                      | 605.8500.000.5310 | 270.00           |
| GRAINGER                                 | 9599665008          | 08/14/2025 | HVAC V-belt                        | 605.8500.000.5125 | 13.08            |
| KENDELL DOORS & HARDWARE                 | IN118213            | 08/14/2025 | replaced FS #1 door handles a...   | 605.8500.000.5605 | 9,980.00         |
| KENDELL DOORS & HARDWARE                 | IN118440            | 08/14/2025 | Ada Door handles for fire stati... | 605.8500.000.5605 | 4,365.00         |
| ONSITE PARTNERS PROJECTCO..              | INV-0991            | 08/14/2025 | solar panel fees 7.2025            | 605.8500.000.5357 | 15,088.56        |
| GIP III ZEPHYR ACQUISITION P...          | INVRGRV-12508       | 08/14/2025 | solar garden fees 6.2025           | 605.8500.000.5357 | 29,770.68        |
| GIP III ZEPHYR ACQUISITION P...          | INVRGRV-22508       | 08/14/2025 | solar garden fees 6.2025           | 605.8500.000.5357 | 8,481.35         |
| <b>Fund 605 - CITY FACILITIES Total:</b> |                     |            |                                    |                   | <b>81,492.01</b> |

## Fund: 606 - TECHNOLOGY FUND

|                       |                       |            |                                  |                   |           |
|-----------------------|-----------------------|------------|----------------------------------|-------------------|-----------|
| INSIGHT PUBLIC SECTOR | 1101298742            | 08/14/2025 | Office 365 Monthly License 07... | 606.8600.000.5395 | 2,397.50  |
| PRO-TEC DESIGN INC.   | 119842                | 08/14/2025 | Dome Camera & Parts              | 606.8600.000.5160 | 371.34    |
| AT&T MOBILITY         | 287298707874X08032025 | 08/14/2025 | FD Cell Phones 7.2025            | 606.8600.000.5320 | 1,070.18  |
| AT&T MOBILITY         | 287298708193X08032025 | 08/14/2025 | PD Cell Phones 7.2025            | 606.8600.000.5320 | 3,431.07  |
| AT&T MOBILITY         | 287299110577X08032025 | 08/14/2025 | CH Cell Phones 07.2025           | 606.8600.000.5320 | 3,957.71  |
| US INTERNET           | 5296171               | 08/14/2025 | Email Filtering System 7.2025    | 606.8600.000.5395 | 230.00    |
| VERIZON WIRELESS      | 6119313854            | 08/14/2025 | Monthly Cell Phone 07.2025       | 606.8600.000.5320 | 215.06    |
| BAYCOM INC            | EQUIPINV_056710       | 08/14/2025 | Toughbook MZ-55 Computers ...    | 606.8600.000.5615 | 34,986.00 |

## Expense Approval Report

Payment Dates: 8/6/2025 - 8/19/2025

| Vendor Name                       | Payable Number | Post Date  | Description (Item)               | Account Number    | Amount       |
|-----------------------------------|----------------|------------|----------------------------------|-------------------|--------------|
| SPOK, INC.                        | J0317493T      | 08/14/2025 | Monthly Translation Svcs 7.20... | 606.8600.000.5395 | 5.57         |
| Fund 606 - TECHNOLOGY FUND Total: |                |            |                                  |                   | 46,664.43    |
| Fund: 702 - ESCROW FUND           |                |            |                                  |                   |              |
| ST. PAUL PIONEER PRESS            | 0725572521     | 08/07/2025 | NoPH: Ace Land Holdings 25-...   | 702.5100.252.2050 | 28.60        |
| ST. PAUL PIONEER PRESS            | 0725572521     | 08/07/2025 | NoPH: DC CDA 25-17CPA-SP-...     | 702.5100.259.2050 | 34.10        |
| STANTEC CONSULTING SERVI...       | 2427370        | 08/07/2025 | Stormwater Review (re-use)       | 702.3100.237.2050 | 4,888.25     |
| Fund 702 - ESCROW FUND Total:     |                |            |                                  |                   | 4,950.95     |
| Grand Total:                      |                |            |                                  |                   | 1,203,059.49 |



## Request for Council Action

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**SUBJECT:**      **Personnel Actions**

**MEETING DATE:**    August 25, 2025

**ITEM TYPE:**        Consent Agenda

**CONTACT:**         Cora Bauer, HR Coordinator, 651.450.2490

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### **ACTION REQUESTED**

The Council is asked to confirm and approve the personnel actions as attached.

### **BACKGROUND**

The attached listing of hires, promotions, resignations and/or retirements is presented for Council approval. Data contained in the attachment is not public information until after Council takes action and therefore the attachment is not visible to the public prior to approval.

### **FISCAL IMPACT**

All positions to be filled are funded within the adopted City budget.

### **RECOMMENDATION**

Staff recommends approval of the attached personnel actions.

### **ATTACHMENTS**

1.    Personnel Actions 8.25.25 (hires-terms)





## Request for Council Action

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**SUBJECT:**        **Authorization to Enter into a Contract with Hue Life for Professional Development Services**

**MEETING DATE:**    August 25, 2025

**ITEM TYPE:**        Consent Agenda

**CONTACT:**         Janet Shefchik, HR Manager, 651.450.2512  
                         Bridget Nason, City Attorney

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### **ACTION REQUESTED**

The Council is asked to authorize the appropriate officials to enter into a contract for professional development services with Richard Fursman of Hue Life.

### **BACKGROUND**

The Council directed staff, via the City Attorney, to research professional development services to include 360-degree feedback for members of leadership. Staff made requests of five consultants who were recommended by either the League of MN Cities, or another city. Of those contacted, only one with professional 360-degree feedback experience responded affirmatively. Richard Fursman of Hue Life has done many such reviews over the past 15 years. He has prior experience in City government, years of providing professional training and development, and holds a Doctor of Education degree. Fursman has indicated that he is interested, and believes he will be able to meet the Council's preferred objectives and timeline.

### **FISCAL IMPACT**

The cost to provide services is estimated at approximately \$4,000 - \$5,000, depending on the depth of services selected, which may be absorbed within the existing professional services budget for Human Resources.

### **RECOMMENDATION**

Staff recommends that Council authorize the appropriate officials to enter into a contract for professional development services with Richard Fursman of Hue Life.

### **ATTACHMENTS**

None

## Request for Council Action

**SUBJECT:**       **Resolutions to Amend Final Project Budgets and Close City Project Nos. 2022-09I (Carmen Ave & Claude Way Street Rehabilitation) & 2022-09J (Cheney Trail and Coffman Path Area Rehabilitation)**

**MEETING DATE:**   August 25, 2025

**ITEM TYPE:**       Consent Agenda

**CONTACT:**        Paul Merchlewicz, City Engineer, 651.450.2572

### ACTION REQUESTED

The Council is asked to adopt the attached Resolutions, amending the final project budget and closing the project accounts for City Project Nos. 2022-09I (Carmen Ave & Claude Way Street Rehabilitation) and 2022-09J (Cheney Trail and Coffman Path Area Rehabilitation).

### BACKGROUND

In 2023, as part of the 2023 Pavement Management Initiative (PMI), City Project Nos. 2022-09I (Carmen Ave & Claude Way Street Rehabilitation), 2022-09J (Cheney Trail and Coffman Path Area Rehabilitation), and 2022-09L (Bolland Trail and 62nd Street Area Rehabilitation) were advertised for bids and a single contract for construction of all three projects was ultimately awarded to McNamara Contracting Inc. on April 10, 2023.

The original budgets for City Project Nos. 2022-09I and 2022-09J (Resolutions 2023-066 & 2023-067, respectively) were approved at the same meeting. The costs for watermain work, which were budgeted to be paid for by the Water Capital Fund (Fund 511), came in above the original estimated budget for each project. All other costs were below the approved budget for remaining funding sources.

| PROJECT  | APPROVED BUDGET<br>FROM WATER FUND | ACTUAL EXPENDITURE<br>FROM WATER FUND | DIFFERENCE / OVERAGE |
|----------|------------------------------------|---------------------------------------|----------------------|
| 2022-09I | \$35,430.00                        | \$36,396.55                           | \$966.55             |
| 2022-09J | \$30,640.00                        | \$31,389.82                           | \$749.82             |

While these are relatively small dollar amounts, staff seeks to resolve this discrepancy prior to closing out the project.

### FISCAL IMPACT

City Staff recommend utilizing the Water Capital Fund (Fund 511) to cover those deficient costs, as denoted in **red text** below.

The final fund allocation for City Project No. 2022-09I is as follows:

| <b>FUND</b>    | <b>FUNDING CATEGORY NAME</b>        | <b>FINAL FUNDING ALLOCATION<sup>(2)</sup></b> | <b>DIFFERENCE FROM ORIGINAL BUDGET<sup>(1)</sup></b> |
|----------------|-------------------------------------|-----------------------------------------------|------------------------------------------------------|
| 440            | Pavement Management - Local Streets | \$643,619.54                                  | \$385,776.57                                         |
| 531            | Stormwater Capital Fund             | \$66,142.00                                   | \$58,335.91                                          |
| 521            | Sewer Capital Fund                  | \$50,916.15                                   | \$5,233.85                                           |
| 511            | Water Capital Fund                  | \$36,396.55                                   | \$(966.55)                                           |
|                | City of South St Paul               | \$62,933.23                                   | \$33,813.27                                          |
|                | Metro Transit                       | \$15,103.60                                   | \$1,882.40                                           |
|                | Special Assessments                 | \$1,009,398.25                                | \$302,185.75                                         |
| <b>TOTALS:</b> |                                     | <b>\$1,884,509.32</b>                         |                                                      |

(1) Positive number denotes positive remaining budget

(2) Includes all LEAF costs

The final fund allocation for City Project No. 2022-09J is as follows:

| <b>FUND</b>    | <b>FUNDING CATEGORY NAME</b>        | <b>FINAL FUNDING ALLOCATION<sup>(2)</sup></b> | <b>DIFFERENCE FROM ORIGINAL BUDGET<sup>(1)</sup></b> |
|----------------|-------------------------------------|-----------------------------------------------|------------------------------------------------------|
| 440            | Pavement Management - Local Streets | \$77,293.57                                   | \$54,306.44                                          |
| 531            | Stormwater Capital Fund             | \$7,377.52                                    | \$1,660.48                                           |
| 521            | Sewer Capital Fund                  | \$25,570.43                                   | \$6,519.57                                           |
| 511            | Water Capital Fund                  | \$31,389.82                                   | \$(749.82)                                           |
|                | Special Assessments                 | \$302,617.08                                  | \$95,643.42                                          |
| <b>TOTALS:</b> |                                     | <b>\$444,248.42</b>                           |                                                      |

(1) Positive number denotes positive remaining budget

(2) Includes all LEAF costs

## RECOMMENDATION

Staff recommend adoption of the attached Resolutions amending the final project budget and closing the project accounts for City Project Nos. 2022-09I (Carmen Ave & Claude Way Street Rehabilitation) & 2022-09J (Cheney Trail and Coffman Path Area Rehabilitation).

## ATTACHMENTS

1. Resolution to Close Project No. 2022-09I
2. Resolution to Close Project No. 2022-09J

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AMENDING FINAL PROJECT BUDGET AND CLOSING THE PROJECT ACCOUNT  
FOR CITY PROJECT NO. 2022-09I**

**WHEREAS**, on April 10, 2023, the City Council adopted Resolution Nos. 2023-066, 2023-067, and 2023-068, awarding a contract for the construction of watermain, stormwater, and roadway infrastructure improvements associated with combined City Project Nos. 2022-09I (Carmen Ave & Claude Way Street Rehabilitation), 2022-09J (Cheney Trail and Coffman Path Area Rehabilitation), and 2022-09L (Bolland Trail and 62nd Street Area Rehabilitation); and

**WHEREAS**, on July 16, 2024 final Contractor payment was issued for combined City Project Nos. 2022-09I, 2022-09J, and 2022-09L; and

**WHEREAS**, City Project No. 2022-09L, being under budget for all respective project components has been closed and all project balances refunded to their original funding sources; and

**WHEREAS**, City Project Nos. 2022-09I remains open due to budget deficiencies in the Water Capital Fund (Fund 511) for the project in the amount of \$966.55; and

**WHEREAS**, in order to close City Project Nos. 2022-09I, amending the final project budget and transferring the remaining costs from the Water Capital Fund (Fund 511) is necessary.

**NOW THEREFORE, BE IT RESOLVED BY THE INVER GROVE HEIGHTS CITY COUNCIL THAT:**

1. The following budget is hereby amended for City Project No. 2022-09I:

| <b>PROJECT COSTS</b>                                 | <b>2022-09I</b>       |
|------------------------------------------------------|-----------------------|
| Final Construction                                   | \$1,739,194.45        |
| Legal, Engineering, Administrative, & Finance (LEAF) | \$ 145,314.87         |
| <b>TOTAL</b>                                         | <b>\$1,884,509.32</b> |

| <b>FUNDING SOURCES</b>                         | <b>2022-09I</b>       |
|------------------------------------------------|-----------------------|
| Pavement Management - Local Streets (Fund 440) | \$ 643,619.54         |
| Water Capital Fund (Fund 511)                  | \$ 36,396.55          |
| Sewer Capital Fund (Fund 521)                  | \$ 50,916.15          |
| Storm Water Capital Fund (Fund 531)            | \$ 66,142.00          |
| Special Assessments                            | \$1,009,398.25        |
| City of South St. Paul                         | \$ 62,933.23          |
| Metro Transit                                  | \$ 15,103.60          |
| <b>TOTAL</b>                                   | <b>\$1,884,509.32</b> |

2. The Council hereby authorizes the transfer of \$966.55 from the Water Capital Fund (Fund 511) to the project to cover the funding shortfall and to balance the project budget; and

3. Upon transfer of these funds and balancing the project budget, City Project No. 2022-09I will be closed.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 25th day of August 2025.

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AMENDING FINAL PROJECT BUDGET AND CLOSING THE PROJECT ACCOUNT  
FOR CITY PROJECT NO. 2022-09J**

**WHEREAS**, on April 10, 2023, the City Council adopted Resolution Nos. 2023-066, 2023-067, and 2023-068, awarding a contract for the construction of watermain, stormwater, and roadway infrastructure improvements associated with combined City Project Nos. 2022-09I (Carmen Ave & Claude Way Street Rehabilitation), 2022-09J (Cheney Trail and Coffman Path Area Rehabilitation), and 2022-09L (Bolland Trail and 62nd Street Area Rehabilitation); and

**WHEREAS**, on July 16, 2024 final Contractor payment was issued for combined City Project Nos. 2022-09I, 2022-09J, and 2022-09L; and

**WHEREAS**, City Project No. 2022-09L, being under budget for all respective project components has been closed and all project balances refunded to their original funding sources; and

**WHEREAS**, City Project Nos. 2022-09J remains open due to budget deficiencies in the Water Capital Fund (Fund 511) for the project in the amount of \$749.82; and

**WHEREAS**, in order to close City Project Nos. 2022-09J, amending the final project budget and transferring the remaining costs from the Water Capital Fund (Fund 511) is necessary.

**NOW THEREFORE, BE IT RESOLVED BY THE INVER GROVE HEIGHTS CITY COUNCIL THAT:**

1. The following budget is hereby amended for City Project No. 2022-09J:

| <b>PROJECT COSTS</b>                                 | <b>2022-09J</b>      |
|------------------------------------------------------|----------------------|
| Final Construction                                   | \$ 356,504.68        |
| Legal, Engineering, Administrative, & Finance (LEAF) | \$ 87,743.74         |
| <b>TOTAL</b>                                         | <b>\$ 444,248.42</b> |

| <b>FUNDING SOURCES</b>                         | <b>2022-09J</b>      |
|------------------------------------------------|----------------------|
| Pavement Management - Local Streets (Fund 440) | \$ 77,293.57         |
| Water Capital Fund (Fund 511)                  | \$ 31,389.82         |
| Sewer Capital Fund (Fund 521)                  | \$ 25,570.43         |
| Storm Water Capital Fund (Fund 531)            | \$ 7,377.52          |
| Special Assessments                            | \$ 302,617.08        |
| <b>TOTAL</b>                                   | <b>\$ 444,248.42</b> |

2. The Council hereby authorizes the transfer of \$749.82 from the Water Capital Fund (Fund 511) to the project to cover the funding shortfall and to balance the project budget; and
3. Upon transfer of these funds and balancing the project budget, City Project No. 2022-09J will be closed.

Approved by the City Council of the City of Inver Grove Heights, Minnesota, this 25th day of August 2025.

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk



## Request for Council Action

---

**SUBJECT:**        **Request for Donation to IGH Days Fireworks Display**

**MEETING DATE:**    August 25, 2025

**ITEM TYPE:**        Consent Agenda

**CONTACT:**         Kris Wilson, City Administrator, 651.450.2511

---

### **ACTION REQUESTED**

The Council is asked to authorize a financial contribution toward the cost of the IGH Days Fireworks Display, scheduled for September 6, 2025.

### **BACKGROUND**

Inver Grove Heights (IGH) Days is a volunteer-organized community celebration that takes place annually during the second weekend of September. For many years, the City has contributed toward the cost of the Saturday night fireworks display, including a \$7,500 donation in both 2023 and 2024. This amount was also budgeted for in the 2025 budget for the Recreation Division.

IGH Days President Mickey Difronzo recently submitted the attached request for a donation to this year's fireworks display.

### **FISCAL IMPACT**

As noted above, \$7,500 is currently budgeted for this purpose, which is the same amount contributed in 2023 and 2024.

### **RECOMMENDATION**

Staff recommends that Council authorize the contribution of \$7,500 to the IGH Days organization to be used toward the cost of the fireworks display planned for Saturday, September 6, 2025.

### **ATTACHMENTS**

1.    2025 IGH Days Fireworks Donation Request



**From:** [IGH Days President](#)  
**To:** [Kris Wilson](#)  
**Subject:** 2025 IGH Days Fireworks Donation  
**Date:** Tuesday, August 12, 2025 12:03:46 PM

---

Hi Kris - Here is our request for 2025, let me know if you need anything else.

Mayor and IGH City Council:

The IGH Days Volunteer Committee is hard at work planning the 2025 community celebration September 2nd thru 7th.

Our community celebration has included activities for the entire family such as: City Wide Garage Sale, Children's Family Fun Night Carnival and Treasure Hunt, Disc Golf, Pickleball, Bean Bag and Volleyball Tournaments, Pet Contest, Business Expo, Public Safety Display, Car Show, Bingo, Street Dance, Parade and Fireworks.

Last year, the city of Inver Grove Heights donated \$7,500 to the committee which was in turn used towards the Saturday evening fireworks display. I am submitting the request for the annual donation again this year. The city has been extremely gracious in the past not only with a cash donation, but the support from Public Safety, Fire, Public Works, Park and Rec, and many more. The volunteer committee appreciates this support and looks forward to working with everyone to make this year's celebration a great one.

Thanks

Mickey Difronzo  
IGH Days President  
651.242.0521

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



## Request for Council Action

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**SUBJECT:**        **Authorization to Acquire Right-of-Way**

**MEETING DATE:**    August 25, 2025

**ITEM TYPE:**        Consent Agenda

**CONTACT:**         Jason Ziemer, Community Development Director, 651-450-2546

---

### **ACTION REQUESTED**

The Council is asked to authorize the acquisition of approximately 400 square feet of land from 2645 Boudreau Court for public right-of-way, at a cost of \$1.

### **BACKGROUND**

The owners of 2615 80th Street (the "Subject Property") are seeking to subdivide their parcel into two lots. The existing house would remain on the southern parcel, and continue to have access directly onto 80<sup>th</sup> Street. The new lot would be located to the rear (north) to accommodate a future home. Access for the new lot is proposed to come off of Boudreau Court, in an area where the City already has an easement. However, right-of-way - rather than an easement - is best for providing a driveway and utilities.

Therefore, after exploring multiple options, City staff are recommending acquiring an approximately 400-square-foot easement area from Lot 12 of the cul-de-sac and formally dedicating that area as public right of way. Lot 12 (2645 Boudreau Court) is adjacent to the Subject Property on the north side of Boudreau Court. This would enable the City to provide driveway access to the new lot, once subdivided from the Subject Property. The area to be acquired is identified as Parcel B on the attached Exhibit.

City staff have negotiated the attached purchase agreement with the owner of Lot 12 for an acquisition price of \$1. Once the purchase agreement is approved and executed, the owners of 2615 80th St. would submit their subdivision application.

### **FISCAL IMPACT**

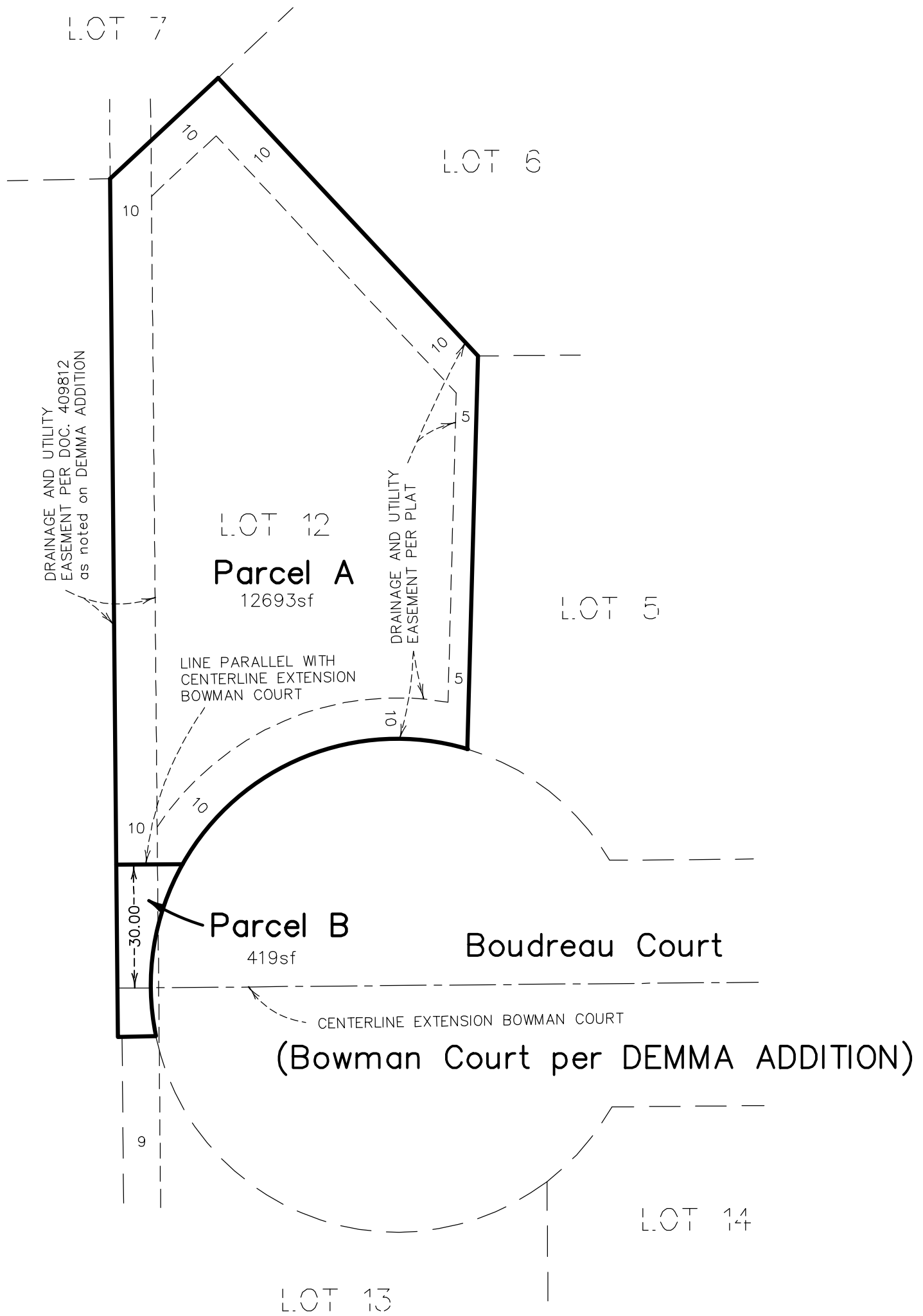
The purchase agreement provides for the City to acquire the 400-square-foot area for \$1.

### **RECOMMENDATION**

Staff recommends approval of the attached purchase agreement.

### **ATTACHMENTS**

1. Exhibit\_Parcel Split\_2645 Boudreau Court
2. Purchase Agreement for ROW Easement Area (2645 Boudreau Court)



PROPOSED LEGAL DESCRIPTIONS FOR PROPERTY SPLIT:

Parcel A

All that part of Lot 12, Block 2, DEMMA ADDITION according to the recorded plat thereof, Dakota County, Minnesota lying south of a line 30.00 feet north of and parallel with the westerly extension of the centerline of Boudreau Court (Bowman Court per DEMMA ADDITION) as delineated and dedicated on said DEMMA ADDITION.

Parcel B

All that part of Lot 12, Block 2, DEMMA ADDITION according to the recorded plat thereof, Dakota County, Minnesota lying north of a line 30.00 feet north of and parallel with the westerly extension of the centerline of Boudreau Court (Bowman Court per DEMMA ADDITION) as delineated and dedicated on said DEMMA ADDITION.

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Mendota Heights, MN 55120

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Fax: 681-9488  
www.pioneereng.com

Cad File: 125116.dwg  
Date: 8-1-2025  
Folder #: 9059  
Drawn by: PJH

Description Sketch for:  
Vern Krech

**REAL ESTATE PURCHASE AGREEMENT  
BETWEEN KEN & JOAN L.P.  
AND THE CITY OF INVER GROVE HEIGHTS**

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made effective as of the 25<sup>th</sup> day of August, 2025 ("Effective Date") by and between Ken & Joan L.P., a Minnesota limited partnership ("Seller") and the City of Inver Grove Heights, a Minnesota municipal corporation ("Buyer").

**RECITALS**

- A. Seller is the owner of the real property located at 2645 Boudreau Court in the City of Inver Grove Heights, legally described in the attached Exhibit A, referred to hereafter as the "Subject Property." The Subject Property is 0.30 Acres or 13,068 square feet.
- B. For the purpose of public right-of-way, Buyer has legal access and use rights to that certain part of the Subject Property as legally described in Exhibit B and depicted in Exhibit C, referred to hereafter as "Right of Way Parcel." The easements over the Right of Way Parcel were granted in favor of the Buyer, dated December 8, 1972 (Document No. 409812) and March 23, 1983 (Document No. 620520).
- C. Buyer wishes to purchase the Right of Way Parcel in fee from Seller.
- D. As part of Buyer's purchase of the Right of Way Parcel, Buyer will make an application to vacate the portions of the 1972 and 1983 easements that abut Boudreau Court that are over the Right of Way Parcel and dedicate the Right of Way Parcel as public right-of-way for Boudreau Court. Dedication of the right-of-way over the Right of Way Parcel will occur with the preliminary plat and final plat approvals of the adjacent property, 2615 80<sup>th</sup> Street (PID: 20-00900-87-013).

In consideration of the mutual covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Description of Property. Seller hereby agrees to sell to Buyer, and Buyer agrees to purchase from Seller the Right of Way Parcel subject to the terms and conditions of this Agreement.
- 2. Purchase Price. The total purchase price for the Right of Way Parcel shall be the sum of \$1.00 ("Purchase Price"). In exchange for Purchase Price, Seller shall incur no expenses related to Buyer's purchase of the Right of Way Parcel, including but not limited to surveys, title work, closing costs, lot split fees, etc.
- 3. Inspection of Property. During the Due Diligence Period, Seller shall allow Buyer and Buyer's agents to access the Right of Way Parcel at all reasonable times for Buyer's inspection of the Right of Way Parcel. Buyer shall pay all costs and expenses of such inspections carried out in connection therewith and shall hold Seller harmless from all cost and liabilities relating to Buyer's activities.
- 4. Marketability of Title. Buyer shall, within a reasonable time after execution of this Agreement by both parties, obtain a commitment for title insurance or other evidence satisfactory to Buyer ("Title Evidence") for the Right of Way Parcel. Buyer shall have 10 business days after the receipt of the Title Evidence to examine the same and to deliver written objections to title to Seller. Seller shall have until the expiration of the Due

Diligence Period to make title marketable, at Seller's expense. In the event that title to the Right of Way Parcel cannot be made marketable or is not made marketable by Seller by the expiration of the Due Diligence Period, then, at the option of Buyer, Buyer may terminate this Agreement in accordance with paragraph 6(a) of this Agreement.

5. Contingencies. The parties agree that the purchase of the Right of Way Parcel is subject to the following contingencies, which must be accepted or waived before the expiration of the Due Diligence Period:
  - a. Title to the Right of Way Parcel shall be acceptable to Buyer;
  - b. The Right of Way Parcel's condition must be acceptable to Buyer; and
  - c. The Right of Way Parcel being subdivided from the Subject Property.
6. Satisfaction of Contingencies. Buyer shall satisfy or waive the above contingencies on or before the expiration of the Due Diligence Period. On or before the expiration of the Due Diligence Period, Buyer shall, by giving written notice to Seller, either:
  - a. Terminate this Agreement if any one or more of the contingencies above have not been satisfied to the satisfaction of Buyer; or
  - b. Waive the contingencies listed above and proceed to closing.

If Buyer elects to terminate this Agreement under paragraph 6 (a) above, then, upon Seller's receipt of Buyer's written notice of termination, this Agreement shall be null and void and neither party shall have any further obligation to the other.

If Buyer elects to waive the contingencies and proceeds under paragraph 6 (b) above, the parties shall proceed to closing.

7. Closing Date/Due Diligence Period. For a maximum of 30 days after the mutual execution of this Agreement (the "Due Diligence Period"), Buyer shall have the right, but not the obligation, to conduct an investigation of the Right of Way Parcel. The closing of the purchase and sale of the Right of Way Parcel ("Closing") shall occur at a location mutually agreed upon by the parties, within 30 days of the expiration of the Due Diligence Period (the "Closing Date").
8. Real Estate Taxes and Special Assessments. All real estate taxes due and payable in the years prior to the year in which the Closing occurs and any and all levied and pending special assessments, regardless of when such assessments are due, shall be paid by Seller at the Closing. Real estate taxes payable in the year of closing shall be prorated between Buyer and Seller as of the Closing Date. Because the Right of Way Parcel is a part of a larger tax parcel, Buyer shall be responsible for only for its prorated share of the portion of real estate taxes that are attributable to the Right of Way Parcel on a square footage basis. Buyer shall be responsible for all real estate taxes due and payable in years after the year in which the Closing occurs for the Right of Way Parcel.
9. Documents for Closing.
  - a. Seller shall provide, at Buyer's expense, the following documents at or before Closing:
    - i. Warranty Deed in favor of Buyer;
    - ii. Closing Statement of Costs;

- iii. Standard form affidavits of sellers;
    - iv. Well disclosure certificate, if required; and
    - v. Such other documents as may be reasonably required by Buyer's title insurance company.
  - b. Buyer shall provide the following documents at or before Closing:
    - i. Closing Statement of Costs; and
    - ii. Resolution approving Purchase Agreement.
- 10. Closing Costs. The following expenses for Closing shall be paid as follows:
  - a. Seller : NONE, with the exception of any costs to make title to the Right of Way Parcel marketable.
  - b. Buyer shall pay the following costs:
    - i. Legal expenses related to drafting of this Agreement, closing and recording fees.
    - ii. Survey costs related to the split of the Right of Way Parcel from the Subject Property and any associated lot split application fees.
    - iii. Recording fees.
    - iv. State Deed Tax due for filing the Deed.
    - v. Any additional traditional costs related to the conveyance of the Right of Way Parcel contemplated by this Agreement.
- 11. Well Disclosure. Seller discloses that there is no well on the Right of Way Parcel.
- 12. Relocation Benefits. Seller acknowledges that this transaction is not made under threat of condemnation by Buyer. Seller agrees to waive any and all relocation benefits, assistance, and services to which Seller might otherwise be eligible.
- 13. Broker Commissions. Buyer and Seller each represent and warrant to the other that there is no broker involved in this transaction with whom either has negotiated or to whom the representing party has agreed to pay a broker commission or finder's fee in connection with negotiations for purchase or sale of the Right of Way Parcel. Buyer and Seller agree to indemnify, defend, and hold the other party harmless against any and all claims of brokers, finders, or the like, and against the claims of all third parties, claiming any right to commission or compensation by or through acts of the indemnifying party or its agents in connection with this Agreement.
- 14. Specific Performance. This Agreement may be specifically enforced by the parties, provided that any action for specific enforcement is brought within six months after the date of the alleged breach. This paragraph is not intended to create an exclusive remedy for breach of this Agreement, the parties reserve all other remedies available at law or in equity.
- 15. Notices. Any notices required herein shall be deemed given when sent in the U.S. Mail, either registered or certified, return receipt requested, or by Federal Express or other overnight delivery service requiring a signature upon receipt, to the parties at the following addresses:

**SELLER:**

Ken and Joan L.P.  
Attn: Ken and Joan Slingsby  
25960 130th Avenue  
Welch, Minnesota 55089

**BUYER:**

City of Inver Grove Heights  
Attn: Jason Ziemer, Community Development Director  
8150 Barbara Avenue  
Inver Grove Heights, MN 55077  
jziemer@ighmn.gov

With a copy to:  
Kennedy & Graven  
Attn: Sarah Sonsalla, Assistant City Attorney  
Fifth Street Towers, Suite 700  
150 South Fifth Street  
Minneapolis, MN 55402  
ssonsalla@kennedy-graven.com

16. Binding Effect. This Agreement is binding upon the parties and their respective heirs, successors, and assigns.
17. Entire Agreement. This Agreement constitutes the entire agreement between the parties, and no other agreement prior to this Agreement or contemporaneous herewith shall be effective except as expressly set forth or incorporated herein. Any purported amendment to this Agreement shall not be effective unless it shall be set forth in writing and executed by both parties or their respective successors and assigns.

*[Remainder of this page intentionally left blank.]*

IN WITNESS WHEREOF, said parties hereby execute this Real Estate Purchase Agreement effective the date first above written.

**SELLER:**  
**KEN & JOAN L.P.**

By: \_\_\_\_\_  
Ken Slingsby

Its: \_\_\_\_\_

By: \_\_\_\_\_  
Joan Slingsby

Its: \_\_\_\_\_



**BUYER:**  
**CITY OF INVER GROVE HEIGHTS**

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Brenda Dietrich, Mayor

---

Rebecca Kiernan, City Clerk

**EXHIBIT A**

**SUBJECT PROPERTY  
LEGAL DESCRIPTION**

Lot 12, Block 2, Demma Addition, County of Dakota, State of Minnesota.

PID: 20-20100-02-120

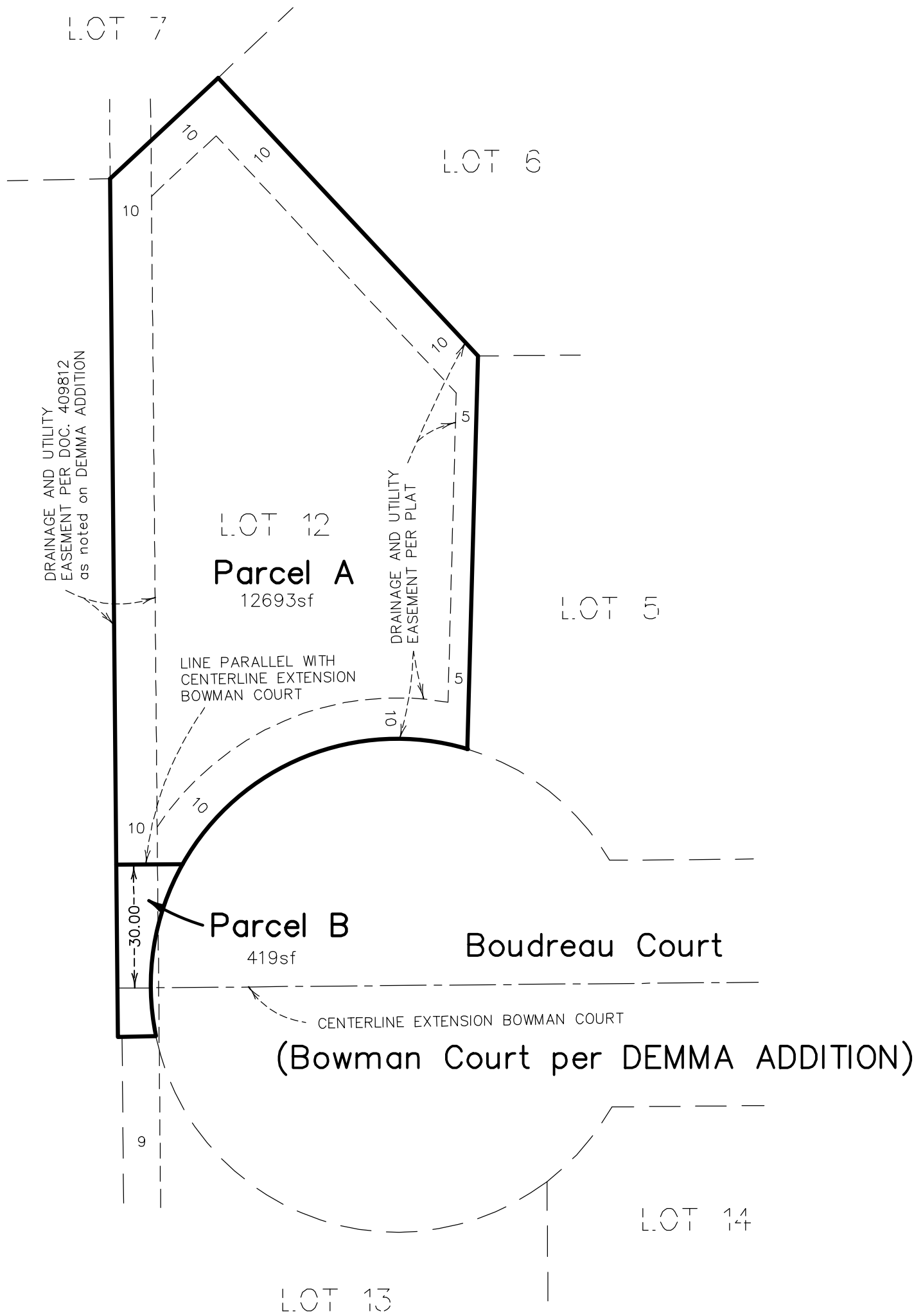
## **EXHIBIT B**

### **RIGHT OF WAY PARCEL LEGAL DESCRIPTION**

All that part of Lot 12, Block 2, DEMMA ADDITION according to the recorded plat thereof, Dakota County, Minnesota lying north of a line 30.00 feet north of and parallel with the westerly extension of the centerline of Bowman Court as delineated and dedicated on said DEMMA ADDITION.

**EXHIBIT C**

**RIGHT OF WAY PARCEL  
SKETCH**



PROPOSED LEGAL DESCRIPTIONS FOR PROPERTY SPLIT:

Parcel A

All that part of Lot 12, Block 2, DEMMA ADDITION according to the recorded plat thereof, Dakota County, Minnesota lying south of a line 30.00 feet north of and parallel with the westerly extension of the centerline of Boudreau Court (Bowman Court per DEMMA ADDITION) as delineated and dedicated on said DEMMA ADDITION.

Parcel B

All that part of Lot 12, Block 2, DEMMA ADDITION according to the recorded plat thereof, Dakota County, Minnesota lying north of a line 30.00 feet north of and parallel with the westerly extension of the centerline of Boudreau Court (Bowman Court per DEMMA ADDITION) as delineated and dedicated on said DEMMA ADDITION.

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Cad File: 125116.dwg  
Date: 8-1-2025  
Folder #: 9059  
Drawn by: PJH

Description Sketch for:  
Vern Krech



## Request for Council Action

---

**SUBJECT:**       **Temporary Premise Expansion Authorization for On-Sale Liquor License Holder Inver Grove Brewing Co.**

**MEETING DATE:**   August 25, 2025

**ITEM TYPE:**       Public Hearing

**CONTACT:**        Rebecca Kiernan, City Clerk, 651.450.2513

---

### **ACTION REQUESTED**

The Council is asked to conduct a public hearing and then consider approval of a Temporary Expansion of Premise Authorization for Inver Grove Brewing Co. for calendar year 2025.

### **BACKGROUND**

On-sale liquor license holder Inver Grove Brewing, located at 9051 Buchanan Trail, has applied for a Temporary Expansion of Premise Authorization for calendar year 2025. Under the recently revised City Code relative to this topic, if granted this authorization by the City Council, the license holder would be able to temporarily expand the boundaries of their licensed premises on up to ten calendar days in 2025, subject to the Police Chief's review and approval of the specific details for each of the ten expansions.

### **FISCAL IMPACT**

none

### **RECOMMENDATION**

Staff recommends holding a public hearing, and then approving the application for the temporary premise expansion authorization for On-Sale Liquor License holder Inver Grove Brewing Co.

### **ATTACHMENTS**

1.     AUTHORIZATION Application for Temporary Premise Expansion 2025 - IGH Brewing



City of Inver Grove Heights  
8150 Barbara Avenue  
Inver Grove Heights, MN 55077

## ***AUTHORIZATION APPLICATION*** **FOR TEMPORARY EXPANSION OF PREMISE FOR ON-SALE LIQUOR LICENSE**

(Requires City Council approval once per calendar year)

Contact Person

Erin Gerlach

Phone

651-343-8441

Email

erin@igbrewing.com

Business Name

Inver Grove Brewing Company

Business Address (No PO Boxes)

9051 Buchanan Trail

City

Inver Grove Heights

State

MN

Zip Code

55076

Type of License Holder

☐

Club

☒

On-Sale License Holder

Please describe the type and frequency of events anticipated to be held which would require a temporary expansion of the licensed premise.

We are hosting a event on our patio for IGH days form 5pm to 10 pm on 9/15/2025. We are also hos  
having an Oktoberfest event on October 11, 2025 also from 5 pm to 10 pm.

Please describe where you anticipate expanding the licensed premise to, keeping in mind that it must be compact and contiguous to the regularly licensed premise. (Example: parking lot/ behind building / temporary tent area)

We woud like it extended to the east side of our building along the back of our outdoor bar and dump



I acknowledge that an application for specific event dates must be submitted to the City Clerk no less than 21 days prior to the first event of the calendar year and no less than 14 days prior to any subsequent events in the calendar year. I further acknowledge that a temporary expansion of premise may be sought for no more than 10 days total in a calendar year.

**Signature of Applicant:**

*Erin Gerlach*

Signature

8-8-2025

Date

Please submit completed application to the City Clerk at [cityclerk@ighmn.gov](mailto:cityclerk@ighmn.gov). Questions may also be directed to the City Clerk at 651-450-2513 or [rkiernan@ighmn.gov](mailto:rkiernan@ighmn.gov)



## Request for Council Action

---

### SUBJECT:      **Rental Housing Licenses**

**MEETING DATE:**    August 25, 2025

**ITEM TYPE:**        Regular Business

**CONTACT:**         Mary Lein, Assistant to the Chief Building Official, 651-450-2552

---

### **ACTION REQUESTED**

The Council is asked to consider approval of rental housing licenses.

### **BACKGROUND**

The City Council adopted a rental licensing ordinance that requires rental property owners to obtain a rental license every two years. The purpose of the ordinance is to assure proper maintenance of structures to preserve neighborhood stability, protect the quality of existing rental housing stock and maintain property values. The ordinance provides for basic safety and living standards for rentals.

The following rental license applications have been submitted:

| RENTAL ADDRESS             | PROPERTY OWNER                                   | PROPERTY MANAGER                                 | New/<br>Renew |
|----------------------------|--------------------------------------------------|--------------------------------------------------|---------------|
| 8317 Delaney Drive         | Chang Su<br>Blaine, MN                           | Chang Su<br>Blaine, MN                           | New           |
| 6920 Benton Way            | Juan & Carlos Equihua<br>Inver Grove Heights, MN | Juan & Carlos Equihua<br>Inver Grove Heights, MN | New           |
| 5447 Babcock Trail<br>#207 | Middle Earth LLC<br>Inver Grove Heights, MN      | Nusrath Taseen<br>Inver Grove Heights, MN        | New           |
| 5447 Babcock Trail<br>#107 | Middle Earth LLC<br>Inver Grove Heights, MN      | Nusrath Taseen<br>Inver Grove Heights, MN        | New           |
| 5447 Babcock Trail<br>#203 | Middle Earth LLC<br>Inver Grove Heights, MN      | Nusrath Taseen<br>Inver Grove Heights, MN        | New           |
| 6470 Bailey Trail          | Middle Earth LLC<br>Inver Grove Heights, MN      | Nusrath Taseen<br>Inver Grove Heights, MN        | New           |

The above applications have been found to be complete. The applications include the necessary fee payments, and BCA background checks. The City of Inver Grove Heights Police Chief/Designee has also reviewed and approved the license applications.

### **FISCAL IMPACT**

N/A



**RECOMMENDATION**

Community Development and Police Department staff recommend approval of the licenses listed above.

**ATTACHMENTS**

None



## Request for Council Action

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**SUBJECT:**        **Resolution Adopting the 2025 Update to the Northwest Expansion Area Alternative Urban Areawide Review (AUAR)**

**MEETING DATE:**    August 25, 2025

**ITEM TYPE:**        Regular Business

**CONTACT:**         Jason Ziemer, Community Development Director, 651-450-2546

---

### **ACTION REQUESTED**

The Council is asked to receive a presentation and then adopt the attached Resolution, adopting the Northwest Expansion Area Alternative Urban Areawide Review (AUAR) 2025 Update.

### **BACKGROUND**

On October 28, 2024, the City Council authorized completion of a required update to the Alternative Urban Areawide Review (AUAR) for the city's Northwest Expansion Area.

An AUAR is one of three types of environmental reviews identified by Minnesota Statute; the process for which is described in Minnesota Rules (MR) 4410. An AUAR is a proactive planning tool used to analyze environmental impacts of anticipated development before it happens. The other two forms of environmental review are the Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS). Those same Minnesota Rules establish the threshold test by which different project categories trigger the need for a mandatory EAW (MR 4410.4300) or EIS (MR 4410.4400). This AUAR satisfies environmental review requirements for development purposes in the Northwest Area, generally eliminating the need for a specific EIS or EAW so long as proposed future development aligns with the development pattern used as the basis for the AUAR.

Minnesota Rules 4410.3610, Subp. 7, require a local government entity to update an AUAR every five years and/or if any of the eight circumstances stated in Subp. 7 apply to a proposed development. The initial AUAR was developed and adopted in 2005. It has since been updated in 2007, 2014 and 2020. The 2007 update was necessitated by a new land use category being added to the City's Comprehensive Plan and applied to land within the Northwest Area.

Kimley-Horn was hired to complete the 2025 AUAR update and the draft report was submitted to the Environmental Quality Review Board (EQB) on July 29, 2025 and published in the EQB Monitor on August 5, 2025. That commenced the 10-day public comment period, which ended on August 19, 2025. The City received written comments from the following review agencies: Dakota County, Metropolitan Council, Minnesota Department of Transportation (MnDOT) and Minnesota Pollution Control Agency (MPCA). Kimley-Horn staff drafted and issued the City's response to comments received; necessary revisions were also made to the draft report to address said comments.

A representative of Kimley-Horn will attend the August 25, 2025 City Council meeting to present the 2025 Update, at which time the City Council will be asked to adopt the 2025 Update. The

presentation is not a formal public hearing as the public comment period is closed. The full report with appendices is available on the City's website.

### **FISCAL IMPACT**

N/A

### **RECOMMENDATION**

Staff recommends adoption of the 2025 Update to the Northwest Expansion Area AUAR.

### **ATTACHMENTS**

1. Resolution Adopting 2025 Update to NWA AUAR
2. Kimley-Horn Staff Report\_08-18-2025
3. 2025 NWA AUAR Update
4. Responses to Public Comments\_NWA AUAR

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION NO. 2025-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE ADOPTION OF THE NORTHWEST EXPANSION  
AREA FINAL ALTERNATIVE URBAN AREAWIDE REVIEW (AUAR) 2025 UPDATE**

**WHEREAS**, an Alternative Urban Areawide (“AUAR”) Update has been completed for the project pursuant to Minnesota Rules 4410, which identifies and assesses the environmental impacts and mitigation measures associated with the Northwest Expansion Area AUAR Study Area; and,

**WHEREAS**, development continues throughout the study area; and,

**WHEREAS**, an AUAR was completed in 2005, formally updated in 2007, 2014, 2019, and 2025 pursuant to Minnesota Rule 4410.3610; and,

**WHEREAS**, the AUAR Update was distributed for the required 10-day comment and objection period, and revised based on comments; and,

**WHEREAS**, comments received on the AUAR Update have generated information adequate to determine mitigation measures associated with the potential development in the area; and,

**WHEREAS**, the comments received and the City’s responses to these comments are included in the public record for the AUAR Update; and,

**WHEREAS**, development of the Northwest Expansion Area AUAR Study Area is expected to comply with all Inver Grove Heights and review agency standards as well as the mitigation measures outlined in the AUAR Update.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA**, that the Northwest Expansion Area AUAR Update is hereby adopted and dated August 2025.

Approved by the City Council of Inver Grove Heights this 25<sup>th</sup> day of August, 2025.

\_\_\_\_\_  
Brendia Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk



## City Council Staff Report

August 25, 2025

### AUAR UPDATE BACKGROUND

The Northwest Expansion Area Alternative Urban Areawide Review (AUAR) study area is a 3,089-acre area in the northwest portion of the city of Inver Grove Heights. The area is bounded by Interstate 494 on the north, Babcock Trail on the east (approximately), the city's boundary with Eagan on the west, and includes an area just south of Highway 55 on the south.

As the Responsible Governmental Unit (RGU), the City of Inver Grove Heights adopted the *The Northwest Expansion Area Alternative Urban Areawide Review (AUAR)* in 2005. Pursuant to Minnesota Rules, part 4410.3610, subpart 7, an AUAR and plan for mitigation must be revised every five years until all development in the study area has received final approval. The first update to the AUAR was adopted by the City of Inver Grove Heights in 2007 and subsequently has been updated in 2014 and 2019.

An AUAR update identifies any changes to the development scenarios and any updates to the impact categories or mitigation items that have occurred. The process for an AUAR Update is shorter than the original AUAR; once the RGU distributes the AUAR Update to Minnesota Environmental Quality Board (EQB), agencies and the public have 10 business days to submit comments. If there are no objections filed by state agencies or the Metropolitan Council, the RGU can adopt the AUAR Update. The AUAR will remain valid for an additional five years from the date of adoption.

### 2025 NORTHWEST EXPANSION AREA AUAR UPDATE

The Northwest Expansion Area AUAR evaluated one Development Scenario. This scenario represented the maximum amount of development predicted in the project area, based on the City's Comprehensive Plan, Natural Resource Management Plan, and Surface Water Management Plan. This scenario has been updated with each AUAR Update, see Table 1. The scenario studied in the 2025 update is consistent with the City's 2040 Comprehensive Plan.

The 2025 AUAR Update studies all environmental topics in order to identify issues that require updates since the 2019 AUAR Update. Any topics that did not require updates were denoted with "No Change". There were several updates, described below:

- **Planned Infrastructure:** The AUAR Update describes roadway, sanitary sewer, water system, and stormwater projects that have been completed between 2020 and 2025, as well as planned projects.
- **Climate Adaptation and Resilience:** This section was added to the AUAR form in 2022 and therefore was not required in previous AUAR Updates. The 2025 AUAR

Update assesses a variety of climate factors, including temperature precipitation, and flood risk, and includes a description of climate considerations and adaptations.

- **Cover Types:** An updated analysis of existing cover types within the study area was completed using recent aerials and wetland data.
- **Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features):** The 2025 AUAR Update includes an analysis of potential impacts and mitigation for federally listed species. Previous AUAR guidance did not require analysis of federal species impacts and only included impacts to state-listed species. This AUAR Update identified two state-listed species and eight federally listed species in the vicinity of the project. Mitigation measures were added to the Mitigation Plan.
- **Greenhouse Gas Emissions/Carbon Footprint:** This section was added to the AUAR form in 2022 and therefore was not required in previous AUAR Updates. The 2025 AUAR Update assesses the construction and operational emissions of development of the study area.
- **Transportation:** An updated traffic impact analysis was not completed for this AUAR Update. The AUAR update identifies several City and County-planned transportation projects within the study area.

## AUAR UPDATE COMMENT PERIOD

The AUAR Update was published in the *EQB Monitor* on August 5, 2025 for agency and public comment, and comments were accepted through August 19, 2025. Three comment letters were received: Metropolitan Council, Minnesota Pollution Control Agency (MPCA), and Minnesota Department of Transportation (MnDOT). No objections were filed. A summary of the comments is provided below. The complete comments and associated responses are included in Attachment D of the AUAR Update.

### Dakota County

Dakota County provided comments on geological data and guidance for wells within the study area. Dakota County also suggested including information about transportation plans and studies, as well as recreational features such as existing and proposed greenways.

### Metropolitan Council

The Metropolitan Council provided comments regarding Transportation Analysis Zone allocations, planning for future pedestrian/bicycle access and transit, and consideration of chloride impacts to water resources.

### Minnesota Pollution Control Agency

The MPCA provided comments regarding chloride impacts to water resources and stormwater BMP maintenance, and requested further information to be added regarding climate trends. MPCA also requested an updated figure for the trunk sanitary sewer.

**Minnesota Department of Transportation**

MnDOT provided comments on permits that may be required and encourages bike and pedestrian connectivity and the separation between the trail and roadway networks.

**Changes to the Mitigation Plan**

Additions were made to the mitigation plan following the comment period that reflect the comments received:

- Per a comment from the MPCA, developers should look within the same watershed or sub watershed for wetland banking replacement.
- If any well compliance concerns arise with individual developments within the study area, developers should coordinate with the Dakota County Delegated Well Program.
- Proposed stormwater infiltration within a current or possible future DWSMA should be consulted with the Minnesota Department of Health (MDH).
- Developments will be required to meet applicable MPCA noise standards. A noise study will be completed if necessary on a case-by-case basis.

# Northwest Expansion Area

## ALTERNATIVE URBAN AREAWIDE REVIEW (AUAR) UPDATE



AUGUST 2025

PREPARED FOR:



PREPARED BY:

Kimley»Horn



## Table of Contents

|                                                                                                 |     |
|-------------------------------------------------------------------------------------------------|-----|
| 1. Project Title .....                                                                          | 1   |
| 2. Proposer .....                                                                               | 1   |
| 3. RGU .....                                                                                    | 1   |
| 4. Reason for Preparation .....                                                                 | 2   |
| 5. Project Location .....                                                                       | 2   |
| 6. Project Description .....                                                                    | 3   |
| 7. Climate Adaption and Resilience .....                                                        | 13  |
| 8. Cover Types .....                                                                            | 19  |
| 9. Permits and Approvals Required .....                                                         | 22  |
| 10. Land Use .....                                                                              | 24  |
| 11. Geology, Soils, and Topography/Land Forms .....                                             | 32  |
| 12. Water Resources .....                                                                       | 36  |
| 13. Contamination/Hazardous Materials/Wastes .....                                              | 65  |
| 14. Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features) ..... | 74  |
| 15. Historic Properties .....                                                                   | 84  |
| 16. Visual .....                                                                                | 92  |
| 17. Air .....                                                                                   | 92  |
| 18. Greenhouse Gas (GHG) Emissions/Carbon Footprint .....                                       | 96  |
| 19. Noise .....                                                                                 | 99  |
| 20. Transportation .....                                                                        | 103 |
| 21. Cumulative Potential Effects .....                                                          | 111 |
| 22. Other Potential Environmental Effects .....                                                 | 114 |
| 23. Mitigation Plan .....                                                                       | 114 |

## List of Tables

|                                                                            |    |
|----------------------------------------------------------------------------|----|
| Table 1: Proposed Land Uses .....                                          | 3  |
| Table 2: Cumulative Development Totals .....                               | 4  |
| Table 3: Climate Considerations and Adaptions .....                        | 16 |
| Table 4: Cover Types .....                                                 | 19 |
| Table 5: Trees .....                                                       | 20 |
| Table 6: Summary of Natural Areas and Semi-Natural Areas Inventoried ..... | 21 |
| Table 7: Upland Management Classification Summary .....                    | 22 |
| Table 8: Required Permits and Approvals .....                              | 23 |
| Table 9: Wetland Management Classification Summary .....                   | 37 |
| Table 10: Estimated Sewer Flows for Non-Residential Land Uses .....        | 41 |
| Table 11: Natural Basin Infiltration Rates .....                           | 47 |
| Table 12: Depressional Storage Values .....                                | 50 |
| Table 13: Discharge from the LMRWMO Watershed .....                        | 53 |

|                                                                        |     |
|------------------------------------------------------------------------|-----|
| Table 14: Recommended Wetland Management Standards.....                | 55  |
| Table 15: Additional Storage Requirements .....                        | 55  |
| Table 16: Wetland Storm Bounce Assessment .....                        | 56  |
| Table 17: Recommended Wetland Management Standards.....                | 64  |
| Table 18: MPCA What's in my Neighborhood Sites .....                   | 67  |
| Table 19: Waste Generation Per Household .....                         | 72  |
| Table 20: Solid Waste Generation .....                                 | 72  |
| Table 21: Species Within the AUAR Study Area (2019) .....              | 76  |
| Table 22: State-Listed Species (2025) .....                            | 78  |
| Table 23: Federally-Listed Species (2025).....                         | 80  |
| Table 24: Modeled CO Concentrations, TH 3 / CR 26 – PM Rush Hour ..... | 95  |
| Table 25: Construction Emissions .....                                 | 97  |
| Table 26: Operational Emissions.....                                   | 97  |
| Table 27: Minnesota Noise Standards .....                              | 99  |
| Table 28: Noise Monitoring Results .....                               | 101 |
| Table 29: Generalized Average Daily Traffic Volume Thresholds .....    | 105 |
| Table 30: Land Use Types and Sizes Per Zone.....                       | 106 |
| Table 31: Estimated 2025 Vehicle Trips .....                           | 107 |
| Table 32: 2025 Lane Recommendations.....                               | 126 |

## List of Appendices

- Appendix A: 2025 AUAR Figures and Attachments
- Appendix B: 2019 AUAR Figures
- Appendix C: 2014 AUAR Figures
- Appendix D: 2007 AUAR Figures and Attachments
- Appendix E: 2005 AUAR Figures and Attachments

# Inver Grove Heights Northwest Expansion Area Alternative Urban Areawide Review (AUAR)

This Alternative Urban Areawide Review (AUAR) follows the format of an Environmental Assessment Worksheet (EAW) (December 2022 version). Where the AUAR guidance provided by the Minnesota Environmental Quality Board (EQB) indicates that an AUAR response should differ notably from what is required for an EAW, the guidance is noted in *italics*.

## 1. PROJECT TITLE

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Inver Grove Heights Northwest Expansion Area

## 2. PROPOSER

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**Proposer:** City of Inver Grove Heights

**Contact Person:** Jason Ziemer

**Title:** Community Development Director

**Address:** 8150 Barbara Avenue

**City, State, ZIP:** Inver Grove Heights, MN, 55077-3410

**Phone:** (651) 450-2546

**Email:** [jziemer@ighmn.gov](mailto:jziemer@ighmn.gov)

## 3. RGU

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**RGU:** City of Inver Grove Heights

**Contact Person:** Jason Ziemer

**Title:** Community Development Director

**Address:** 8150 Barbara Avenue

**City, State, ZIP:** Inver Grove Heights, MN, 55077-3410

**Phone:** (651) 450-2546

**Email:** [jziemer@ighmn.gov](mailto:jziemer@ighmn.gov)

## 4. REASON FOR PREPARATION

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### 2005

Not applicable.

### 2007 Update

The City of Inver Grove Heights, in consultation with the Environmental Quality Board (EQB) and the City Attorney, have determined that a proposed Comprehensive Plan Amendment and proposed development application, warrant an Update to the Northwest Expansion Area AUAR per Minnesota Rules Chapter 4410.3610.

### 2014 Update

Not applicable.

### 2019 Update

The 2019 AUAR Update was completed to comply with Minnesota Rules Chapter 4410.3610 Subp 7A.

### 2025 Update

The 2025 AUAR Update was completed to comply with Minnesota Rules Chapter 4410.3610 Subp 7A and has been reformatted to align with the latest 2022 EAW template. Items 7 and 18 have been added in this update as they are new sections in the 2022 template.

## 5. PROJECT LOCATION

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**County:** Dakota

**City/Township:** City of Inver Grove Heights

**PLS Location ( $\frac{1}{4}$ ,  $\frac{1}{4}$ , Section, Township, Range):** Sections 5, 6, 7, 8, 17, and 18 of T27N, R22W

**Watershed (81 major watershed scale):** Lower Minnesota River, Mississippi River, Mississippi River & Lake Pepin

**Tax Parcel Numbers:** Tax Parcel IDs are available in Appendix A.

**At a minimum, attach each of the following to the AUAR:**

- **US Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries** (see Figure 2 in Appendix B)
- **Map depicting the boundaries of the AUAR and any subdistricts used in the AUAR analysis** (see Figure 1 in Appendix B)
- List of data sources, models, and other resources (from the Item-by-Item Guidance: Climate Adaptation and Resilience or other) used for information about current Minnesota climate trends and how climate change is anticipated to affect the general location of the project during the life of the project (as detailed below in Item 7)
- **Cover type map as required for Item 8** (see Figure 5 in Appendix A)
- **Land use and planning and zoning maps as required in conjunction with Item 10** (see Figure 1 through 3 in Appendix A)

## 6. PROJECT DESCRIPTION

AUAR Guidance: *Instead of the information called for on the EAW form, the description section of an AUAR should include the following elements for each major development scenario included:*

- a) Anticipated types and intensity (density) of residential and commercial/warehouse/light industrial development throughout the AUAR area.**

Table 1: Proposed Land Uses

| Land Use Category           | Existing Acres (2005) | Planned Acres |       |       |                    | Existing Acres | Planned Acres |
|-----------------------------|-----------------------|---------------|-------|-------|--------------------|----------------|---------------|
|                             |                       | 2005          | 2007  | 2014  | 2019               |                | 2025          |
| Rural Residential           | 0                     | 0             | 0     | 0     | 27                 | 1,218          | 27            |
| Vacant or Agricultural      | 1,684                 | 0             | 0     | 0     | 0                  | 783            | 0             |
| Low Density Residential     | 404                   | 820           | 820   | 818   | 1,079              | 89             | 1,058         |
| Low/Mid Density Residential | 96                    | 743           | 747   | 614   | 465                | 12             | 456           |
| Medium Density Residential  | 94                    | 343           | 334   | 356   | 283                | 9              | 271           |
| High Density Residential    | 0                     | 65            | 65    | 20    | 40                 | 9              | 48            |
| Mixed Use (Residential)     | 0                     | 46            | 46    | 51    | 76                 | 0              | 76            |
| Mixed Use (Commercial)      | 0                     | 23            | 23    | 25    | 22                 | 0              | 22            |
| Commercial                  | 26                    | 59            | 59    | 147   | 89 <sup>1</sup>    | 42             | 89            |
| Office/Industrial           | 67                    | 306           | 164   | 240   | 200 <sup>2</sup>   | 21             | 109           |
| Public/Institutional        | 11                    | 11            | 11    | 56    | 48                 | 44             | 48            |
| Natural/Open Space/Golf     | 758                   | 724           | 724   | 766   | 760 <sup>3</sup>   | 862            | 885           |
| Total Area                  | 3,140                 | 3,140         | 3,140 | 3,140 | 3,089 <sup>4</sup> | 3,089          | 3,089         |

### STUDY AREA DESCRIPTION

#### 2005

The AUAR study area is a 3,140-acre area in the northwest portion of the city of Inver Grove Heights. The location is shown on Figure 5-1 (2005 & 2007 AUAR). The area is bounded by Interstate 494 on the north, Babcock Trail on the east (approximately), the city's boundary with Eagan on the west, and includes an area just south of Highway 55 on the south. The site is currently occupied by rural and large-lot residential uses, wetlands and other natural areas, and a golf course.

#### 2007 and 2014

No update.

#### 2019

Some development has occurred within the Northwest Area since the original AUAR in 2005. Industrial, Commercial, low-and medium-density residential, and park areas have been

<sup>1</sup> This total includes Regional Commercial and Community Commercial land uses.

<sup>2</sup> This total includes General Industrial, Industrial Office Park, Light Industrial, and Office land uses.

<sup>3</sup> This total includes open space and right-of-way.

<sup>4</sup> This total is from the 2040 Comprehensive Plan.

established since 2005. A number of public infrastructure projects have been completed since 2014 and are included in the subsequent sections. See Figure 1 in Appendix B for project location.

### 2025

Low- and medium-density residential, mixed-use, and industrial office park development has occurred within the Northwest Area since the 2019 AUAR update.

## DEVELOPMENT SCENARIOS

### 2005

One Development Scenario is proposed for this AUAR. The scenario represents the maximum amount of development that is predicted in the project area, based on the City's Comprehensive Plan, Natural Resource Management Plan, and Surface Water Management Plan. The actual level of development realized on the site may be less than this scenario, based on market conditions and development proposals received and approved by the City.

### 2007

An updated Development Scenario has been developed for this Update. A new land use category was created. The Office/Industrial/Commercial land use category was created for a portion of the Northwest Area that would give the City of Inver Grove Heights the greatest flexibility. The AUAR update will analyze this category as commercial—the most intensive land use.

### 2014

No change.

### 2019

A new development scenario has been created based on the 2040 Comprehensive Plan. The new scenario is depicted in [Table 2](#).

### 2025

No change.

## CUMULATIVE DEVELOPMENT TOTALS

[Table 2](#) represents projected cumulative development totals for the project area. These totals are based on policies and standards as established within the City of Inver Grove Heights Comprehensive Plan and Zoning Ordinance.

Table 2: Cumulative Development Totals

| Measure                               | 2005                               | 2007 & 2014                        | 2019                               | 2025                               |
|---------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| Total Project Acreage                 | 3,140                              | 3,140                              | 3,089                              | 3,089                              |
| Number of Residential Units (maximum) | Attached: 4,707<br>Detached: 2,383 | Attached: 4,676<br>Detached: 2,378 | Attached: 5,744<br>Detached: 2,163 | Attached: 5,744<br>Detached: 2,163 |

| Measure                                      | 2005                                                                                                                               | 2007 & 2014                                                                                                                        | 2019                                                                                                                               | 2025                                                                                                                                                                                  |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Units Per Building (maximum)                 | N/A                                                                                                                                | N/A                                                                                                                                | N/A                                                                                                                                | Single Family/Townhome: 4 units per building<br>Multifamily Residential – apartment buildings: 12 units per building<br>Multifamily Residential – large apartment buildings: No limit |
| Industrial and Related Office Uses (maximum) | Industrial & Office: 140 acres<br>Office: 1,434,760 square feet<br>Commercial: 1,674,215 square feet                               | Industrial & Office: 219 acres<br>Office: 1,330,260 square feet<br>Commercial: 2,214,625 square feet                               | Commercial: 362,637 square feet<br>Office/Industrial: 784,080 square feet                                                          | Commercial: 362,637 square feet<br>Office/Industrial: 784,080 square feet                                                                                                             |
| Building Height (maximum)                    | Single Family/ Townhome: 35 feet<br>Multifamily Residential: 70 feet<br>Retail: 50 feet<br>Industrial: 60 feet<br>Office: 100 feet | Single Family/ Townhome: 35 feet<br>Multifamily Residential: 70 feet<br>Retail: 50 feet<br>Industrial: 60 feet<br>Office: 100 feet | Single Family/ Townhome: 35 feet<br>Multifamily Residential: 70 feet<br>Retail: 50 feet<br>Industrial: 60 feet<br>Office: 100 feet | Single Family/ Townhome: 35 feet<br>Multifamily Residential: 70 feet<br>Retail: 50 feet<br>Industrial: 60 feet<br>Office: 100 feet                                                    |

- b) Infrastructure planned to serve development (roads, sewers, water, stormwater system, etc.). Roadways intended primarily to serve as adjoining land uses within an AUAR area are normally expected to be reviewed as part of an AUAR. More “arterial” types of roadways that would cross an AUAR area are an optional inclusion in the AUAR analysis; if they are included, a more intensive level of review, generally including an analysis of alternative routes, is necessary.**

#### **ROADWAY NETWORK**

##### **2005**

Based on the new traffic that will be generated by development of the Northwest Expansion Area, four primary roads will need to be improved to accommodate future growth. The Mitigation Plan recommends that CR 63 in the southbound direction be widened to a 5- or 6-lane roadway from north of I-494 to south of TH 55. TH 3 should also be widened from south of the interchange with TH 55 to the north of the Interstate 494. CR 73 will require the addition of lanes. CR 26 will need to be widened beginning to the east of CR 73 and continuing to the west of CR 63.

The AUAR analysis quantifies the impacts that the proposed development will have on the regional system, including Interstate 494 and TH 55. The analysis assumes a new interchange at I-494 and CR 63 and at the intersection of CR 63 and State Highway 55, as described in the City's Thoroughfare Plan.

### 2007

No change in the recommended mitigation due to the updated land uses.

### 2014

- The City of Inver Grove Heights, the City of Eagan, and Dakota County have completed and adopted the 2010 Regional Roadway System Visioning Study for northeast Eagan and northwest Inver Grove Heights.
- The City completed and adopted the Northwest Area Collector Street Plan, dated May 2012.
- The City and Dakota County are conducting a design study for County Road (CR) 28 and County State Aid Highway (CSAH) 63 from south of Trunk Highway (TH) 55 to south of CSAH 26 in advance of improving these roadways in 2016. A 2014 feasibility study for the future Argenta Trail Corridor from south of CSAH 26 to I-494 will also be conducted to consider the location of the future arterial connection to the potential future interchange along I-494 between TH 149 and TH 3.
- City Project No. 2009-01 Trunk Highway 3 and Amana Trail/proposed 80<sup>th</sup> Street Roundabout was completed.
- City Project No. 2010-41 Trunk Highway 3 Right Turn Lane—Argenta Hills 2<sup>nd</sup> Addition was completed.

### 2019

The City's guiding documents include:

- Northwest Area Collector Street Plan
- Regional Roadway Visioning Study to be updated in 2020 by Dakota County

See Appendix B for a list of street projects the city completed between 2014 and 2019.

### 2025

- MnDOT, Dakota County, and the cities of Inver Grove Heights, Eagan, Mendota Heights, and Sunfish Lake completed a Regional Roadway System Visioning Study (RRSVS) Update in 2022. The RRSVS recommended realigning Argenta Trail (CSAH 28 & 63) and constructing it as a four-lane divided highway. Construction of these improvements was completed in 2017. The study also determined that Argenta Trail would eventually need to be expanded into a six-lane divided highway, serving as a principal arterial.
- Dakota County and the cities of Inver Grove Heights and Eagan expanded County Road 26 from a two-lane roadway to a four-lane divided roadway



between Highway 55 in Eagan and South Robert Trail in Inver Grove Heights and construction was completed in 2024.

- The City of Inver Grove Heights completed the 65<sup>th</sup> Street Area Plan in 2023. The plan includes potential development scenarios with the transportation infrastructure needed to support potential future redevelopment of this area. The City of Inver Gove Heights completed the 65th Street Area Plan in 2023. The plan includes potential extension of 65th Street between Highway 3 and Babcock Trail (County Road 73) to support potential future redevelopment of this area.
- The City of Inver Grove Heights built 65<sup>th</sup> Street between Argenta Trail and Highway 3 in 2019 to facilitate development.
- The City of Inver Grove Heights completed Agate Trail (Community Collector) from Amana Trail to 70th Street with the Peltier Reserve Development
- The City of Inver Grove Heights completed local streets within the following Developer Projects: Settlers Ridge North, Settlers Ridge North 2nd, Highlands at Settlers Ridge, Peltier Reserve, and Scenic Hills

The following are active roadway projects:

- County Road 26 preliminary design from Hwy 3 to Hwy 52
  - 0.7 miles of County Road 26 (70<sup>th</sup> St W) (between Hwy 3 and Babcock Trail) is within the study area
- I-494 Argenta Trail interchange study

See Appendix A for a list of street projects the city completed between 2020 and 2025.

## **SANITARY SEWER SYSTEM**

### **2005**

The estimated sewer flow rate for the Northwest Expansion Area is 1,200 gallons per acre per day. All areas within the AUAR study area will be served by sanitary sewer, based on the City's Comprehensive Plan (1998). The proposed City trunk sewer system will connect to the Metropolitan Council Environmental Services (MCES) regional system. Proposed sewer system alignments have been routed to avoid impacts to proposed stormwater infiltration basins and areas of high-quality natural resources.

The City will construct sanitary sewer improvements to serve the AUAR area in general accordance with the 2020 Comprehensive Plan for the City. The sewer flows from this area will go to the MCES interceptor systems and Metropolitan Wastewater Treatment Facility, which has capacity available to serve this area.

### **2007**

The City of Inver Grove Heights has completed a feasibility study of these improvements, called the Northwest Area Water and Sanitary Extensions Feasibility Report, dated May

2005. The City awarded the first phase of these improvements, Northwest Area Utility Improvements Lift Station R-9.1, in July 2007.

#### 2014

- The City of Inver Grove Heights constructed trunk sanitary sewer and watermain facilities with the following projects: City Project No. 2003-15 NW Area Trunk Utility Improvements – located from TH 55/Babcock Trail, north along Babcock Trail to 80<sup>th</sup> Street, west to TH 3, north to 70<sup>th</sup> Street; Project No. 2003-15A NW Area Lift Station – located within the NW quadrant of Amana Trail and Trunk Highway 3; Argenta Hills/Amana Trail Trunk Utilities – located within the Target development and along newly constructed Amana Trail from TH 3 to Alverno Avenue; Argenta Hills 8<sup>th</sup> Addition – located along Alverno Avenue from Amana Trail to north terminus of Alverno Avenue; and Inver Glen Senior Housing Project – located from TH 3, along Allen Way to the developments easterly boundary.
- A Preliminary Engineering Report has been prepared for trunk sanitary sewer facilities in City Project No. 2014-13 NW Area Trunk Utilities – Argenta District, located between Amana Trail and proposed 65<sup>th</sup> Street within the Argenta District.

#### 2019

The City of Inver Grove Heights constructed sanitary sewer facilities with the following projects: development projects in Blackstone Vista, Blackstone Vista 3<sup>rd</sup>, Blackstone Ponds, Blackstone Ponds 2<sup>nd</sup>, Blackstone Ponds 3<sup>rd</sup>, Blackstone Ridge, Windwood 2<sup>nd</sup>, Industrial Equites, Argenta Hills 8<sup>th</sup>, 9<sup>th</sup>, Scenic Hills; Holiday Station; City projects 2014-11 Argenta Trail and Highway 55, 2015-10 NWA Utilities Alverno Trail to Blackstone Vista, 2015-11 NWA Lift Station, 2015-13 NWA Trunk Utilities 70<sup>th</sup> Street LS to Blackstone Ridge, 2015-16 Trunk Utilities Argenta Trail to Blackstone Ridge, 2016-08 TH3 Roundabout 70<sup>th</sup> Street.

#### 2025

The City of Inver Grove Heights constructed trunk sanitary sewer facilities with the following Development projects: Canvas at Inver Grove Heights, Settlers Ridge North, Settlers Ridge North 2<sup>nd</sup>, Highlands at Settlers Ridge, Peltier Reserve, Inverpoint Business Park Third Addition and Scenic Hills.

The City of Inver Grove Heights constructed sanitary sewer trunk facilities with the following City projects: 2021-01NWA Trunk Utility Improvements.

The City of Inver Grove Heights constructed sanitary sewer facilities with the following Development projects: Archer Trail, Canvas at Inver Grove Heights, Canvas at Inver Grove Heights 2<sup>nd</sup>, Settlers Ridge North, Settlers Ridge North 2<sup>nd</sup>, Highlands at Settlers Ridge, Peltier Reserve, and Scenic Hills. A figure showing the existing trunk sewer system is included in Appendix A.

## **MUNICIPAL WATER SYSTEM**

### **2005**

The City of Inver Grove Heights currently operates six municipal supply wells with a total groundwater appropriation of 1,250 million gallons per year (MGY) in 2003. The wells are used on a rotating schedule.

The project area will be served by expanding the existing municipal water supply system. Development of the project area will require additional appropriation of groundwater for municipal water supply. Five additional wells will likely be required to meet the ultimate system demand. The number of new wells required will depend on the capacities of the future wells. The ultimate projected municipal water system demand is 2,295 MGY (2005 estimate).

New wells will be completed in the Jordan Sandstone portion of the Prairie du Chien-Jordan aquifer system. Each new well is expected to have a capacity of 1,200 gallons per minute (gpm). While the City's current wells will experience a gradual increase in pumping and additional wells will be constructed, the aquifer is expected to be able to accommodate the additional withdrawals, based on recent tests.

### **2007**

The City of Inver Grove Heights has completed a feasibility study of these improvements, called the Northwest Area Water and Sanitary Extensions Feasibility Report, dated May 2005. The City awarded the first phase of these improvements, Northwest Area Utility Improvements Lift Station R-9.1, in July 2007.

### **2014**

- The City of Inver Grove Heights constructed trunk sanitary sewer and watermain facilities with the following projects: City Project No. 2003-15 NW Area Trunk Utility Improvements – located from TH 55/Babcock Trail, north along Babcock Trail to 80<sup>th</sup> Street, west to TH 3, north to 70<sup>th</sup> Street; Argenta Hills/Amana Trail Trunk Utilities – located within the Target development and along newly constructed Amana Trail from TH 3 to Alverno Avenue; Argenta Hills 8<sup>th</sup> Addition – located along Alverno Avenue from Amana Trail to north terminus of Alverno Avenue and Inver Glen Senior Housing project – located from TH 3, along Allen Way to the development's easterly boundary.
- A Preliminary Engineering Report has been prepared for trunk watermain facilities in City Project No. 2014-13 NW Area Truck Utilities – Argenta District, located from Amana Trail and proposed 65<sup>th</sup> Street within the Argenta District.
- In 2013, the City constructed Project No. 2006-18 Asher Water Tower Replacement.
- Well #9 (Well ID 759561) was constructed in 2008.

### **2019**

The City prepared the following guidance documents between 2014 and 2019.

- Northwest Area Trunk Utilities North Robert District Alternative 2, Bolton and Menk, 2014
- Water Pressure Zone, 2015
- City of Inver Grove Heights wellhead protection Plan, Stantec, September 2016
- Trunk Watermain Model, 2017
- Third Generation of the Local Water Supply Plan was prepared and approved by the DNR in February 2020.

### 2025

The City of Inver Grove Heights constructed watermain trunk facilities with the following Development projects: Canvas at Inver Grove Heights, Settlers Ridge North, Settlers Ridge North 2<sup>nd</sup>, Highlands at Settlers Ridge, Peltier Reserve, Inverpoint Business Park Third Addition and Scenic Hills.

The City of Inver Grove Heights constructed watermain trunk facilities with the following City projects: 2021-01NWA Trunk Utility Improvements, and 2021-07 70<sup>th</sup> Street and Allen Way Improvements.

The City of Inver Grove Heights constructed watermain facilities with the following Development projects: Archer Trail, Canvas at Inver Grove Heights, Canvas at Inver Grove Heights 2<sup>nd</sup>, Settlers Ridge North, Settlers Ridge North 2<sup>nd</sup>, Highlands at Settlers Ridge, Peltier Reserve, and Scenic Hills.

## **STORMWATER SYSTEM**

### 2005

The City's Surface Water Plan for the Northwest Expansion Area proposes an approach that minimizes connected impervious surfaces, increases flow path and time over previous surfaces, and decentralizes treatment in local and regional infiltration areas. The approach focuses on a variety of local Best Management Practices (BMPs), and collection and further treatment/infiltration of excess water in the numerous existing natural basins in the area. The plan includes a number of alternative practices with infiltration to provide for pretreatment before discharge to wetland basins and preserves the infiltration capacity of the natural basins.

The land use plan features relatively large green spaces and corridors to allow for stormwater infiltration and collection in the regional basin areas. The areas are shown on Figures 17-1 to 17-3 (in Appendix D and E) and are located within the low to medium density residential areas and open space area shown on the land use plan.

### 2007

The City of Inver Grove Heights has adopted a stormwater manual for the Northwest Area on May 29, 2007.

### 2014

- The City of Inver Grove Heights has built stormwater management facilities and protected regional basins in the following projects: Inver Pointe Business Park

(United Properties), IGH Investments LLC – Argenta Hills Site Construction Plans (Amana Trail and Target Development), Argenta Hills 2<sup>nd</sup> through 8<sup>th</sup> Addition, 2009-01 Intersection (round-a-bout along TH 3), City Project No. 2013-03 SP-27 Stormwater Facilities Repairs, City Project No. 2010-41 Trunk Highway 3 Right Turn Lane – Argenta Hills 2<sup>nd</sup> Addition, Inver Glen Senior Housing projects.

- The City utilizes the following documents for stormwater guidance:
  - Northwest Area Stormwater Manual, adopted on May 29, 2007.
  - The Second-Generation Water Resources Management Plan adopted on December 8, 2008. The plan is being updated in 2014 to the 3<sup>rd</sup> Generation Plan.
  - The 3<sup>rd</sup> Generation Lower Mississippi River Watershed Management Plan prepared in August 2011.
  - The Northwest Area Regional Basin Map and Stormwater Model prepared on March 1, 2011. The map and stormwater model are being updated in 2014. Updates to the map and model will be a required condition of approval for developments.
  - Dakota County Soil and Water Conservation District (DCSWCD) Low Impact Design (LID) Standards are applicable for filtration and infiltration BMPs. The current LID standards may be found on the DCSWCD website.
- March 17, 2014, the City's MS4 General Permit coverage was extended, reauthorizing the new permit. The City will meet requirements of the new permit from the date permit coverage was extended.
- The Gun Club Lake Watershed Management Organization (GCLWMO) was disbanded and the Eagan-Inver Grove Heights Watershed Management Organization (EIGHWMO) was created in 2014.
- Atlas 14, published in 2013, is the most current frequency and duration stormwater information at the time of this AUAR update. The Northwest Area stormwater management plan will be updated to incorporate Atlas 14 data as published by the National Oceanic and Atmospheric Administration (NOAA) for the 2-, 10- and 100- year rainfall events and the 100-year critical volume (10-day snow melt) for development stormwater management plans and landlocked basins.

## 2019

The City of Inver Grove Heights constructed stormwater system facilities with the following projects: development projects in Blackstone Vista, Blackstone Vista 3<sup>rd</sup>, Blackstone Ponds, Blackstone Ponds 2<sup>nd</sup>, Blackstone Ridge, Windwood 2<sup>nd</sup>, Argenta Hills 8<sup>th</sup> and 9<sup>th</sup>, Scenic Hills; City Projects 2014-11 Argenta Trail and Highway 55, and 2016-08 TH 3 Roundabout at 70th Street.

- The City adopted the 3<sup>rd</sup> generation Water Resources Management Plan, December 2014
- The City adopted the 4<sup>th</sup> generation Water Resources Management Plan, December 2018

- The Stormwater Manual was updated to include the Atlas 14 data and this information will be used for future development stormwater management plans and landlocked basins.

## 2025

The City of Inver Grove Heights constructed stormwater facilities with the following Development projects: Archer Trail, Canvas at Inver Grove Heights, Settlers Ridge North, Settlers Ridge North 2<sup>nd</sup> , Highlands at Settlers Ridge, Peltier Reserve, and Scenic Hills.

The City of Inver Grove Heights constructed stormwater facilities with the following City projects: 2020-12 Argenta Trail Drainage Improvements and 2021-03 NWA Emergency Pumping and Forcemain System.

### **c) Information about the anticipated staging of various developments, to the extent known, and of the infrastructure, and how the infrastructure staging will influence the development schedule.**

## 2005

The City of Inver Grove Heights has an approved Comprehensive Plan as required by the referenced rules. The Plan includes a Capital Improvement Program and plans for phasing infrastructure in the AUAR area. The City adopted the Comprehensive Plan on June 8, 1998. The Metropolitan Council approved the plan on March 25, 1999. The Inver Grove Heights City Council adopted an official resolution ordering the AUAR as required on September 27, 2004.

Development of the area will occur over the next 20 years. The pace of development will depend on market conditions and individual property owner decisions regarding development or redevelopment. Infrastructure will be staged so that necessary sewer, water, roadway, and other infrastructure is in place to accommodate proposed development. Some roadway infrastructure development will depend on the plans and schedule of the Minnesota Department of Transportation and Dakota County. Other infrastructure phasing will be determined by the City based on its Comprehensive Plan and Infrastructure Plans.

## 2007

No update.

## 2014

The Inver Grove Heights Northwest Expansion Area AUAR is located on 3,089 acres in the northwest portion of the city. The AUAR was completed in August 2005 and adopted by City Council in February 2006 with an update in 2007. An AUAR Update Addendum has been prepared to address updates in proposed land use and Development Scenario.

## 2019

The City of Inver Grove Heights updated their Comprehensive Plan for 2040, which includes updates to the Capital Improvement Program and plans for phasing infrastructure in the AUAR area.

2025

No update.

## 7. CLIMATE ADAPTION AND RESILIENCE

- a) Describe the climate trends in the general location of the project (see guidance: Climate Adaptation and Resilience) and how climate change is anticipated to affect that location during the life of the project.**

Historical trends and future projections in temperature, precipitation, flood risk, and cooling degree days are described below for Dakota County. Some of these climate predictions use specific scenarios called SSPs (Shared Socioeconomic Pathways) or RCPs (Representative Concentration Pathways) by the Intergovernmental Panel on Climate Change. SSP 245 and RCP 4.5 are intermediate scenarios where emissions peak around 2040 and then decrease. SSP 370 and RCP 8.5 are high-emissions scenarios where emissions continue to rise through the century.<sup>5</sup> In an intermediate scenario, greenhouse gas emissions stabilize, whereas in a high emissions scenario, they continue to increase significantly.

### Temperature

The National Centers for Environmental Information (NCEI) County Time Series tool uses historical data from nearby weather stations to provide county-level information. According to NCEI, the average temperature in Dakota County from 2004 and 2024 was around 46°F, ranging from a low of 41.8°F in 2014 to a high of 50.2°F in 2024.<sup>6</sup> The Minnesota Climate Mapping and Analysis Tool (ClEMAT) provides future climate projections. According to ClEMAT, the average annual temperature in Dakota County is projected to reach 49.6°F between 2040 to 2059 under an intermediate emissions pathway (SSP 245). Under a high emissions pathway (SSP 370), it could rise to 50.7°F. By the end of the century (2080-2099), the average annual temperature is expected to rise to 52.5°F under SSP 245 and 54.7°F under SSP 370.<sup>7</sup>

### Exhibit 1. NCEI County Time Series – Average Temperature Trends for Dakota County

<sup>5</sup> Climate Explorer Metadata. Available at <https://climate.umn.edu/dnrs-climate-explorer-tool-cmip5>

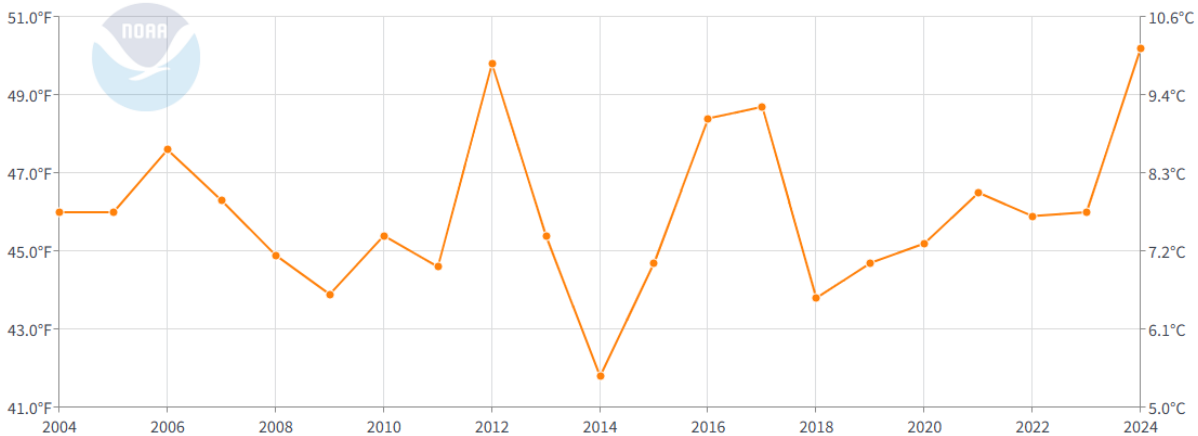
<sup>6</sup> NOAA National Centers for Environmental Information, Climate at a Glance: County Time Series. Available at <https://www.ncei.noaa.gov/access/monitoring/climate-at-a-glance/county/time-series>

<sup>7</sup> Fine-scale Climate Projections over Minnesota for the 21st Century. Prepared for the University of Minnesota Climate Adaptation Partnership. V1 released October 2023. Available at: <https://app.climate.umn.edu/>



### Dakota County, Minnesota Average Temperature

May-April



### Urban Heat Island

Surfaces like roads, parking lots, and buildings absorb and release more heat from the sun compared to natural areas. This can make urban areas much hotter, a phenomenon called the urban heat island effect. This effect makes cities more vulnerable to extreme heat.

Extreme heat vulnerability means how likely people or communities are to suffer from health problems due to extreme heat. The University of Minnesota's Heat Vulnerability Tool creates a heat sensitivity score for counties (from 1-lowest to 4-highest) using factors like demographics, socio-economic status, health, and temperature-related variables. Based on population growth projections for 2018-2050 and the amount of hard surfaces like concrete, Dakota County has a high heat sensitivity score of 4<sup>8</sup>.

### Cooling Degree Days

The U.S. Energy Information Administration explains that degree days measure how cold or warm a place is by comparing the average outdoor temperature to a standard temperature, usually 65°F in the U.S. When temperatures are more extreme, there are more degree days, which typically means higher energy use for heating or cooling.<sup>9</sup> Cooling degree days help estimate how much cooling buildings will need.

The University of Minnesota's Heat Vulnerability Tool provides summaries and projections of cooling degree days for counties using data from nearby weather stations. According to the tool, Dakota County had 424 cooling degree days in 2019. By 2050, this number is expected to rise to 505 for RCP 4.5 and 652 for RCP 8.5.<sup>10</sup> This means buildings in the area will need more energy for cooling as the weather gets hotter.

### Precipitation

<sup>8</sup> Extreme Heat Map Tool, Metropolitan Council. Available at <https://metrocouncil.org/Communities/Planning/Local-Planning-Assistance/CVA/Extreme-Heat.aspx>

<sup>9</sup> "Degree Days," U.S. Energy Information Administration. Available at <https://www.eia.gov/energyexplained/units-and-calculators/degree-days.php>

<sup>10</sup> Heat Vulnerability in Minnesota. Minnesota Department of Health and the University of Minnesota. Available at [https://maps.umn.edu/climatehealthtool/heat\\_app/](https://maps.umn.edu/climatehealthtool/heat_app/).



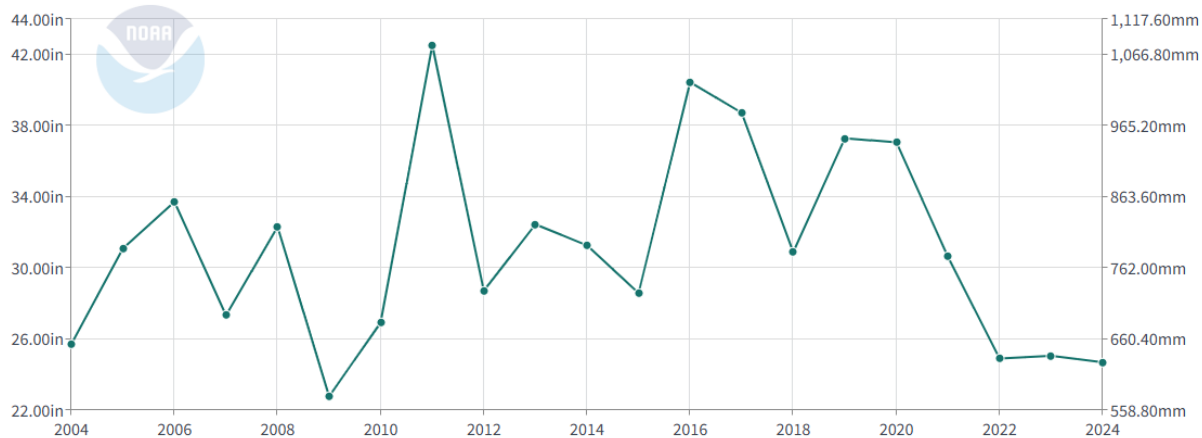
The National Centers for Environmental Information (NCEI) County Time Series tool uses historical data from weather stations to provide county-level information. According to the NCEI, the average precipitation in Dakota County from 2004 to 2024 was about 31.1 inches, with the lowest average in 2009 (22.77 inches) and the highest average in 2011 (42.53 inches)<sup>11</sup>.

The Minnesota Climate Mapping and Analysis Tool (ClimAT) provides future climate projections. According to ClimAT, the average yearly precipitation in Dakota County is projected to increase to 35.7 inches between 2040 and 2059 under an intermediate emissions pathway (SSP 245) and decrease to 30.2 inches under a high emissions scenario. By the end of the century (2080-2099), annual precipitation is expected to increase to 34 inches under SSP 245 and 34.6 inches under a high (SSP 370) emissions pathway.<sup>12</sup>

## Exhibit 2. NCEI County Rime Series – Average Precipitation Trends for Dakota County

### Dakota County, Minnesota Precipitation

May-April



## Localized Flood Risk

The FEMA National Flood Hazard Layer (NFHL) contains data about flood risks. According to this data, the study area is located in Zone X, which means the flood risk is moderate to minimal<sup>13</sup>.

The Metropolitan Council's Localized Flood Map Screening Tool<sup>14</sup> identifies areas at risk from short-term, extreme rain events. These risky areas, called Bluespots, are categorized by the potential depth of floodwater.

- Primary Bluespots are shallow and the first areas to fill with water, making them higher risk.
- Tertiary areas are deeper and fill with water last
- Shallow Bluespots are separated, isolated low areas that are generally low risk.

<sup>11</sup> NOAA National Centers for Environmental information, Climate at a Glance: County Time Series. Available at <https://www.ncei.noaa.gov/access/monitoring/climate-at-a-glance/county/time-series>

<sup>12</sup> Fine-scale Climate Projections over Minnesota for the 21st Century. Prepared for the University of Minnesota Climate Adaptation Partnership. V1 released October 2023. Available at: <https://app.climate.umn.edu/>

<sup>13</sup> FEMA National Flood Hazard Layer. Available at: <https://msc.fema.gov/portal>

<sup>14</sup> Localized Flood Map Screening Tool. Metropolitan Council Available at <https://metro council.org/Communities/Planning/Local-Planning-Assistance/CVA/Tools-Resources.aspx>.

The tool shows that most of the study area is free of BlueSpots. The primary, tertiary, and shallow Bluespots in the study area are around existing waterbodies and wetlands, with depths ranging from 0.25 feet to 59.94 feet.

- b) For each resource category in the table below, describe the project's proposed activities and how the project's design will interact with those climate trends. Describe proposed adaptations to address the project effects identified.**

Table 3: Climate Considerations and Adaptions

| Resource Category     | Climate Considerations                                                                                                                                                                                                          | Project Information                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       |                                                                                                                                                                                                                                 | Climate Change Risks and Vulnerabilities                                                                                                                                                                                                                                                                                                                                          | Adaptions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Project Design</b> | Aspects of building architecture/material choices and site design may impact urban heat island conditions in the surrounding area, including changing climate zones, temperature trends, and potential for extended heat waves. | <p>In the coming decades, climate projections reveal the location of the study area is anticipated to experience:</p> <ul style="list-style-type: none"> <li>• Increased annual temperatures</li> <li>• Increased annual precipitation and more frequent heavy rainfall events</li> <li>• Increased freeze thaw cycles</li> <li>• Low to high urban heat island effect</li> </ul> | <ul style="list-style-type: none"> <li>• Energy end-use efficient appliances and equipment and energy efficient lighting could be incorporated into building design.</li> <li>• Energy efficient building shells, such as insulation, high-performance windows and doors, and building materials with low thermal conductivity could regulate indoor temperature.</li> <li>• New trees and landscaping could reduce runoff and mitigate heat island effect.</li> <li>• Water-efficient design could be incorporated for landscape vegetation choices, landscape irrigation, appliance, and equipment).</li> </ul> |

| Resource Category      | Climate Considerations                                                                                                                                                                                                                                               | Project Information                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        |                                                                                                                                                                                                                                                                      | Climate Change Risks and Vulnerabilities                                                                                                                                                                                                                                                                                                                                                                                                                                   | Adaptions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Land Use</b>        | No critical facilities (i.e., facilities necessary for public health and safety, those storing hazardous materials, or those with housing occupants who may be insufficiently mobile) are proposed. Portions of the study area are within FEMA 100-Year floodplains. | Portions of the proposed development may experience flooding during extreme rain events.                                                                                                                                                                                                                                                                                                                                                                                   | Design of future development and stormwater management facilities will be completed to reduce the risk of flooding in the AUAR study area. Infiltration areas will be used to improve water quality and reduce stormwater runoff in the project vicinity.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Water Resources</b> | Current Minnesota climate trends and anticipated climate change in the general location of the project may influence water resources.                                                                                                                                | Water resources in the general project area may become warmer, more polluted, and increase in volume due to increased temperatures and runoff. There may be more evaporation and water available when it rains leading to an increase in the flood potential. It is projected that there will be more severe storm events with high, intense rain amounts which will require drainage systems to be adequately maintained to accommodate for the increase in water volume. | <ul style="list-style-type: none"> <li>• Developers could consider using native plants and perennials for landscaping and stormwater features will absorb water and reduce the water demand for irrigation.</li> <li>• Developers could use native plants and perennials for landscaping adjacent to water resource buffers.</li> <li>• Water reuse systems may be implemented to reduce water usage.</li> <li>• Stormwater BMP's shall be designed to meet City of Inver Grove Heights criteria for rate control and runoff volume reduction and criteria for MPCA water quality requirements.</li> <li>• Developers should consider planning and design to minimize impacts related to chloride runoff.</li> </ul> |

| Resource Category                                                                                                    | Climate Considerations                                                                                                                                                                                                 | Project Information                                                                                                      |                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                      |                                                                                                                                                                                                                        | Climate Change Risks and Vulnerabilities                                                                                 | Adaptions                                                                                                                                                   |
| <b>Contamination/<br/>Hazardous<br/>Materials/<br/>Wastes</b>                                                        | Current Minnesota climate trends and anticipated climate change in the general location of the project may influence the potential environmental effects of generation/ use/ storage of hazardous waste and materials. | The proposed development is not anticipated to generate hazardous waste or materials.                                    | Not applicable.                                                                                                                                             |
| <b>Fish, Wildlife,<br/>Plant<br/>Communities,<br/>and Sensitive<br/>Ecological<br/>Resources<br/>(Rare Features)</b> | Current Minnesota climate trends and anticipated climate change in the general location of the project may influence the local species and suitable habitat.                                                           | Suitable habitat for species may become unsuitable due to land use changes, increased temperature, and increased runoff. | Developers could include climate-appropriate native plantings and stormwater BMPs to provide suitable habitat for small mammals, insects, and bird species. |

## 8. COVER TYPES

AUAR Guidance: *The following information should be provided:*

- A cover type map, at least at the scale of a USGS topographic map, depicting:
  - Wetlands (identified by Circular 39 type)
  - Watercourses (rivers, streams, creeks, ditches)
  - Lakes (identify public waters status and shoreland management classification)
  - Woodlands (break down by classes where possible)
  - Grassland (identify native and old field)
  - Cropland
  - Current development
- An overlay map showing anticipated development in relation to the cover types. This map should also depict any “protection areas,” existing or proposed, that will preserve sensitive cover types. Separate maps for each major development scenario should be generally provided.

### 2005

The generalized breakdown of cover types before and after development is shown on the chart that follows. The location of cover types is shown in Figure 10-1 (2005 & 2007 AUAR). The location of cover types in relationship to proposed development is shown in Figure 10-2 (2005 AUAR) and Figure 10-2A (2007 AUAR). The natural communities identified in the City's Natural Resource Inventory and their classifications based on ecological quality are shown on Figure 10-3 (in Appendix D and E).

### 2007

Note that Figure 10-2—Land Cover and Proposed Land Use (2007 AUAR) has been updated to reflect the updated proposed land uses. Refer to Figure 10-2A—Updated Land Cover and Proposed Land Use (2007 AUAR).

### 2019 and 2025

An update on cover types within the study area is shown on [Table 4](#).

Table 4: Cover Types

| Cover Type                   | Before (Acres) | After (Acres) |             |       |       |
|------------------------------|----------------|---------------|-------------|-------|-------|
|                              |                | 2005          | 2007 & 2014 | 2019  | 2025  |
| Types 1 to 7 Wetlands        | 267            | 267           | 267         | 221   | 227   |
| Woodlands/Brushland          | 652            | 359           | 359         | 496   | 464   |
| Field/Grassland              | 1,523          | 98            | 98          | 1,100 | 910   |
| Residential                  | 594            | 2,017         | 2,012       | 861   | 1,027 |
| Commercial/Industrial/Office | 93             | 388           | 393         | 87    | 143   |
| Institutional                | 11             | 11            | 11          | 20    | 20    |
| Right-of-Way                 | N/A            | N/A           | N/A         | 304   | 298   |

| Cover Type | Before<br>(Acres)   | After (Acres)       |                |                     |       |
|------------|---------------------|---------------------|----------------|---------------------|-------|
|            |                     | 2005                | 2007 &<br>2014 | 2019                | 2025  |
| Total      | 3,140 <sup>15</sup> | 3,140 <sup>16</sup> | 3,140          | 3,089 <sup>17</sup> | 3,089 |

Table 5: Trees

| Trees                          | Percent           |
|--------------------------------|-------------------|
| Percent of tree canopy removed | 30% <sup>18</sup> |

### NORTHWEST EXPANSION AREA NATURAL RESOURCE INVENTORY

#### 2005

The City of Inver Grove Heights completed a Natural Resource Inventory and Management Plan for the Northwest Expansion Area in 2004. The inventory included using existing natural resource data for the area, aerial photos, and field visits to identify natural areas by experienced ecologists. In a few cases, landowners did not give permission for ecologists to visit their properties, so that only aerial photos or views from adjacent areas were used to identify resources in these areas.

The field inventory was a qualitative assessment of wetland and upland communities. It included identification of major plant species in the canopy, subcanopy, shrub, and ground cover of forest and woodland natural communities. In non-forested natural communities, dominant grasses and forbs were identified. The field inventory emphasized gathering data on disturbance indicators of natural communities such as exotic species and erosion.

Classification of the natural areas to determine the natural community type was done using methodology outlined in Minnesota's Native Vegetation, a Key to Natural Communities (Minnesota DNR, 1993). Each community was assigned a qualitative rank, ranging from A to D, with "A" quality communities being the highest in ecological quality, and "D" communities being the lowest. Standard ecological criteria were used to evaluate the health of natural communities were used to determine the quality rankings. These criteria included degree of native species diversity, age of trees, and amount of disturbance, such as invasion by non-native plant species. The rankings reflect how closely the natural community area resembles an intact or "pristine" community of its type in the local area – "A" quality communities are most like intact natural areas, "D" quality communities have been highly altered from this standard.

The wetland field inventory included identification of plant species and a determination of predominant hydrology for each wetland basin. The Minnesota Routine Assessment Method

<sup>15</sup> Total is 2005 existing cover types

<sup>16</sup> 2005, 2007, and 2014 totals were calculated by subtracting future land use acreage by existing cover types from 2005.

<sup>17</sup> 2019 and 2025 totals calculated from the sum of existing cover types as of that year's GIS data available.

<sup>18</sup> This was estimated from the City's tree removal threshold

(MnRAM) Version 2.0 was used to assess wetland functions on a qualitative basis. Wetlands were evaluated for floristic quality, wildlife habitat value, aesthetic, recreational, educational, and cultural values, and stormwater susceptibility.

Table 6: Summary of Natural Areas and Semi-Natural Areas Inventoried

| Land Cover Type       | Number of Areas | Acres | Percent of Total | Percent of Land in Study Area |
|-----------------------|-----------------|-------|------------------|-------------------------------|
| Wetland Natural Areas | 184             | 267   | 21.1%            | 8.5%                          |
| Upland Natural Areas  | 43              | 452   | 35.7%            | 14.4%                         |
| Semi-natural Areas    | 25              | 547   | 43.2%            | 17.4%                         |
| Total                 | 252             | 1,266 | 100.0%           |                               |

#### 2007 and 2014

No update.

#### 2019

Some impacts to areas identified in the natural resource inventory have occurred since 2005; however, no significant changes to the natural resource inventory have occurred. Impacts to "A" quality upland and wetland communities have been minimized to the extent practicable. See Figure 6 (Appendix B) for an updated figure of existing cover types.

#### 2025

Some impacts to areas identified in the natural resource inventory have occurred since 2005; however, no significant changes to the natural resource inventory have occurred. See Figure 4 (Appendix A) for an updated figure of current cover types.

### GREENWAY CORRIDORS

#### 2005

A local advisory committee reviewed the upland and wetland ranking criteria and identified greenway corridors in the study area. Greenway corridors are corridors that are maintained for natural resource protection and/or recreation. Both Primary and Secondary Greenways are identified on the Natural Resource Inventory maps included in the Attachments of the 2005 AUAR. The Conceptual Greenway corridors that were developed during the Natural Resource Inventory are consistent with those developed later during the North Dakota County Greenway Planning project completed by the DCSWCD.

#### 2007, 2014, and 2019

No update.

#### 2025

There have been minimal impacts to the Primary Greenways since 2005.

## UPLAND COMMUNITIES

### 2005

Table 7 shows a summary of Management Classification for upland natural communities identified in the Northwest Expansion Area. These areas are shown on Figure 10-3 (in Appendix D and E). The table indicates that only a fraction of the total number of natural communities identified fell into the highest quality categories of Manage 1 and Manage 2.

Although Oak Woodland-Brushland represents the vast majority of upland natural area occurrences in the study area, they are generally in moderate to poor conditions as a result of past grazing and subsequent lack of management. There is one area of Oak Woodland-Brushland classified as Manage 1 in the study area. The area also includes two Manage 1 Mesic Oak Forests, and one Manage 2 occurrence for each Dry Oak Forest and Dry Prairie.

Table 7: Upland Management Classification Summary

| Community Type                    | Management Class | Number of Occurrences | Acres of Community Type |
|-----------------------------------|------------------|-----------------------|-------------------------|
| Dry Prairie (hill subtype)        | 3                | 2                     | 5.0                     |
| Dry Prairie (sand-gravel subtype) | 2                | 1                     |                         |
| Dry Oak Savanna                   | 3                | 1                     | 2.4                     |
|                                   | 4                | 6                     |                         |
| Oak Woodland-Brushland            | 3                | 18                    | 340.8                   |
|                                   | 2                | 1                     |                         |
|                                   | 1                | 1                     |                         |
| Oak Forest, Dry                   | 4                | 1                     | 50.0                    |
| Oak Forest, Mesic                 | 3                | 2                     | 28.5                    |
|                                   | 1                | 2                     |                         |
| Lowland Hardwood Forest           | 4                | 4                     | 24.8                    |
|                                   | 3                | 3                     |                         |
| Total                             |                  | 43                    | 451.5                   |

### 2007, 2014, and 2019

No update.

### 2025

While there have been some impacts to upland areas since 2005, there have been minimal impacts to highest quality upland areas (Manage 1 and Manage 2). There are Manage 1 and Manage 2 uplands currently located between Hwy 3 and Babcock Trail north of 70<sup>th</sup> Street E and South of Hwy 55 within the AUAR Study Area (See Figure 10-3 in Appendix E for a map of wetland and upland management areas). Some Manage 2 upland areas have been impacted by the residential development located at the intersection of Hwy 3 and 70<sup>th</sup> Street E.

## 9. PERMITS AND APPROVALS REQUIRED

*AUAR Guidance: A listing of major approvals, including any comprehensive plan amendments and zoning amendments, and public financial assistance and infrastructure likely to be required by the anticipated types of development projects should be given for each major development scenario. This list will help orient reviewers to the framework that*



will protect environmental resources. The list can also serve as a starting point for the development of the implementation aspects of the mitigation plan to be developed as part of the AUAR.

Table 8: Required Permits and Approvals

| Unit of Government                                      | Type of Application                                                                                                                               | Type of Review        |
|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>City of Inver Grove Heights</b>                      | Preliminary Plat Approvals                                                                                                                        | Public hearing        |
|                                                         | Sketch Plan Review                                                                                                                                | Administrative review |
|                                                         | Final Plat Approvals                                                                                                                              | Public hearing        |
|                                                         | Rezoning Approvals                                                                                                                                | Public hearing        |
|                                                         | Comprehensive Plan Amendment                                                                                                                      | Public hearing        |
|                                                         | Planned Unit Development (PUD) Permits                                                                                                            | Public hearing        |
|                                                         | Conditional Use Permits                                                                                                                           | Public hearing        |
|                                                         | Grading Permits                                                                                                                                   | Administrative review |
|                                                         | Water Connection Permits                                                                                                                          | Administrative review |
|                                                         | Building Permits                                                                                                                                  | Administrative review |
|                                                         | Wetland Conservation Act Permits and Approvals                                                                                                    | Administrative review |
|                                                         | Road Right-of-Way Permits                                                                                                                         | Administrative review |
|                                                         | Approval of Sanitary Sewer and Municipal Water Extensions                                                                                         | Administrative review |
|                                                         | Final AUAR and Mitigation Plan Adoption                                                                                                           | Public hearing        |
| <b>Dakota County</b>                                    | County Roadway Access Permits                                                                                                                     | Administrative review |
|                                                         | Contiguous Plat Review                                                                                                                            | Public hearing        |
| <b>Metropolitan Council/<br/>Environmental Services</b> | Tier 2 Sewer Plan                                                                                                                                 | Administrative review |
|                                                         | Sanitary Sewer Extension Permit                                                                                                                   | Administrative review |
|                                                         | New Freeway Interchange Approvals                                                                                                                 | Administrative review |
| <b>Minnesota Pollution Control Agency</b>               | Approval of Facility Plan and Construction                                                                                                        | Administrative review |
|                                                         | Plans and Specifications (for Minnesota Public Facilities Authority Funding eligibility)                                                          | Administrative review |
|                                                         | Application for National Pollutant Discharge Elimination System (NPDES) General Permit for discharge of stormwater during construction activities | Administrative review |
|                                                         | Application for Sewer Extension Permit                                                                                                            | Administrative review |
|                                                         | Section 401 Certification                                                                                                                         | Administrative review |
|                                                         |                                                                                                                                                   |                       |
| <b>Minnesota Department of Health</b>                   | Water Main Plan Review                                                                                                                            | Administrative review |
|                                                         | Wellhead Protection Plan                                                                                                                          | Administrative review |
|                                                         | Water Well Permits                                                                                                                                | Administrative review |
|                                                         | Protected Water Permit                                                                                                                            | Administrative review |

| Unit of Government                                | Type of Application                                                                                                    | Type of Review        |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>Minnesota Department of Natural Resources</b>  | Water Appropriation Permit                                                                                             | Administrative review |
| <b>Minnesota Department of Transportation</b>     | Utility Permit for Work in Right-of-Way of Trunk Highway                                                               | Administrative review |
|                                                   | New Freeway Interchange Approvals                                                                                      | Administrative review |
|                                                   | Access Permits                                                                                                         | Administrative review |
|                                                   | Drainage Permits                                                                                                       | Administrative review |
|                                                   | Plat Approval                                                                                                          | Administrative review |
| <b>US Army Corps of Engineers</b>                 | Application for Wetland/Water Project—Public Linear Utility Project (GP/LOP-98-MN-Section 404 Activities in Minnesota) | Administrative review |
| <b>Gun Club Lake &amp; Lower Mississippi WMOs</b> | Grading and Stormwater Permits Review                                                                                  | Administrative review |
|                                                   | Flow allocations when intercommunity determination is required                                                         | Administrative review |

## 10. LAND USE

### a) Describe:

- i. Existing land use of the site as well as areas adjacent to and near the site, including parks, trails, and prime or unique farmlands.

AUAR study area is located in the northwest portion of the City of Inver Grove Heights, in Dakota County, Minnesota. As of 2025, the study area consists of 1,682 parcels. Current land use within the study area consists of low-density housing, rural residential housing, multi-family housing, commercial, industrial, public and institutional, and open space. The existing land uses within the study area are shown in Figure 1 of Appendix A.

#### **PARKS AND TRAILS**

##### **2005**

The Northwest Expansion Area includes a large open space area called Harmon Park and the Inverwood Hills Golf Course. These uses will remain in place as development occurs in the Northwest Expansion Area.

The land use plan for the area anticipates maintaining large areas of open space and greenway corridors in the Expansion Area as development occurs. The area also has a variety of good and high-quality upland and wetland natural resources that the City and its residents would like to protect for the long term. The City and its Northwest Area Task Force have determined that the development plan for the area will use a variety of low-impact development techniques and preservation of existing natural resources and regional basins to manage stormwater in the area. The land use plan therefore features relatively large green spaces and corridors to allow for stormwater infiltration and collection in the regional basin areas. These plans and strategies to achieve them are discussed in Sections 6, 10 and 17 of this AUAR.

The Task Force for the Natural Resources Inventory and Management Plan identified greenway corridors in the study area. Both Primary and Secondary Greenways are identified on Natural Resource Inventory maps. The Conceptual Greenway corridors that were developed during the Natural Resources Inventory are consistent with those developed later during the North Dakota County Greenway Planning project completed by the DCSWCD.

### 2007

The City of Inver Grove Heights adopted the Northwest Expansion Area Park System Plan, dated March 29, 2007. This plan identifies potential future park locations and trails throughout the Northwest Area.

### 2014

The City of Inver Grove Heights adopted the 2030 Comprehensive Plan, which includes the City's vision for parks and trails in the Northwest Area and throughout the community. Additional refinements to the Northwest Area Park and Trail plan are a part of the City's effort to update the entire park, recreation, and trail plan through an effort the City has called "Future of Our Parks – Park and Recreation System Plan." The plan is envisioned to determine the future needs of the community's park and recreation needs and provide for a specific 5-year plan and 10-15-year vision.

The City of Inver Grove Heights supports the Mendota to Lebanon Hills Master Plan.

### 2019

The City has drafted the 2040 Comprehensive Plan, which includes the City's vision for parks and trails in the Northwest Area. There are several new proposed trail connections, sidewalks, and parks within the AUAR study area.

### 2025

The City of Inver Grove Heights will continue to coordinate with Dakota County regarding the Lebanon Hills Greenway Regional Trail (formerly known as the Mendota-Lebanon Hills Greenway Regional Trail). Dakota County also adopted a new 2050 Vision Plan for Parks, Greenways and Natural Resources in July 2025. This new plan identifies a new greenway "search area" corridor that runs east/west through the AUAR area, making connections to the Minnesota River Greenway on the west, and the Mississippi River Greenway on the east. Dakota County does not have a specific greenway alignment identified for this corridor but will continue to coordinate with the City and landowners.

- ii. **Planned land use as identified in comprehensive plans (if available) and any other applicable plan for land use, water, or resource management by a local, regional, state, or federal agency.**

## PROPOSED DEVELOPMENT

### 2005

The City of Inver Grove Heights has completed several significant planning studies in the Northwest Expansion Area. The City completed a Natural Resources Inventory and Management Plan for the area in 2004. This plan was used in developing the Hydrologic

and Hydraulic Analysis for the area, also completed in 2004. Both of these plans have heavily influenced the land use plan proposed for the Northwest Area. The City also worked with a Task Force of local residents in developing all three plans.

The results of the Natural Resources Inventory and Hydrologic and Hydraulic Analysis were used extensively to shape the proposed land uses and patterns for the area, along with existing roadway infrastructure. The Northwest Expansion Area is an area of rolling topography, with closed basins that do not have outlets at normal water levels. The area also has a variety of good and high-quality upland and wetland natural resources that the City and its residents would like to protect for the long term. The City and its Northwest Area Task force have determined that the development plan for the area will use a variety of low-impact development techniques and preservation of existing natural resources and regional basins to manage stormwater in the area. The land use plan therefore features relatively large green spaces and corridors to allow for stormwater infiltration and collection in the regional basin areas. These areas are shown on Figures 17-1 to 17-3 (in Appendix D and E) and are located within the low to medium density residential areas and open space areas shown on the land use plan.

Proposed Industrial areas, Commercial areas, and higher-density Residential areas are associated with major transportation corridors within the study area, particularly Interstate 494 and State Highway 55. The City is also proposing an area of Mixed Use, which would include a mix of residential and commercial uses. This area is located around the intersection of State Highway 3 and 70<sup>th</sup> Street.

Proposed land uses and densities in the AUAR study area include the following:

- **Low Density Residential** – Densities within this area may vary from 1 to 4 units per acre and are likely to average approximately 2.0 units per acre. Some existing residential areas included in this category are currently less than 1 unit per acre.
- **Low/Mid Density Residential** – Densities within this area may vary from 4 to 8 units per acre and are likely to average approximately 4.0 units per acre.
- **Medium Density Residential** – Densities within this area may vary from 8 to 12 units per acre and are likely to average approximately 8 units per acre.
- **High Density Residential** – Densities within this area may vary from 12.0 to 35 units per acre and are likely to average approximately 12.0 units per acre.
- **Mixed-Use Residential and Commercial** – This land use will include commercial uses mixed with residential uses on the same parcel. The City estimates that approximately 2/3 of each parcel will be residential in use and 1/3 commercial. Residential uses in the Mixed-Use areas will average 15.0 units/acre but may vary from 12 to 35 units per acre.
- **Commercial** – Floor area ratios for this land use are between 0.25 and 0.35 for retail uses and 0.25 and 0.5 for office uses. Impervious surface coverage is up to 70 percent.

- **Industrial** – Floor area ratios for this land use are between 0.25 and 0.35 for retail uses and 0.25 and 0.5 for office uses. Impervious surface coverage is up to 70 percent.
- **Institutional Land Uses** – Land use primarily for public lands and facilities such as City Hall, the community center, public works and schools. This category also includes religious institutions such as churches and cemeteries.

The topography and natural features of the AUAR area are likely to limit the density that may be achieved on many parcels in all of the proposed land use districts. Therefore, the densities that the City has assumed for each of the land use areas for the analysis in this AUAR is at the lower-end of the allowable densities in each land use classification.

#### 2007

A new land category was created for the purpose of this update. Office/Industrial/Commercial category was created for a portion of the site that would give the City of Inver Grove Heights the greatest flexibility. The AUAR update will analyze this category as commercial – the most intensive land use.

- **Office/Industrial/Commercial** – Floor area ratios for this land use are between 0.25 and 0.35, with impervious coverage up to 70 percent.

#### 2014

No update.

#### 2019 and 2025

The 2040 Comprehensive Plan designated the following proposed land uses within the AUAR study area:

- **Rural Residential** – Densities within this area are 0.4 residential units on 2.5 or larger acre parcels
- **Low Density Residential** – Densities within this area may vary from 1 to 4 units per acre and are likely to average approximately 2 units per acre. Some existing residential areas included in this category are currently less than 1 unit per acre.
- **Low-Medium Density Residential** - Densities within this area may vary from 4 to 8 units per acre and are likely to average approximately 4 units per acre.
- **Medium Density Residential** – Densities within this area may vary from 8 to 12 units per acre and are likely to average approximately 8 units per acre.
- **High Density Residential** – Densities within this area may vary from 12 to 35 units per acre and are likely to average approximately 12 units per acre.
- **Mixed-Use** – Mixed use areas are a combination of retail, commercial, office, institutional, residential, public, and recreational spaces designed for pedestrian accessibility. One-third of these areas are expected to develop as non-residential uses.
- **Regional Commercial** -Lots or parcels containing large-scale retail services along arterial roadways. Square feet would exceed 25,000

- **Community Commercial** – Retail sales or services along community collector and arterial roadways that serve the community. Unlike regional commercial areas that range in size from 20 to acres, community commercial areas are a maximum 5.7 acres
- **Office** – Lots or parcels that house professional offices and services, including medical, law, real estate, and financial businesses.
- **Industrial Office Park** – Lots or parcels for warehousing, storage, and light industrial uses, along with associated office functions. These developments are typically unified in design, featuring landscaped open areas, consistent lighting, roadway edges, and entry monumentation
- **Light Industrial** - Lots or parcels for light manufacturing, goods movement, and wholesale trade
- **General Industrial:** Lots or parcels for manufacturing, processing, and disposal facilities. Unlike light industrial, general industrial is comparable to “heavy” industrial uses, such as landfill operations.
- **Institutional Land Uses** – Land use primarily for public lands and facilities such as City Hall, the community center, public works and schools. This category also includes religious institutions such as churches and cemeteries.
- **Public Parks and Open Space** - Public parks and open spaces include the City's park system and publicly owned areas designated for open space use, such as stormwater storage and other public infrastructure, which are not considered developable.

iii. **Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.**

**CURRENT AND FUTURE ZONING**

**2005**

The site is currently zoned for Agricultural and Residential uses, with small areas of Commercial uses near State Highway 3 (see Figure 5-4 in 2005 & 2007 AUAR). The long-term land use proposed for the area in the City's Comprehensive Plan includes a full range of residential uses from low to high density, mixed use commercial/residential, industrial, office, commercial, park, golf course, and institutional uses. The zoning for the area will reflect these uses. The proposed land uses are shown in Figure 5-5 (2005 & 2007 AUAR).

**2007**

The updated land uses summarized in Table 1 are shown on Figure 5-5A—Updated Proposed Land Use (2007 AUAR). The proposed land use has been updated in a portion of the Northwest Expansion Area, located in the northwest quadrant of the TH 55 and TH 3 interchange. The proposed land use update and updated Development Scenario that has been developed is consistent with the proposed Comprehensive Plan Amendment and proposed development application.

A new land use category was created for the purpose of this update. Office/Industrial/Commercial category was created for a portion of the site that would give the City of Inver Grove Heights the greatest flexibility. The AUAR update will analyze this category as commercial – the most intensive use.

#### 2014

No update. See Figure 5-5 (2014 AUAR) for existing land use.

#### 2019

The land use categories remain relatively the same as the 2014 AUAR; however, some of the locations of the land uses have changed. The updated existing land uses are shown on Figure 3 (2019 AUAR).

#### 2025

Zoning and future land use remains generally the same as the 2019 AUAR. Updated figures are shown in Figures 2 and 3 in Appendix A.

### FLOODPLAINS

#### 2005

The AUAR area does not include any floodplain areas.

The area does include several designated shoreland areas. These areas are delineated on the City's official Zoning Map. The City's Shoreland Ordinance regulates land uses, structures, and other requirements in these areas. The City will enforce the Shoreland Ordinance in the AUAR area, and no variances or deviations from the Shoreland Ordinance are envisioned for development in this area.

#### 2007, 2014, 2019, and 2025

No update.

- iv. **If any critical facilities (i.e., facilities necessary for public health and safety, those storing hazardous materials, or those housing occupants who may be insufficiently mobile) are proposed in floodplain areas and other areas identified as at risk for localized flooding, describe the risk potential considering changing precipitation and event intensity.**

#### 2005, 2007, 2014, 2019, and 2025

No critical facilities are proposed in floodplain areas. No hazardous materials are proposed to be stored in floodplain areas.

### **b) Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.**

*AUAR Guidance: The extent of conversion of existing farmlands anticipated in the AUAR should be described. If any farmland will be preserved by special protection programs, this should be discussed.*

*If development of the AUAR will interfere or change the use of any existing designated parks, recreation areas, or trails, this should be described in the AUAR. The RGU may also want to*



*discuss under this item any proposed parks, recreation areas, or trails to be developed in conjunction with development of the AUAR area.*

*The AUAR must include a statement of certification from the RGU that its comprehensive plan complies with the requirements set out at Minnesota Rules, part 4410.3610, subpart 1. The AUAR document should discuss the proposed AUAR area development in the context of the comprehensive plan. If this has not been done as part of the responses to Items 6, 9, 11, 18, and others, it must be addressed here; a brief synopsis should be presented here if the material has been presented in detail under other items. Necessary amendments to comprehensive plan elements to allow for any of the development scenarios should be noted. If there are any management plans of any other local, state, or federal agencies applicable to the AUAR area, the document must discuss the compatibility of the plan with the various development scenarios studied, with emphasis on any incompatible elements.*

2025

### **EXISTING LAND USE**

The existing vacant and rural residential land uses are expected to transition to different land uses as development occurs. Any new development, redevelopment, change in land use, or change in zoning is required to be consistent with the Comprehensive Plan. The 2040 Comprehensive Plan was adopted in 2019 and the update modifies some of the land uses for the Northwest Area. The Comprehensive Plan takes into account development that has occurred since the last update and adjusts land uses based on new insights into development constraints, property owner interests, capital improvement costs, and market conditions.

### **ZONING**

The existing zoning of the study area is agricultural, residential, industrial, and institutional. Over the past 20+ years, the City of Inver Grove Heights has undertaken numerous planning, engineering, and financial analyses for this area to support future growth, emphasizing on-site stormwater management rather than conveying it to the Mississippi River. These efforts were outlined in the 1998 Comprehensive Plan. Consequently, the City established a zoning ordinance specific to the Northwest Area, requiring future developments to follow the Planned Unit Development (PUD) process to ensure guided growth and adequate infrastructure funding.

### **CONSISTENCY WITH INVER GROVE HEIGHT'S COMPREHENSIVE PLAN**

2005

The City's Comprehensive Plan was adopted by the City Council on June 8, 1998, and by the Metropolitan Council on March 25, 1999. The land use plan for the Northwest Expansion Area has changed in some minor respects from the land use plan included in the City's Comprehensive Plan, but the overall residential density of approximately 3 units per acre remains the same for the area. The proposed land use plan is therefore consistent with the adopted Comprehensive Plan. This plan complies with the



requirements set out in Minnesota Rules 4410.3610, subpart 1, which requires local comprehensive plans to address land use, transportation, and sanitary sewer systems.

The land use plan for the Northwest Expansion Area has changed in some respects from the land use plan included in the City's Comprehensive Plan, but the overall residential density of approximately 3 units per acre remains the same for the area. The proposed land use plan is therefore consistent with the adopted Comprehensive Plan. The protection of large open space and natural areas to implement the surface water plan has required the shifting of the proposed location of some residential units from areas to be preserved as open space and stormwater management areas, to developable areas, so that there is more medium-density residential use shown on the current plan than in the Comprehensive Plan. The location of proposed Commercial and Industrial land uses is consistent with the Comprehensive Plan.

#### 2007

The City of Inver Grove Heights has proposed a Comprehensive Plan Amendment that is consistent with the updated Development Scenario as discussed above.

#### 2014

No update.

#### 2019

The City updated their Comprehensive Plan in October 2019 and the proposed land uses have been incorporated into the 2019 AUAR Update.

#### 2025

Since 2019, two developments have included comprehensive plan amendments as part of their projects:

- **Development One:**

- 2.49 acres from Office (O) to Low-Medium Density Residential (LMDR)
- 12.7 acres from Medium Density Residential (MDR) to Low-Medium Density Residential (LMDR)

- **Development Two:**

- 29 acres from Low Density Residential (LDR) to High Density Residential (HDR)

**c) Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 9b above.**

Planned infrastructure improvements have been identified to support anticipated future development. These are detailed in Sections 6, 12, 20, and in the Mitigation Plan.

## 11. GEOLOGY, SOILS, AND TOPOGRAPHY/LAND FORMS

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- a) **Geology – Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.**

*AUAR Guidance: A map should be included to show any groundwater hazards identified.*

### 2005

Information from the *Geologic Atlas of Dakota County* (Minnesota Geological Survey, 1990), *Bedrock Geology and Structure of the Twin Cities Metropolitan Area* (Minnesota Geological Survey, 2000), US Geological Survey 7 ½ minute quadrangles, and well logs from the County Well Index (CWI) were used to determine depth to bedrock and depth to groundwater. A map of bedrock geologic units (MGS, 2000) is provided as Figure 19-2 (in Appendix D and E). A map of depth to bedrock (MGS, 1990) is provided as Figure 19-1 (in Appendix E).

A buried bedrock valley is mapped in the project area with branches entering from the northwest and northeast, converging and exiting along the southern boundary of the project area. The upper bedrock units (Decorah Formation, Platteville Formation, Glenwood Formation, and St. Peter Sandstone) have been completely eroded across most of the project area. The bedrock valley is eroded completely through the Prairie du Chien Group and into the underlying Jordan Sandstone in the southern part of the project area.

Based on the data presented in the geologic atlas, the minimum depth to bedrock within the project area is greater than 100 feet. Minimum depth to bedrock occurs where surficial depressions overlie relatively higher areas of St. Peter Sandstone. Bedrock is generally within 250 feet of the surface where the St. Peter Sandstone is present. Depth to bedrock is generally greater than 200 feet where the Prairie du Chien Group is the uppermost bedrock unit.

No sinkholes, shallow limestone formations, or karst conditions are present within the project area. Karst conditions are known to exist in the Prairie du Chien Group in southeastern Minnesota, but geologic hazards related to karst such as sinkholes occur where the Prairie du Chien Group is shallowly buried, and the water table occurs within the carbonate bedrock unit. The Platteville Formation limestone is likely the uppermost bedrock unit in a small area along the northeast boundary of the project area. The Platteville Formation is thin in this area, however, and is buried by a minimum of 150 feet of unconsolidated sediments.

Plate 5 of the *Geologic Atlas of Dakota County* maps the water table elevation in the project area to be between approximately 775 and 900 feet (25 feet contour intervals) with the lowest water table elevations occurring along the southern border of the project

area. Few wells are open across or completed near the water table where it occurs in the till and other moraine deposits. Most water wells in the area are completed in buried Quaternary or bedrock aquifers, and water levels in those wells do not signify the position of the water table. The water table is expected to occur at or near the surface under most surface waterbodies. The water table map provided in the geologic atlas is based on surface water elevations, topography, and measurements made in a few selected shallow wells. More detailed information on the configuration of the water table is not available.

A perched water table occurs in some areas, and some ponds form water table mounds in which the water table slopes away from the pond in all directions. Groundwater is assumed to occur at or near the surface beneath and near surface waterbodies. Groundwater flow patterns are complex around some ponds and wetlands, with shallow groundwater flowing into and out of the waterbody and the waterbody also recharging water into deeper aquifers. Some ponds and wetlands may be perched above an unsaturated zone overlying the lower, regional water table. In general, hydraulic head decreases with depth below the water table. The glacial till in which the water table occurs across most of the project area is not typically used for water supply.

The depth to groundwater varies greatly across the AUAR area. Surface elevation within the project area ranges from approximately 800 feet to 990 feet. According to the geologic atlas, the water table elevation in the project area ranges from approximately 775 feet to 900 feet. As described above, groundwater occurs at or near the surface beneath and near ponds and wetlands. Poorly drained depressions and drainage ways on the site become seasonally saturated to a depth at or near the surface. In upland areas, the water table is generally greater than 20 feet below the land surface.

*2007, 2014, and 2019*

No update.

*2025*

The C-57, Geologic Atlas of Dakota County, Minnesota was published in 2023 and was reviewed for the 2025 AUAR Update. The analysis described in the 2005 AUAR remains valid.

- b) Soils and Topography – Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability, or other soil limitations, such as steep slopes or highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections, or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 11.b.ii.**

*AUAR Guidance: The number of acres to be graded and number of cubic yards of soil to be moved need not be given; instead, a general discussion of the likely earthmoving needs for development of the area should be given, with an emphasis on unusual or*

*problem areas. In discussing mitigation measures, both the standard requirements of the local ordinances and any special measures that would be added for AUAR purposes should be included. A standard soils map for the area should be included.*

## 2005

Soils in the area are related to the glacial and post-glacial parent materials in which they formed. A soils map of the AUAR area is provided on Figure 19-3 (in Appendix D and E). Surficial geology is mapped on Plate 3 of the geologic atlas and in *Surficial Geology of the St Paul 30 X 60 Minute Quadrangle* (Meyer and Lusardi, 2000). A map of the surficial geology derived from Minnesota Geological Survey data is provided as Figure 19-4 (Appendix D and E). The project area is located on the St. Croix Moraine, a geomorphic feature of hummocky terrain marking the stable terminus of the Superior Lobe glacier during Late Wisconsinan time. Late Wisconsinan glacial, fluvial, and lacustrine sediments of Superior provenance belong to the Cromwell Formation. The moraine overlies older glaciofluvial outwash deposits, also derived from the Superior Lobe. The buried outwash overlies Superior Lobe till from an earlier glacial advance. Erosional remnants of Pre-Late Wisconsinan till and outwash deposits overlie bedrock in some areas.

The moraine is composed primarily of sandy loam-textured till. Till is unsorted sediment deposited by glacial ice. The moraine also includes stratified ice-contact and lake sediments. Ice-contact deposits consist of stratified sand, gravelly sand, and cobbly gravel, deposited by melt water flowing at or behind the ice margin, interbedded with unsorted sandy to loamy mudflow deposits and silty lake sediments.

Glacial melt water from the later Grantsburg Sublobe of the Des Moines Lobe cut through the St. Croix Moraine in the southwest corner of the project area. The melt water deposited sand and gravelly sand outwash of the New Ulm Formation. The outwash consists of a mixture of Des Moines Lobe sediments and reworked Superior Lobe sediments. Much of this area was covered by a thin mantle of loess (wind-blown silt and fine sand with some clay associated with glacial margins).

Soils are mapped in the *Soil Survey of Dakota County, Minnesota* (Hundley, 1983). A map of surficial soil texture is provided in Figure 19-3 (in Appendix D and E). Soils formed in the moraine belong to the Kingsley-Mahtomedi association of gently sloping to very steep, well drained and excessively drained soils. Soils in this association vary in texture from loamy sand to silty loam. Soils formed on the outwash plain belong to the Waukegan-Wadena-Hawick association of level to very steep, well drained and excessively drained soils formed in silty and loamy sediments over sandy sediments.

Most soils throughout the AUAR area are moderately permeable to moderately rapidly permeable. Soils formed in outwash and other sandy sediments are generally moderately permeable in the upper part and moderately rapid to rapidly permeable in the lower part. In most areas, there is not a near surface, laterally consistent low permeability layer restricting vertical infiltration to groundwater, and the groundwater is susceptible to contamination from wastes or chemicals spread or spilled on the surface. The time of travel to the water table for contaminants will vary from hours to years depending on the properties of the contaminant and site-specific conditions.

Groundwater is most susceptible beneath and near ponds and wetlands where the water table is near the surface.

Shallow groundwater near the water table is not generally used for water supply. Deeper aquifers are less sensitive to pollution than the water table system. A map of the sensitivity of the Prairie du Chien-Jordan aquifer system to pollution is provided in Plate 7 of the *Geologic Atlas of Dakota County* (MGS, 1990) and is duplicated for the AUAR area in Figure 19-5 (in Appendix D and E). The sensitivity ratings are based on a matrix of factors including the presence of bedrock confining layers and the composition and thickness of material overlying bedrock. Estimated travel times for conservative water-borne contaminants to reach the Prairie du Chien-Jordan aquifer are as follows: High – weeks to years, High-Moderate – years to a decade, Moderate – several years to decades, Low-Moderate – several decades, Low – several decades to a century.

The Quaternary aquifers are generally more susceptible to pollution because they occur at shallower depth and above bedrock confining units, where bedrock confining units are present. Sensitivity of the buried Quaternary aquifer(s) varies from high to moderate depending on thickness and composition of overlying deposits. In general, for the buried Quaternary aquifer(s), areas mapped as having Low-Moderate or Moderate sensitivity in Figure 19-5 (in Appendix D and E) will have Moderate to High-Moderate sensitivity, and areas mapped as having High-Moderate sensitivity will have High sensitivity.

2007, 2014, and 2019

No update.

2025

The Department of Natural Resources map titled *Pollution Sensitivity of Near-Surface Material*<sup>19</sup> published in 2022 maps pollution sensitivity estimated from the transmission time of water through 3 feet of soil and 7 feet of surficial geology to a depth of 10 feet from the land surface. This map shows the AUAR Area mapped as high, moderate and low sensitivity to pollution (see Appendix A).

## TOPOGRAPHY

2005

Figure 16-1 (in Appendix D and E) indicates that scattered areas of slopes between 12-20 percent exist throughout the AUAR area.

The City's Subdivision Ordinance includes provisions for management of disturbance in Protected Areas such as steep slopes.

2007, 2014, 2019, and 2025

No update.

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<sup>19</sup> Available at: <https://mnatlas.org/resources/pollution-sensitivity-near-surface-materials/>

## 12. WATER RESOURCES

*AUAR Guidance: The information called for on the EAW form should be supplied for any of the infrastructure associated with the AUAR development scenarios, and for any development expected to physically impact any water resources. Where it is uncertain whether water resources will be impacted depending on the exact design of future development, the AUAR should cover the possible impacts through a “worst case scenario” or else prevent impacts through the provisions of the mitigation plan.*

**a) Describe surface water and groundwater features on or near the site below.**

- i. Surface Water – lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within one mile of the project. Include DNR Public Waters Inventory number(s), if any.**

### **BACKGROUND**

2005

#### *Watershed Setting*

The details of the stormwater management system proposed for the Northwest Expansion Area are best described by combining Section 17a and b into a single discussion. The Northwest Expansion Area is located within two watershed areas. Figure 17-1 (in Appendix D and E) illustrates the watershed divide between the Lower Mississippi River Water Management Organization (LMRWMO) and the Gun Club Lake Water Management Organization (GCLWMO). The approximate acreage of Northwest Expansion Area within the LMRWMO and GCLWMO is 2,650 acres and 760 acres, respectively.

The Northwest Expansion Area within the LMRWMO watershed can be sub-divided into a series of 115 subwatersheds, which are shown on Figure 17-2 (in Appendix D and E). Each of these subwatersheds was characterized for water quantity modeling under existing conditions and was subsequently modeled for developed conditions in detail as part of the City's *Northwest Expansion Area Hydrologic & Hydraulic Analysis* (February 2004). The Northwest Expansion Area within the GCLWMO watershed can be sub-divided into a series of 53 subwatersheds as delineated and modeled in the City's *2020 Comprehensive Plan*, also shown on Figure 17-2 (in Appendix D and E).

The Northwest Expansion Area does not contain or drain to a DNR designated trout stream or a priority lake as identified by the Metropolitan Council. Reference to Figure 17-3 (in Appendix D and E), however, shows that a fair number of these natural basins are delineated as wetlands and that three are lakes (Dickman, Hornbeam, and Rosenberger).

## WETLANDS

### 2005

The most common wetland community types in the Northwest Expansion Area are Wet Meadow, Shallow Marsh, Shallow Open Water, and Deep Marsh. Roughly two-thirds of these community types are classified as Manage 3 or Manage 4. In a general sense, this would tend to indicate that many of these areas are of somewhat lower quality and adversely affected by runoff, surrounding land uses, and invasive species. Some wetland types that are uncommon in the Metro Area, but occur in the Northwest Expansion Area, are Shrub Carr and Alder Thicket. [Table 9](#) summarizes the wetland types and their quality rankings in the study area.

Table 9: Wetland Management Classification Summary

| Community Type           | Management Class | Number of Occurrences | Acres of Community Type |
|--------------------------|------------------|-----------------------|-------------------------|
| Seasonally flooded basin | 1                | 1                     | 1.1                     |
| Sedge meadow             | 1                | 3                     | 10.7                    |
|                          | 2                | 1                     |                         |
|                          | 3                | 2                     |                         |
| Wet meadow               | 1                | 7                     | 68.7                    |
|                          | 2                | 8                     |                         |
|                          | 3                | 19                    |                         |
|                          | 4                | 20                    |                         |
| Alder thicket            | 1                | 1                     | 3.5                     |
| Shrub carr               | 1                | 1                     | 6.0                     |
|                          | 2                | 1                     |                         |
|                          | 3                | 1                     |                         |
| Hardwood swamp           | 1                | 4                     | 14.8                    |
|                          | 3                | 7                     |                         |
|                          | 4                | 6                     |                         |
| Shallow marsh            | 1                | 8                     | 52.4                    |
|                          | 2                | 7                     |                         |
|                          | 3                | 15                    |                         |
| Shallow open water       | 1                | 2                     | 51.5                    |
|                          | 2                | 2                     |                         |
|                          | 3                | 10                    |                         |
|                          | 4                | 10                    |                         |
| Deep marsh               | 1                | 6                     | 49.5                    |
|                          | 2                | 4                     |                         |
|                          | 3                | 10                    |                         |
|                          | 4                | 9                     |                         |
| Other                    | 1                | 1                     | 8.6                     |
|                          | 4                | 2                     |                         |
| Total                    |                  | 184                   | 266.8                   |

### 2007 and 2014

No update.

### 2019

Some wetland impacts have occurred within the AUAR study area since 2005. Those wetland impacts have been minimized to the extent practicable and have been mitigated. The wetland inventory and management plan has not been updated to reflect these minor changes to wetlands within the AUAR study area.

### 2025

Some wetland impacts have occurred within the AUAR study area since 2005. Those wetland impacts have been minimized to the extent practicable and have been mitigated. Figure 5 in Appendix A shows existing wetlands within the AUAR study area based on the 2024 National Wetland Inventory (NWI) data.

## **SURFACE WATER**

### 2025

There are 63 DNR Public Water Basins within one mile of the study area and 18 within the AUAR study area. While there are no DNR Public Watercourses within one mile of the study area, the Mississippi River is approximately three miles away.

There is one Section 303d Impaired Water in the vicinity of the study area; an unnamed lake located approximately one mile west. There are no trout streams in the vicinity of the AUAR study area.

The AUAR study area is located within the Lower Mississippi River Watershed Management Organization (LMRWMO) area.



- ii. **Groundwater – aquifers, springs, and seeps. Include 1) depth to groundwater; 2) if project is within a MDH well protection area; and 3) identification of any onsite and/or nearby wells, including unique numbers and well logs, if available. If there are no wells known on site or nearby, explain the methodology used to determine this.**

#### 2005

A search of the Minnesota Geological Survey's County Well Index (CWI) was performed, and records were found for 176 wells in the project area. A majority of the wells are used for domestic water supply. Figure 13-2 (in Appendix D and E) shows the location of these wells. One of the wells is recorded in the database as being inactive. Just over half of the wells were located using the coordinates provided in database files distributed with the CWI. The remaining wells were located using the address and/or public land survey system data provided in CWI. Other wells recorded in the CWI database may be located within the project area, but the location information provided for these wells is either insufficient or inaccurate.

The CWI only identifies wells that have been assigned a unique identification number and only includes a minority of the wells in Minnesota. Aerial photographs and a USGS 7 ½ minute topographic map were used to identify properties not identified in the CWI database that are expected to contain or to have contained a water well. 118 properties were identified as probable well locations (see Figure 13-2 in Appendix D and E).

Since this area has historically been used for farming and rural residences, it is possible that there are other wells in this area that are not accounted for. The possibility exists that unsealed, abandoned wells may be encountered after construction begins. In that event, those wells will have to be properly sealed and abandoned to meet codes required by the Minnesota Department of Health.

The City's Comprehensive Plan calls for conversion/rezoning of portions of the area from low density residential to higher density residential, industrial, and commercial land uses. Existing wells on sites that are redeveloped will be sealed before construction begins in accordance with codes required by the Minnesota Department of Health. Municipal water service may be made available to residences and businesses currently served by private wells. City of Inver Grove Heights codes allow property owners to retain private wells after connecting to the municipal water supply, but no cross-connection between the municipal water system and other water supplies is permitted (City of Inver Grove Heights Ordinance 705.25).

#### 2007 and 2014

No update.

#### 2019

A search of the Minnesota Geological Survey's County Well Index (CWI) was performed, and records were found for 192 wells in the AUAR study area. Almost all of the wells are used for domestic water supply and several are abandoned. Existing wells on sites that are redeveloped will be sealed before construction begins in

accordance with codes required by the Minnesota Department of Health. See Figure 7 (in Appendix B) for an updated figure of possible wells. The City completed a Wellhead Protection Plan in September 2016.

### 2025

All wells currently within the AUAR study area according to the Minnesota Well Index are listed in Appendix A. The AUAR study area is located within the Inver Grove Heights Wellhead Protection Area (WPA) and Drinking Water Supply Management Area (DWSMA). Existing wells, WPAs, and DWSMAs are shown in Figure 7 in Appendix A. Proposed stormwater infiltration within a current or possible future DWSMA should be consulted with the Minnesota Department of Health (MDH).

**b) Describe effects from project activities on water resources and measures to minimize or mitigate the effects below.**

**i. Wastewater – For each of the following, describe the sources, quantities, and composition of all sanitary, municipal/domestic, and industrial wastewaters projected or treated at the site.**

*AUAR Guidance: Observe the following points of guidance in an AUAR:*

- Only domestic wastewater should be considered in an AUAR—industrial wastewater would be coming from industrial uses that are excluded from review through an AUAR process
- Wastewater flows should be estimated by land use subareas of the AUAR area; the basis of flow estimates should be explained
- The major sewer system features should be shown on a map and the expected flows should be identified
- If not explained under Item 6, the expected staging of the sewer system construction should be described
- The relationship of the sewer system extension to the RGU's comprehensive sewer plan and (for metro area AUARs) to Metropolitan Council regional systems plans, including MUSA expansions, should be discussed. For non-metro area AUARs, the AUAR must discuss the capacity of the RGU's wastewater treatment system compared to the flows from the AUAR area; any necessary improvements should be described.
- If on-site systems will serve part of the AUAR, the guidance in the February 2000 edition of the EAW Guidelines on page 16 regarding item 18b under Residential development should be followed.

**1) If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.**

### 2005

Land uses within the AUAR study area are guided to be a combination of residential, commercial, industrial/office space, and public/institutional uses. While the majority

of the study area is guided to be residential, the proposed land use is summarized in [Table 1](#).

The estimated sewer flows for the non-residential land uses are as follows:

**Table 10: Estimated Sewer Flows for Non-Residential Land Uses**

| Land Use | Area (acres) |      |      |      | Average Flow (gallons/acre/day) |       |      |      | Total Average Flow (MGD) |        |         |      |
|----------|--------------|------|------|------|---------------------------------|-------|------|------|--------------------------|--------|---------|------|
|          | 2005         | 2007 | 2019 | 2025 | 2005                            | 2007  | 2019 | 2024 | 2005                     | 2007   | 2019    | 2024 |
| Comm     | 59           | 59   | 89   | 89   | 1,200                           | 1,200 |      |      | 0.007                    | 0.0708 | 0.1067  |      |
| I/O      | 306          | 264  | 200  | 109  | 1,200                           | 1,200 |      |      | 0.367                    | 0.3168 | 0.24    |      |
| P/I      | 11           | 11   | 48   | 48   | 1,200                           | 1,200 |      |      | 0.013                    | 0.0132 | 0.0576  |      |
| O/I/C    | N/A          | 47   | N/A  | N/A  | N/A                             | 1,200 | N/A  | N/A  | N/A                      | 0.0564 | N/A     | N/A  |
| TOTAL    | --           | --   | --   | --   | --                              | --    | --   | --   | 0.387                    | 0.457  | 0.40403 |      |

The estimated overall sewer flow rate (1,200 gallons/acre/day) was estimated for this analysis to accommodate the need for flexibility in planning for services for this area. The Comprehensive Plan includes a range of proposed densities for each land use area. City staff identified a likely density at which each land use type is likely to develop for use in the AUAR analysis (discussed in Section 6). Most areas are unlikely to develop at the highest densities allowed in the Comprehensive Plan due to the physical constraints of the area and city requirements for dedication of open space. However, it is possible that some areas may develop at the maximum allowed in the Comprehensive Plan. Therefore, a conservative flow rate estimate was used in this analysis rather than the MCES standard sewer flow rate for planning purposes, which is 800 gallons/acre/day.

If a sewer flow rate of 1,200 gallons/acre/day is used for the AUAR area rather than 800 gallons/acre/day, the increased sewer rate requires a larger pipe size in only 1,400 feet of the total proposed alignment and increases the estimated infrastructure costs for the area by just \$3,000. This nominal increase in pipe size and cost provides the desired flexibility in the development of this area that may be needed based on the Comprehensive Plan.

The City of Inver Grove Heights will construct sanitary sewer improvements to serve the AUAR study area in general accordance with the 2020 Comprehensive Plan for the city. The sewer flows from this area to the MCES interceptor systems and eventually to the MCES Metropolitan Wastewater Treatment Facility, which has capacity available to serve this area. The sewer system that will provide service to this area is a 24-inch reinforced concrete sewer with a capacity of approximately 9.25 MGD, more than suitable to handle the 6.44 MGD design flows.

Figure 18-1 (in Appendix E) identify preliminary alignments to serve the AUAR study area with sanitary sewer.

## 2007

See [Table 10](#).

Note error in the original (2005) calculation of sewer flow for the commercial land. The original calculation was for 0.007 MGD, when it is actually 0.0708 MGD. The

original sewer flow for non-residential land uses should have been 0.451 MGD compared to the Updated AUAR sewer flow for non-residential land uses of 0.457 MGD. This represents a 0.006 MGD increase.

With the exception of a minor increase in non-residential wastewater flow of 0.006 MGD, and an anticipated reduction in wastewater flow due to a reduction in the total number of dwelling units, wastewater does not change with this update.

The City of Inver Grove Heights has adopted the completed feasibility study of these improvements, called the Northwest Area Water and Sanitary Extensions Feasibility Report, dated May 2005. The City awarded the first phase of these improvements, Northwest Area Utility Improvements Lift Station R-9.1, in July 2007.

#### 2014

A preliminary Engineering Report has been prepared for trunk sanitary sewer facilities in City Project No. 2014-13 Northwest Area Trunk Utilities—Argenta District.

#### 2019

According to the 2040 Comprehensive Plan, there are five new lift stations and several sanitary sewer lines planned within the AUAR study area.

#### 2025

See Appendix A for a list of utility projects completed from 2020 to 2025.

- 2) **If the wastewater discharge is to a subsurface sewage treatment system (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system.**

#### 2025

No subsurface sewage treatment systems are anticipated within the AUAR study area for the 2025 development scenario.

- 3) **If the wastewater discharge is to surface water, identify the wastewater treatment methods, discharge points, and proposed effluent limitations to mitigation impacts. Discuss any effects to surface or groundwater from wastewater discharges.**

#### 2025

No wastewater discharge to surface waters is anticipated for the 2025 development scenario.

- ii. **Stormwater – Describe changes in surface hydrology resulting from change of land cover. Describe the routes and receiving water bodies for runoff from the project site (major downstream water bodies as well as the immediate receiving waters). Discuss environmental effects from stormwater discharges on receiving waters post-construction, including how the project will affect runoff volume, discharge rate, and change in pollutants. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity, and amount with this discussion. For projects requiring NPDES/SDS Construction Stormwater permit coverage, state the**

**total number of acres that will be disturbed by the project and describe the stormwater pollution prevention plan (SWPPP), including specific best management practices to address soil erosion and sedimentation during and after project construction. Discuss permanent stormwater management plans, including methods of achieving volume reduction to restore or maintain the natural hydrology of the site using green infrastructure practices or other stormwater management practices. Identify any receiving waters that have construction-related water impairments or are classified as special as defined in the Construction Stormwater permit. Describe additional requirements for special and/or impaired waters.**

*AUAR Guidance: For an AUAR the following additional guidance should be followed in addition to that in EAW Guidelines:*

- *It is expected that an AUAR will have a detailed analysis of stormwater issues*
- *A map of the proposed stormwater management system and of the water bodies that will receive stormwater should be provided*
- *The description of the stormwater systems would identify on-site and “regional” detention ponding and also indicate whether the various ponds will be new water bodies or converted existing ponds or wetlands. Where on-site ponds will be used but have not yet been designed, the discussion should indicate the design standards that will be followed.*
- *If present in or adjoining the AUAR area, the following types of water bodies must be given special analyses:*
  - *Lakes: Within the Twin Cities metro area, a nutrient budget analysis must be prepared for any “priority lake” identified by the Metropolitan Council. Outside of the metro area, lakes needing a nutrient budget analysis must be determined by consultation with the MPCA and DNR staffs.*
  - *Trout streams: If stormwater discharges will enter or affect a trout stream, an evaluation of the impacts on the chemical composition and temperature regime of the stream and the consequent impacts on the trout population (and other species of concern) must be included.*

2005

#### **DISCHARGE FROM THE STUDY AREA**

The LMRWMO and the GCLWMO are considered to be tributary to the Mississippi and Minnesota Rivers, respectively. However, the geologic history of the Northwest Expansion Area has resulted in closed basin drainage; that is, runoff discharges to existing natural basins that in most cases do not have outlets or overflows that operate, and thus are landlocked. Under existing conditions, water flows into these basins and leaves through a combination of seepage (infiltration) into the ground and evaporation.

As identified on Figure 17-2 (in Appendix D and E), the only stormwater discharge from the Northwest Expansion Area within the LMRWMO watershed under existing conditions occurs at two locations: Basin EP-080a (Rosenberger Lake) and Subwatershed BP-005 (to DNR Protected Wetland 241W). Stormwater discharge from the GCLWMO watershed under existing conditions occurs at five locations: Hornbeam Lake (Q-11) to the City of

Sunfish Lake and four stormwater management basins (F-25, W-2, W-4, and W-8) to the City of Eagan's stormwater management system.

### **ALTERNATIVE STORMWATER MANAGEMENT**

In the past, the goal of an urban drainage system was to rush water away as fast as possible into a receiving stream or nearby lake or wetland. When it became evident that this was not a sustainable water management practice, the approach changed to the routing of water into detention ponds. Although many of these ponds were designed according to US Environmental Protection Agency's (EPA) Nationwide Urban Runoff Program (NURP) criteria based on 1980s studies, they too have some deficiencies in effective treatment and management of runoff.

Recently, communities have begun to employ a variety of strategies to treat runoff water by infiltrating it into the ground as close to its source as possible to mimic the natural hydrology of the system in the areas with permeable soils. This not only limits the volume and rate of runoff that occurs, it also eliminates the migration of polluting material that is picked up by runoff as it flows over urban surfaces. Infiltration also replenishes critical groundwater supplies that are used as drinking water sources. So called "alternative" runoff management practices merely seek to mimic the way precipitation would behave without human intervention; that is, it attempts to soak water into the ground as if the land's surface did not have impervious surfaces. Caution, however, must always be exercised so that a high concentration of polluting material is not introduced.

In this respect the stormwater management approach proposed for the Northwest Expansion Area is an alternative to the collect and concentrate approaches from the past. The environmental benefits of this approach include reduced wetland and open space impact, improved water quality, potential regulatory credits (suitable for NPDES Phase II, Total Maximum Daily Loads (TMDLs), and watershed/local stormwater planning), reduced runoff and erosion, closer to natural water infiltration/recharge, reduced runoff and erosion, reduced negative upland habitat impact, and enhanced public awareness.

Taking advantage of the good soils and geologic conditions in the Northwest Expansion Area, the City is proposing an approach that minimizes connected impervious surfaces, increases flow path and time over previous surfaces, and decentralizes treatment (smaller localized BMPs as opposed to large-scale facility development) as a first measure of control. With implementation of these measures as standard practice, collection and further treatment/infiltration of excess water in the numerous existing natural basins may occur. A carefully planned and engineered approach that combines a number of alternative practices with infiltration provides for pretreatment before discharge to wetland basins and preserves the infiltration capacity of the natural basins. This infiltration approach mimics the conditions of the existing landscape rather than simply collecting and disposing of runoff to downstream resources that do not currently receive runoff from the area.

While stormwater conveyance has already been planned for the GCLWMO watershed as outlined in the City's *2020 Comprehensive Plan*, the stormwater management approach outlined in this section of the report is intended to be utilized across the entire



Northwest Expansion Area. With implementation of this approach within the GCLWMO watershed, the rates and volumes of runoff previously planned for may be reduced. The City will continue to coordinate with the adjacent cities of Eagan and Sunfish Lake regarding stormwater management for runoff from the Northwest Expansion Area.

*2007, 2014, 2019, and 2025*

No update. See Figure 17-1 (in Appendix D and E) for watershed districts.

### **SURFACE WATER MODELING METHODOLOGY**

*2005*

To adequately predict the impact that development of the Northwest Expansion Area will have on water resources, a tool is needed to incorporate development and infrastructure assumptions. The model used for this exercise is XP-SWMM 2000 (XP Software, Inc.). This model is used to contrast existing conditions with proposed changes associated with development within a watershed. The model looks at the change in land use and land cover and relates the change to runoff behavior. Runoff predictions can be made for variable frequency events and routed through the proposed drainage system to the existing natural basins. The model output and routing can then be used to determine areas where flooding or high water will occur, and then can be used to design a system of stormwater management facilities, which could include detention storage, diversion, infiltration, or any number of associated BMPs.

### **LAND USE & PERCENT IMPERVIOUS**

Existing land use consists mainly of low to medium density residential, forest, tall grass, and agriculture. Percent imperviousness for existing conditions is based on Minnesota Land Cover Classification System (MCCLS) GIS data provided by the DCSWCD. Percent imperviousness for developed conditions is based on the upper range of density units/acre proposed in Figure 5-5 – Future Land Use 2005 & 2007 AUAR) while taking into account preservation of wetlands, critical event floodplains, lakes, and other inherently unbuildable areas such as steep slopes.

### **RUNOFF METHODOLOGY**

The Green-Ampt Infiltration methodology within the runoff mode of XP-SWMM was used to simulate the infiltration of rainfall since this method is set up to function with continuous simulations and because this method has physically-based parameters that can be predicted using existing data and previous studies. Application of the Green-Ampt equation within XP-SWMM requires definition of three parameters:

1. Initial soil moisture deficit – This parameter is an estimate of the antecedent soil moisture conditions, which affect the initial soil infiltration rate. This parameter becomes important for accurate estimation of infiltration during simulation of a single event or for initial storms of a continuous simulation.
2. Soil capillary suction – This parameter influences the movement of a wetting front through the soil profile. Estimation of this value influences the initial soil infiltration rate (during the early stage of a storm event) but loses impact over time.

3. Saturated hydraulic conductivity – This parameter estimates the rate of water movement through a saturated soil profile and represents the most variable component of the Green-Ampt equation. For this reason, it is also the best parameter to use for infiltration calibration. This is the most significant of the three parameters needed and ultimately drives the saturated infiltration rate. Estimation of this parameter is also (indirectly) responsible for the rate at which the soil moisture content is recovered after a storm event.

Initial values for these parameters were assigned to each of the three US Department of Agriculture Soil Conservation Service (USDA SCS) soil texture groups (Loamy Sand, Sandy Loam, and Silty Loam) within the Northwest Expansion Area based on values recommended by XP-SWMM. Unique composite values for these parameters were developed for each subwatershed based on soil type weighted average.

### **BASIN STORAGE**

Existing basin stage-storage curves were developed from two-foot topographic mapping. Storage under proposed conditions is maintained as existing, except as discussed below, to take into account development grading activities. Shallow depressions that exist in rural areas (primarily occurring in the southwest portion of the Northwest Expansion Area) are assumed to be developed and no longer available for stormwater management under proposed conditions. It is unlikely that all of these basins will be eliminated during the development process. However, to be conservative, it is assumed that these areas will develop to the maximum extent possible with reliance only on local on-site BMPs and the remaining natural basins identified on Figure 17-2 (in Appendix D and E).

In addition, storage for Basins EP-036a, EP-059c, and EP-064 was modified from existing conditions to concentrate storage into a smaller surface area, thereby providing additional developable area. These basins should maintain at least 10.8 acre-feet, 3.4 acre-feet, and 7.8 acre-feet of infiltration storage, respectively.

### **BASIN INFILTRATION RATES**

Rating curves were developed to simulate the infiltration capacity of the basins at different depths based on conservative soil infiltration rates assigned by subwatershed type. Previous studies on infiltration processes in similar geologic and topographic settings in the Metro Area have identified a range of infiltration rates between 0.02 and 0.32 inches per hour for less sandy soils and 0.12 and 0.60 inches per hour for sandy soils.

A single infiltration rate is assigned to dry basins, while two infiltration rates are assigned to wet basins. Wet basins are less permeable in the bottom, where water has ponded historically. Soils data supports that higher permeable materials typically surrounds the low permeability materials, forming an outer ring on the side slopes of the basin. A higher infiltration rate is applied to the outer ring, comparable to the infiltration rate applied over a dry basin with similar soil types.

**Table 11** summarizes the assigned basin infiltration rates applied as a function of depth (for both existing and proposed condition models) for each subwatershed type.



Table 11: Natural Basin Infiltration Rates

| Subwatershed Type                        | Depth in the Basin | Infiltration Rate |
|------------------------------------------|--------------------|-------------------|
| Type I: Wet basins in less sandy soils   | 0 to 4 feet        | 0.07 inches/hour  |
|                                          | 4+ feet            | 0.30 inches/hour  |
| Type II: Wet basins in sandy soils       | 0 to 4 feet        | 0.07 inches/hour  |
|                                          | 4+ feet            | 0.50 inches/hour  |
| Type III: Dry basins in less sandy soils | Any                | 0.30 inches/hour  |
| Type IV: Dry basins in sandy soils       | Any                | 0.50 inches/hour  |

### EVAPORATION

To account for water budget losses due to evaporation, mean monthly evaporation (inches) was used from the USDA SCS (currently the Natural Resource Conservation Services) Hydrology Guide for Minnesota.

### RAINFALL EVENTS

During this analysis it became evident that the development of a system that mimics existing conditions (by incorporating infiltration BMPs) requires an evaluation of multiple events. While the system should be designed for the worst-case scenario, it should also be designed and managed so that the BMPs will operate effectively for the smaller rainfall events (e.g., the 5-year 24-hour rainfall event) as well as the 100-year 24-hour rainfall event. As a result, this analysis looks at a number of rainfall events in evaluating the ability of BMPs to mimic the natural hydrology of the system. Modeled rainfall events fall under two major categories: 1) synthetic rainfall curves (SCS Type II) and 2) recorded rainfall.

Synthetic rainfall events modeled for the Northwest Expansion Area include the 1-year 24-hour rainfall event (2.4 inch), the 5-year 24-hour rainfall event (3.6 inch), the 100-year 24-hour rainfall event (6.0 inch), the back-to-back 100-year 24-hour rainfall event (12.0 inch), and the 100-year 10-day rainfall event (10.9 inch). Shorter duration events represent greater intensities but less rainfall amounts which would not typically be critical in a volume-sensitive system such as this area. Snowmelt is addressed in the next section.

Actual recorded rainfall data was obtained from the Minneapolis-St. Paul Airport and used to run a continuous rainfall simulation for a sub-area of the Northwest Expansion Area from 1982 to 1987. This sub-area bound by 70<sup>th</sup> Street on the north, Highway 55 of the south, Argenta on the west and Robert Trail on the east is representative of the overall Northwest Expansion Area's existing hydrologic and geomorphic setting and is also representative of the overall proposed land use plan. The time period of 1982 to 1987 was selected for continuous simulation from the last 30 years of rainfall record since this represents the longest period of above average annual rainfall and contains the largest single event of record (9.15 inches on July 23, 1987), which significantly exceeds the 100-year 10-day snowmelt event with 7.2 inches of rain. Review of the results for proposed conditions for this continuous event demonstrate that all the natural basins recover from the precipitation events and do not continue to have rising water levels through this period. This is significant since back-to-back storms and extended wet periods could be a concern in this type of drainage system. Given the observed

recovery of the natural basins in this area, this continuous event was not run for the entire Northwest Expansion Area.

### ***SNOWMELT RUNOFF EVENT***

The 100-year snowmelt runoff event is simulated by a 7.2 inch, 10-day spring runoff event. During snowmelt simulations, it is often assumed that the ground is frozen solid and that no infiltration occurs. In reality, infiltration occurs to an extent (even on frozen ground). The soil's ability to infiltrate under frozen conditions is largely dependent upon the antecedent soil moisture conditions at the time of the initial freeze and the soil's texture. If soil moisture is low when freeze occurs, soil pore spaces can be preserved. The most restrictive conditions occur if the soils freeze while saturated, thereby forming a hardpan that does not allow infiltration. In either case, ground conditions are typically thawing over the 10-day simulation period with increasing infiltration rates over the period of the runoff simulation.

In evaluating the worst-case scenario for both existing and proposed conditions, the 100-year 10-day runoff/snowmelt event is modeled with no infiltration and no depressional storage (BMPs). This is a very conservative estimate of the volume of runoff being generated for the event and assumes that all of the 7.2 inches of runoff is completely delivered to the system. That is, all of the runoff is routed through the system without infiltration losses.

### ***IDENTIFICATION OF WORST-CASE SCENARIO***

A number of single larger events were modeled to determine the critical event for each subwatershed in the system. These events include the 100-year 24-hour rainfall event (6.0 inch), the 100-year 10-day rainfall event (10.9 inch), the 100-year 10-day runoff/snowmelt event (7.2 inch), and the back-to-back 100-year 24-hour rainfall events (12.0 inch).

Comparison of high-water levels indicates that the critical event for the majority of the subwatersheds under existing and proposed conditions is the 100-year snowmelt runoff event (7.2 inches in 10 days). In some cases where the 100-year 24-hour high water level is equal to or slightly above the high-water level for the 10-day runoff event, the difference is not considered to be significant enough to clearly demonstrate that the critical event is not the 10-day snowmelt event. Larger differences between these events are due to the inability of existing small culverts to handle the quick delivery of runoff produced by the 24-hour event. Conversely, the culverts are capable of handling the slow delivery of water in the 10-day event. Therefore, overall the system is "volume driven," and the critical flooding event is in almost all cases the 100-year 10-day snowmelt/runoff event.

### ***PROPOSED CONDITIONS BEST MANAGEMENT PRACTICES***

After identifying the worst-case scenario, the proposed conditions model was modified to evaluate the effect of infiltration BMPs on the critical high-water level for the basins. This scenario evaluated the construction of infiltration BMPs for volume control. By making some generalizations about the size and capacity of the BMPs, a simplified method for simulating the impact these practices would have on runoff was developed. It was

assumed that a raingarden with the following maximum dimensions could be constructed to handle the runoff generated by two single family residential lots:

- Length = 50 feet
- Width = 10 feet
- Storage depth (at the surface) = 1 to 1.5 feet
- Storage depth (subsurface) = 4 feet

Figure 17-4 (in Appendix E) illustrates the concept design configuration for the raingardens. The construction of the perforated pipe is important since it serves as an observation well for future monitoring efforts as well as a conduit for runoff during frozen ground conditions. This design is based upon preliminary research results being developed by Dr. Kenneth Potter at the University of Wisconsin – Madison, who is generating optimal design configurations for raingardens. This design configuration is also based upon a size that will be non-intrusive yet effective given the development setting. The trench may be constructed to the specifications identified above or it may be split into multiple practices provided the overall storage volume and infiltration capacity is being maintained.

Of the four parameters identified above, storage depth at the surface and below the surface are the least flexible and should not be changed. Restricting the maximum ponding depth above ground to 1-1.5 feet reduces the time that there will be standing water in the raingarden, provides a suitable habitat for the vegetation, and allows for wet-dry cycling of the soils. Restricting the storage depth underground ensures that the storage volume will be available within a reasonable time period allowing for back-to-back rainfall events.

Given this design configuration, the amount of depressional storage to be incorporated in the model was determined (Table 12). This depressional storage (defined as a depth in inches) is effectively retained in the subwatershed simulating the storage capacity of the raingardens by reducing the total volume of runoff generated for the given event.

Note that the depressional storage identified in Table 12 for single events was applied based on land use intensity for the following land use categories: low density residential (less than 30% impervious) and medium to high density residential (greater than 30% impervious). This is a low or conservative estimate of the volume control that could be achieved in the system while also providing more volume control for land uses with more imperviousness. This amounts to an overall land dedication for raingardens of about 2 to 3%. The proposed design configuration would allow for a reasonable land dedication that would fit the overall objectives of Northwest Expansion Area as proposed in Figure 5-5 – Future Land Use (2005 & 2007 AUAR).

Table 12: Depressional Storage Values

| Rainfall Event                                       | Depressional Storage due to Best Management Practices (BMPs) [inches] |                                                                                      |
|------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|                                                      | Low Density Residential ( $\leq 30\%$ Impervious)                     | Medium to High Density Residential/Light Industrial/Commercial ( $>30\%$ Impervious) |
| 1-year, 5-year, and 100-year 24-hour rainfall events | 0.8                                                                   | 1.2                                                                                  |
| 100-year 10-day rainfall event                       | 2.6                                                                   | 3.9                                                                                  |

The higher depressional storage associated with the 100-year, 10-day event is due to the fact that the infiltration rate in the raingardens occurs for the complete duration of the event (10-days) instead of only one day.

#### 2007

No update.

#### 2014

Atlas 14, published in 2013, is the most current frequency and duration stormwater information at the time of this AUAR update. The Northwest Area Stormwater Management Plan will be updated to incorporate Atlas 14 data as published by NOAA for the 2-, 10-, and 100-year rainfall events and the 100-year critical event (10-day snow melt) for development stormwater management plans and landlocked basins.

The Northwest Area Regional Basin Map and Stormwater Model was prepared on March 1, 2011 and includes mapping of the 100-year critical storm elevations for landlocked basins within the Northwest Area drainage. The map and stormwater model are being updated in 2014. Updates to the map and model will be a required condition of approval for future developments.

The 3<sup>rd</sup> Generation Lower Mississippi River Watershed Management Plan prepared in August 2011 requires a one-inch (1") impervious surface infiltration or filtration requirement depending on soil types and in-situ soil capacity to infiltrate.

#### 2019

An ordinance update in 2016 requires infiltration of runoff per northwest area standards. Filtration for water quality may be allowed in tight soils.

The 4<sup>th</sup> Generation Water Resources Management Plan was prepared in December 2018 and includes the same requirements as what was established in the 3<sup>rd</sup> Generation Plan.

#### 2025

The City is in the process of updating their stormwater management plan as of June 2025. The National Oceanic and Atmospheric Administration (NOAA) is also in the process of developing Atlas-15 and likely will be complete in 2026/2027. This update will include new precipitation values based on 10+ years of additional data in locations as

well as a forward-looking climate prediction based on rainfall estimates that can be used for resiliency planning by municipalities<sup>20</sup>.

### **STORMWATER MANAGEMENT APPROACH**

#### **2005**

There are three essential elements of the stormwater management approach proposed for the Northwest Expansion Area including: 1) smart land use planning that promotes open space and limits imperviousness, 2) management of small storm event runoff via alternative BMPs, and 3) preservation of the numerous natural basins for management of large storm events.

### **SMART LAND USE PLANNING**

Smart land use planning that integrates hydrologic function into site design and conserves natural resources and open space is critical to the success of the proposed stormwater management approach. This provides an ecologically friendly means to self-mitigate the impact that development brings to the water cycle. Development which provides diverse housing styles, minimizes impervious surface coverage, incorporates natural features as integral elements, and promotes cluster development or concentration of building pads to preserve open space will minimize runoff volume from the site and maximize the ability to infiltrate stormwater runoff in local BMPs and existing natural basin. Other specific benefits of this approach are:

- Preservation of open space;
- Minimization of land disturbance;
- Protection of natural systems and processes, and incorporation of natural site elements into the hydrologic design;
- Customization of infrastructure to each site rather than uniform design;
- Decentralization of runoff collection;
- Management of surface water
  - at its source; and
- Groundwater/aquifer recharge.

Many of these smart land use planning elements are proposed in the *Draft Subd. 37. Northwest Area Planned Unit Development Overlay District* (Hoisington Koegler Group Inc. January 11, 2005) which, upon adoption, will guide development. Of special note, this draft ordinance currently specifies a minimum of 20% of the buildable development area shall be preserved as additional natural area/open space.

Development can also be designed to minimize or eliminate curbs, gutters, wide roadways, and the inlets/outlets and pipes that must accompany all of these features. Rather, this approach is flexible in its application from use on a lot-by-lot basis to entire portions of a community.

### **ALTERNATIVE BEST MANAGEMENT PRACTICES**

Alternative stormwater management practices provide measures for the City to reduce the overall volume of water draining to existing natural basins. Alternative management

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<sup>20</sup> Source: [https://www.weather.gov/media/owp/hdsc\\_documents/NOAA\\_Atlas\\_15\\_Flyer.pdf](https://www.weather.gov/media/owp/hdsc_documents/NOAA_Atlas_15_Flyer.pdf)

techniques typically do not use single-event designs (e.g., 100-year frequency) like traditional systems that handle big events while disregarding routine/frequent events. This approach means that routine small events will not be “over-drained” as they would be in a traditional big conveyance system.

The best potential for these practices is infiltration of water close to the location where the precipitation deposits it, mimicking the pre-development runoff condition. The list of practices included under the term “alternative” is extensive. Applications of special interest to the Northwest Expansion Area because of its need to reduce volume flowing to the existing natural basins should focus on infiltration. Infiltration practices could include but are not limited to raingardens, vegetated swales, parking lot bioretention, infiltration trenches/basins, and green roofs.

Disconnection of impervious surfaces is a simple, but commonly overlooked, BMP that can be used to reduce the amount of runoff volume discharged from a site. These methods can be incorporated into development design at the time of construction or retrofit into runoff improvement programs associated with redevelopment of existing areas. Examples of typical methods that can be used to disconnect impervious areas include:

- Routing roof leaders to a vegetated area or a rain barrel;
- Minimizing paved surfaces through such methods as using narrow streets in residential areas, limiting commercial parking space, joint or shared parking, and locating businesses and residences close to the street to minimize driveway length;
- Using permeable pavement or paving blocks for low traffic and overflow parking areas;
- Amending soil and/or loosening it after compaction to encourage infiltration; and
- Using vegetated swales or raingardens to accept runoff rather than pipes.

Modeling the post-development condition, BMPs were idealized as raingardens capable of fully retaining the 1- to 2-year event volume and limiting the 5-year event post development runoff volume to the existing condition volume. As development occurs it will be necessary to ensure that adequate onsite infiltration is provided, and site-specific characteristics should be assessed to determine the most appropriate type and location of BMPs. To this end, the City has proposed a companion document or stormwater design manual for the *Draft Subd. 37. Northwest Area Planned Unit Development Overlay District*. The stormwater design manual would be developed to provide guidance in the selection, design, and construction of site specific, alternative stormwater management BMPs and is intended to be a comprehensive manual which not only summarizes the requirements and design recommendations for the Northwest Expansion Area, but also details operation and maintenance requirements and specifications.<sup>21</sup>

It must always be kept in mind that these alternative BMPs are as well engineered as the more structural practices utilized in the water management system. Although concrete and conduit are not dominant features, the systems do have structure to them and have been sized to perform a specific function. Simply installing and ignoring them will result in

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<sup>21</sup> The Northwest Area Stormwater Manual is available at <https://www.ighmn.gov/62/Northwest-Area-Development-Initiatives>

their demise over a relatively short period of time. If, however, they are installed properly, monitored for effectiveness and properly maintained, these alternative systems will provide decades of low maintenance service.

### **PRESERVATION OF EXISTING NATURAL BASINS**

Although the land use planning and alternative stormwater management BMPs try to match the natural hydrologic function as close to normal as possible, it is important to keep in mind that storm and melt events sometimes occur in excess of the ability of any management practice to manage. Therefore, runoff will also be linked to the existing natural basins. Currently these areas function in most cases as infiltration basins without outlets under normal water levels. These basins would continue to function in this manner in post-development conditions. This will allow for routine treatment of small and moderate events, but also provides the added protection for large-scale flooding events. In addition to the preservation of the basin itself, emergency overflows to downstream basin (as identified on Figure 17.2 in Appendix D and E) must be preserved during development.

2007, 2014, 2019, 2025

No update.

### **SURFACE WATER MODELING RESULTS**

2005

A comparison of the high-water levels for each rainfall event (see Table 17.3 in Appendix E) indicates that the stormwater management approach in most cases reduces or maintains the runoff volume from proposed conditions as compared to the existing conditions runoff for the 1-year 24-hour rainfall event.

The proposed stormwater management approach is also in most cases capable of retaining most of the increased runoff generated for the 5-year 24-hour rainfall event. This positive effect is even more pronounced in the case of the 100-year 24-hour rainfall event and in most cases the infiltration capacity of the downstream existing basin is capable of handling the increased runoff with little to no increase in high water level. In the case of the 100-year 10-day runoff event (worst-case scenario), the alternative stormwater BMPs are conservatively assumed ineffective and high-water levels remain unchanged except as a result of storage losses due to development.

As previously mentioned, stormwater discharges from the LMRWMO watershed are at two locations including: the Rosenberger Lake (EP-080a) and DNR Wetland 241W (BP-005). Table 13 compares peak discharge rates and volumes of runoff discharged from the Northwest Expansion Area under existing and proposed conditions.

Table 13: Discharge from the LMRWMO Watershed

| Event                   | Land Use | Basin BP-005    |                          | Basin EP-080a   |                          |
|-------------------------|----------|-----------------|--------------------------|-----------------|--------------------------|
|                         |          | Peak Rate (cfs) | Total Volume (acre-feet) | Peak Rate (cfs) | Total Volume (acre-feet) |
| 1-Year 24-hour rainfall | Existing | 0               | 0                        | 0.9             | 4.1                      |



| Event                                 | Land Use | Basin BP-005    |                          | Basin EP-080a   |                          |
|---------------------------------------|----------|-----------------|--------------------------|-----------------|--------------------------|
|                                       |          | Peak Rate (cfs) | Total Volume (acre-feet) | Peak Rate (cfs) | Total Volume (acre-feet) |
| 5-year 24-hour rainfall               | Proposed | 0               | 0                        | 0.2             | 1.1                      |
|                                       | Change   | 0               | 0                        | -0.7            | -3.0                     |
|                                       | Existing | 0               | 0                        | 3.5             | 12.3                     |
|                                       | Proposed | 0               | 0                        | 1.9             | 7.4                      |
|                                       | Change   | 0.0             | 0.0                      | -1.6            | -4.9                     |
| 100-year 24-hour rainfall             | Existing | 6.5             | 4.0                      | 8.7             | 35.4                     |
|                                       | Proposed | 5.4             | 3.5                      | 8.7             | 32.9                     |
|                                       | Change   | -1.1            | -0.5                     | 0.0             | -2.5                     |
| 10-day snowmelt (worst-case scenario) | Existing | 15.8            | 27.3                     | 8.8             | 116.8                    |
|                                       | Proposed | 15.8            | 27.3                     | 8.8             | 122.1                    |
|                                       | Change   | 0.0             | 0.0                      | 0.0             | 5.3                      |

As can be seen from this table, the proposed stormwater management approach maintains or reduces the amount of discharge from the Northwest Expansion Area except in the case of Rosenberger Lake under the worst-case scenario. This is due to the development of smaller depressions in subwatersheds tributary to this basin. The increased volume is not expected to be problematic given the infrequency of this event and given that the increased volume of water translates to less than a 0.1-foot increase in surface water elevation.

The finalized modeling results indicate that implementation of the proposed alternative stormwater management plan and preliminary land use concept would allow the Northwest Quadrant to be developed as a closed system. As long as proper sequencing of construction and system monitoring is conducted, the cost of implementation and maintenance may be similar to conventional systems at the local scale. The City is planning for the additional maintenance that may be needed to maintain the functioning of the proposed system. At the regional scale, given that a conventional system would need a large outlet project, this proposed self-contained stormwater management system should be much more cost effective.

### **WATER QUALITY ASSESSMENT**

Existing and proposed storm bounce for the 100-year 24-hour event was compared for the wetlands within the Northwest Expansion Area per the Natural Resource Inventory) Report (Bonestroo, October 2003, Page 4-15) recommended wetland management standards. Figure 17.3 (in Appendix D and E) identifies wetlands by management class. In this report, wetlands in the Northwest Expansion Area are assigned management classifications based on the susceptibility to adverse impact due to increased stormwater bounce ranging from 1 (high susceptibility to stormwater bounce) to 4 (low susceptibility to stormwater bounce). The management classifications are based on the Site Management Classification Flow Chart on page 4-11 of the Natural Resource Inventory. This report also provides recommended buffer widths and phosphorus pretreatment requirements based on the wetland classifications. [Table 14](#) summarizes the recommended wetland management standards as proposed in the report.



Table 14: Recommended Wetland Management Standards

| Management Classification | Buffer Strip (feet) |             | Structural Setback from Edge of Buffer (feet) | Stormwater Phosphorous Treatment Requirement                   | Stormwater Quantity Requirement                                                                           |
|---------------------------|---------------------|-------------|-----------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|                           | Slopes <15%         | Slopes >15% |                                               |                                                                |                                                                                                           |
| Manage 1                  | 60                  | 90          | 10                                            | Limit loading to 2x predevelopment loadings                    | Storm bounce – Maintain high water level at or below existing conditions for 100-year storm               |
| Manage 2                  | 30                  | 45          | 10                                            | Limit concentration to 150 parts per billion (ppb)             | Storm bounce – Maintain high water level at or below existing conditions plus 0.5 feet for 100-year storm |
| Manage 3                  | 20                  | 30          | 10                                            | Limit concentration to predevelopment concentrations (200 ppb) | No requirement                                                                                            |
| Manage 4                  | 15                  | 20          | 10                                            | No requirement – enhancement recommended                       | No requirement                                                                                            |

Of all the wetlands delineated in the Northwest Expansion Area, only three would realize a storm bounce that exceeds the recommended bounce criteria according to the model. These wetlands are within Subwatersheds EP-073a, EP-071, and SP-23. In order to prevent this undesired bounce, a higher stormwater management standard (or additional stormwater management storage) is required within these subwatersheds upstream of the existing wetlands.

#### **ADDITIONAL STORAGE REQUIREMENTS**

The additional volume necessary for compliance with the proposed wetland storm bounce criteria and necessary in areas that high water levels would compromise developable land is identified in [Table 15](#). This table also identifies other new basins previously planned for in the *Pilot Study Area H&H* (EOR, 2002). Alternatives to new basins that could be investigated include diversion of runoff to adjacent basins with excess storage.

Table 15: Additional Storage Requirements

| Basin   | Volume (acre-feet) | Comment                                                                                                                          |
|---------|--------------------|----------------------------------------------------------------------------------------------------------------------------------|
| EP-073a | 8.7                | Additional storage necessary for compliance with wetland storm bounce criteria.                                                  |
| EP-071  | 10.6               | Additional storage necessary for compliance with wetland storm bounce criteria.                                                  |
| EP-104  | 12.0               | Enhancement of the existing basin to include an additional 12 acre-feet of storage, thereby reducing the floodplain footprint.   |
| SP-9    | 0.9                | Previously planned for the in the <i>Pilot Study Area H&amp;H</i> . Basin SP-24 and SP-21 could accommodate this storage volume. |

| Basin | Volume (acre-feet) | Comment                                                                                                                      |
|-------|--------------------|------------------------------------------------------------------------------------------------------------------------------|
| SP-23 | 0.5                | Additional storage necessary for compliance with wetland storm bounce criteria.                                              |
| SP-25 | 4.0                | Previously planned for in the <i>Pilot Study Area H&amp;H</i> .                                                              |
| SP-28 | 0.5                | Previously planned for in the <i>Pilot Study Area H&amp;H</i> . Basin SP-24 and SP-21 could accommodate this storage volume. |
| SP-36 | 3.9                | Previously planned for in the <i>Pilot Study Area H&amp;H</i> .                                                              |
| SP-48 | 13.8               | Previously planned for in the <i>Pilot Study Area H&amp;H</i> .                                                              |

Table 16 compares the existing and proposed 100-year, 24-hour storm bounce for all wetlands within the LMRWMO watershed, after the incorporation this additional stormwater management storage.

Table 16: Wetland Storm Bounce Assessment

| Basin ID Proposed Conditions | Starting Water Level (feet) | Existing High-Water Level 100-year 24-hour Rainfall Event (6.0 inch) (feet) | Proposed High Water Level 100-year 24-hour Rainfall Event (6.0 inch) (feet) | Difference in Bounce Between Existing and Proposed (feet) | Natural Resource Inventory Management Classification |
|------------------------------|-----------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------|
| EP-018                       | 935                         | 935.5                                                                       | 935.5                                                                       | 0.0                                                       | 1                                                    |
| EP-031b                      | 901                         | 901.7                                                                       | 901.6                                                                       | -0.1                                                      | 1                                                    |
| EP-071                       | 831                         | 844.9                                                                       | 845.1                                                                       | 0.2                                                       | 1                                                    |
| EP-073a                      | 840                         | 842.3                                                                       | 842.4                                                                       | 0.1                                                       | 1                                                    |
| EP-076                       | 893                         | 893.5                                                                       | 893.5                                                                       | 0.0                                                       | 1                                                    |
| EP-080a                      | 801                         | 802.4                                                                       | 802.2                                                                       | -0.1                                                      | 1                                                    |
| EP-080b                      | 901                         | 903.0                                                                       | 903.0                                                                       | 0.0                                                       | 1                                                    |
| SP-23                        | 863                         | 866.6                                                                       | 866.6                                                                       | 0.0                                                       | 1                                                    |
| BP-032                       | 891                         | 895.5                                                                       | 895.4                                                                       | -0.1                                                      | 2                                                    |
| BP-049a                      | 925                         | 927.6                                                                       | 927.5                                                                       | 0.0                                                       | 2                                                    |
| EP-010b                      | 898                         | 904.7                                                                       | 904.5                                                                       | -0.1                                                      | 2                                                    |
| EP-013                       | 851                         | 858.2                                                                       | 858.6                                                                       | 0.3                                                       | 2                                                    |
| EP-016b                      | 901                         | 906.2                                                                       | 906.1                                                                       | 0.0                                                       | 2                                                    |
| EP-016c                      | 907                         | 910.7                                                                       | 910.7                                                                       | 0.0                                                       | 2                                                    |
| EP-027c                      | 888                         | 890.7                                                                       | 890.7                                                                       | 0.0                                                       | 2                                                    |
| EP-027e                      | 941                         | 944.9                                                                       | 943.9                                                                       | -1.0                                                      | 2                                                    |
| EP-027f                      | 849                         | 851.2                                                                       | 851.3                                                                       | 0.1                                                       | 2                                                    |
| EP-039                       | 947                         | 852.4                                                                       | 852.1                                                                       | -0.3                                                      | 2                                                    |
| EP-058a                      | 877                         | 881.8                                                                       | 881.8                                                                       | 0.0                                                       | 2                                                    |
| EP-060b                      | 897                         | 902.4                                                                       | 902.6                                                                       | 0.1                                                       | 2                                                    |
| EP-078                       | 807                         | 809.2                                                                       | 809.0                                                                       | -0.1                                                      | 2                                                    |
| EP-079a                      | 807                         | 809.3                                                                       | 809.0                                                                       | -0.3                                                      | 2                                                    |
| BP-036                       | 923                         | 931.1                                                                       | 931.1                                                                       | 0.0                                                       | 3                                                    |
| BP-048b                      | 925                         | 927.9                                                                       | 927.9                                                                       | 0.0                                                       | 3                                                    |
| EP-045                       | 879                         | 881.9                                                                       | 881.8                                                                       | 0.0                                                       | 3                                                    |
| EP-059a                      | 799                         | 902.2                                                                       | 902.4                                                                       | 0.2                                                       | 3                                                    |
| EP-074a                      | 925                         | 828.5                                                                       | 828.8                                                                       | 0.3                                                       | 3                                                    |
| EP-074b                      | 937                         | 841.5                                                                       | 841.5                                                                       | 0.0                                                       | 3                                                    |
| EP-102a                      | 901                         | 908.0                                                                       | 907.9                                                                       | -0.1                                                      | 3                                                    |

| Basin ID<br>Proposed<br>Conditions | Starting Water<br>Level (feet) | Existing High-<br>Water Level<br>100-year 24-<br>hour Rainfall<br>Event (6.0<br>inch) (feet) | Proposed High<br>Water Level<br>100-year 24-<br>hour Rainfall<br>Event (6.0<br>inch) (feet) | Difference in<br>Bounce<br>Between<br>Existing and<br>Proposed<br>(feet) | Natural<br>Resource<br>Inventory<br>Management<br>Classification |
|------------------------------------|--------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------|
| EP-104                             | 891                            | 897.6                                                                                        | 894.0                                                                                       | -3.6                                                                     | 3                                                                |
| QP-5                               | 923                            | 926.1                                                                                        | 926.4                                                                                       | 0.3                                                                      | 3                                                                |
| SP-26                              | 915                            | 919.2                                                                                        | 919.2                                                                                       | 0.0                                                                      | 3                                                                |
| SP-10                              | 935                            | 939.1                                                                                        | 938.7                                                                                       | -0.4                                                                     | 3                                                                |
| SP-29                              | 957                            | 959.1                                                                                        | 959.7                                                                                       | 0.6                                                                      | 3                                                                |
| SP-12                              | 835                            | 841.8                                                                                        | 844.0                                                                                       | 2.2                                                                      | 3                                                                |
| SP-32                              | 923                            | 928.1                                                                                        | 927.7                                                                                       | -0.4                                                                     | 3                                                                |
| BP-038a                            | 853                            | 892.5                                                                                        | 892.0                                                                                       | -0.5                                                                     | 4                                                                |
| BP-049b                            | 943                            | 945.4                                                                                        | 945.4                                                                                       | 0.0                                                                      | 4                                                                |
| EP-005d                            | 953                            | 955.8                                                                                        | 955.8                                                                                       | 0.0                                                                      | 4                                                                |
| EP-009                             | 889                            | 899.0                                                                                        | 898.6                                                                                       | -0.3                                                                     | 4                                                                |
| EP-011                             | 883                            | 889.8                                                                                        | 892.1                                                                                       | 2.3                                                                      | 4                                                                |
| EP-016a                            | 903                            | 904.7                                                                                        | 904.6                                                                                       | -0.1                                                                     | 4                                                                |
| EP-025b                            | 897                            | 900.0                                                                                        | 900.2                                                                                       | 0.2                                                                      | 4                                                                |
| EP-027a                            | 847                            | 853.6                                                                                        | 855.3                                                                                       | 1.7                                                                      | 4                                                                |
| EP-031a                            | 875                            | 881.0                                                                                        | 881.2                                                                                       | 0.2                                                                      | 4                                                                |
| EP-034                             | 849                            | 859.2                                                                                        | 860.6                                                                                       | 1.3                                                                      | 4                                                                |
| EP-035b                            | 853                            | 857.7                                                                                        | 857.6                                                                                       | -0.1                                                                     | 4                                                                |
| EP-036a                            | 861                            | 866.1                                                                                        | 867.7                                                                                       | 1.5                                                                      | 4                                                                |
| EP-038a                            | 867                            | 872.0                                                                                        | 871.7                                                                                       | -0.3                                                                     | 4                                                                |
| EP-044                             | 885                            | 890.5                                                                                        | 890.4                                                                                       | -0.1                                                                     | 4                                                                |
| EP-106                             | 859                            | 864.9                                                                                        | 865.0                                                                                       | 0.2                                                                      | 4                                                                |
| EP-107a                            | 855                            | 858.4                                                                                        | 858.4                                                                                       | 0.0                                                                      | 4                                                                |

*2007 and 2014*

No update.

*2019*

The 4<sup>th</sup> Generation Water Resources Management Plan was prepared in December 2018 includes updates to the stormwater management to comply with the MS4 permit requirements for the next 10 years. The plan identifies a revised program including implementation priorities.

*2025*

No update.

- iii. **Water Appropriation – Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use, and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for**

**appropriation. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.**

*AUAR Guidance: If the area requires new water supply wells, specific information about that appropriation and its potential impacts on groundwater levels should be given; if groundwater levels would be affected, any impacts resulting on other resources should be addressed.*

#### 2005<sup>22</sup>

The City of Inver Grove Heights currently operates six municipal supply wells with a total groundwater appropriation of 1,250 million gallons per year (MGY) in 2003. The DNR water appropriations permit number for Inver Grove Heights is 806052. Two wells are located east of the project area along 75<sup>th</sup> Street. The other four wells are located further to the east, three wells in South Valley Park and one just east of North Valley Park. Raw water is pumped from the wells to the water treatment facility located just east of the AUAR area at the intersection of Babcock Trail and 75<sup>th</sup> Street.

Five of the six wells are completed in the Jordan Sandstone portion of the Prairie du Chien Jordan aquifer system and have capacities of 1,200 gallons per minute (gpm). One well is completed in the Mount Simon-Hinckley aquifer and has a capacity of 1,000 gpm. While each well may yield at least 1,000 gpm, the use of each well is not constant. The average daily discharge for each well is considerably less than the well capacity. A total of 1,116 million gallons were pumped from the wells in 2003. The water demand rarely requires that all wells be activated simultaneously. Therefore, the wells are used on a rotation schedule.

The project area will be served by expanding the existing municipal water supply system. Development of the project area will require additional appropriation of groundwater for municipal water supply. The City's capital improvement plan calls for an additional four wells to meet the ultimate system demand. An expansion of the water treatment plant is also planned. The ultimate projected municipal water system demand is 2,139 MGY (*Water Supply Plan, Inver Grove Heights, Minnesota, 1996*, prepared by Bonestroo Rosene Anderlik & Assoc.). Additional water appropriations permit requests will be staged with development to stay ahead of demand.

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<sup>22</sup> Sources: Hundley, Steven J. (1983) Soil Survey of Dakota County, Minnesota. U. S. Department of Agriculture Soil Conservation Service.

Meyer, G. N. and Lusardi, B. A. (2000) Surficial Geology of the St. Paul 30 x 60 minute Quadrangle, Minnesota, Minnesota, Geological Survey M-Series Map M-106. Arc/Info export files and pdf file.

Minnesota Geological Survey (1990) Geologic Atlas of Dakota County, Minnesota, N. H. Balaban and Howard C. Hobbs eds., University of Minnesota, St. Paul.

Minnesota Geological Survey (2000) Bedrock Geology and Structure of the Seven-County Twin Cities Metropolitan Area, Minnesota, Arc/Info export files.

Analysis of proposed land uses in the AUAR area has revealed that the projected total maximum day water demand will be approximately 1.3 million gallons per day greater than previously projected. Therefore, a fifth additional well will likely be required to meet the ultimate system demand. The number of new wells required will depend on the capacities of the future wells. The ultimate projected municipal water system demand is estimated to be 2,295 MGY (2005 estimate), including the fifth additional well proposed for the system. Additional water appropriations permit requests will be staged with development to stay ahead of demand.

New wells will be completed in the Jordan Sandstone portion of the Prairie du Chien-Jordan aquifer system. The City is currently seeking sites for at least two new wells. The most likely location for the new wells is the Inverwood Golf Course, located along the eastern boundary of the AUAR area. Each new well is expected to have a capacity of 1,200 gpm.

The effect of pumping generally results in a temporary lowering of groundwater levels in the aquifer while the wells are operating. The performance of the City's current wells indicates that the aquifer is highly permeable and able to yield the additional water. Therefore, while the City's current wells will experience a gradual increase in pumping and additional wells will be constructed, the aquifer is expected to be able to accommodate the additional withdrawals.

In recent aquifer-pumping tests of Wells 7 and 8, located along 75<sup>th</sup> Street east of the AUAR area, the water level in Well 8 dropped 38 feet after pumping the well at 1,400 gpm over an 8-hour period. Drawdown due to pumping Well 8 reached an equilibrium level after approximately four hours. Interference drawdown of 9 feet was measured at a distance of approximately 1,300 feet from Well 8 at Well 7. Well 7 was pumped at a rate of 1,300 gpm for a period of 24 hours. Maximum drawdown in Well 7 was approximately 32 feet, and interference drawdown in Well 8 was approximately 10 feet.

Pumping tests, borehole flow-meter logs, and other data collected in the Twin Cities and southeastern Minnesota have demonstrated that the lower part of the Prairie du Chien Group (Oneota Formation) acts as a regional semi-confining layer between the upper part of the Prairie du Chien Group (Shakopee Formation) and the Jordan Sandstone. Groundwater extraction in one part of the aquifer system, either the Prairie du Chien Group or the Jordan Sandstone, is expected to influence hydraulic heads in the formation not being pumped, but to a much lesser degree than the pumped part of the aquifer system.

Most water wells in Inver Grove Heights and surrounding areas are completed in the Prairie du Chien Group portion of the Prairie du Chien-Jordan aquifer system, in the unconsolidated Quaternary aquifers, or in the St. Peter Sandstone. It is unlikely that pumping from current or proposed City wells will have a detrimental impact on domestic or non-community wells in or around the project area. New municipal wells will be constructed at a sufficient distance to prevent excessive interference between the municipal wells. Adequate well spacing will also limit the potential cumulative drawdown that could occur at the locations of other existing wells.

The Inverwood Golf Course operates irrigation wells completed at a depth of 422 feet. A geologic log is not available, but, given the well location and depth, the well is likely completed in the Jordan Sandstone. The DNR considers potential well interference problems before issuing water appropriation permits. The City of Inver Grove Heights will work with the golf course to locate new wells at a sufficient distance from the existing wells to avoid interference with operation of the existing wells.

#### 2007

No update.

#### 2014

- Well field development occurred in 2008, adding Well No. 9 at 7302 Babcock Avenue. The new well is in the Jordan Aquifer and has a capacity of 1,400 gpm.
- A Water System Model update and the Wellhead Protection Study will be completed in 2014.
- The Water Treatment Plant was expanded in 2007 to provide a treatment capacity of 12 million gallons per day (MGD).
- The Asher Tower Elevated Water Tank was reconstructed in 2013, providing one million gallons (1 MG) of storage capacity.
- A Northwest Area water model and pressure zone map was developed in 2008 and is being updated in 2014.

#### 2019

The existing and future water system for the AUAR study area is shown in Chapter 8 of the 2040 Comprehensive Plan and was developed based on the northwest area water system improvements included in the May 2005 Northwest Area Feasibility Report and more recent Northwest Water System Study completed in January of 2017. The third generation of the Local Water Supply Plan was approved by the DNR in February 2020. A 12-inch and 16-inch water main is proposed within the AUAR study area to support existing and future development. As identified in the 2040 Comprehensive Plan and the Third Generation of the Local Water Supply Plan, one additional well may be needed by 2040 depending on future development. Existing well locations and probable well locations are listed in Appendix A.

The 16 new identified wells are all wells that have not had their locations field checked. The locations are calculated from the township-range-section-subsection provided by the submitter of the well log.

#### 2025

A search of the Minnesota Geological Survey's County Well Index (CWI) was performed, and records were found for 177 wells in the AUAR study area. Almost all of the wells are used for domestic water supply, and there are several environmental bore holes and one irrigation well. Existing wells on sites that are redeveloped will be sealed before construction begins in accordance with codes required by the

Minnesota Department of Health. See Figure 7 (in Appendix A) for an updated figure of possible wells. See Appendix A for a list of water resource related projects constructed from 2020 to 2025.

#### iv. Surface Waters

- 1) **Wetlands – Describe any anticipated physical effects or alterations to wetland features, such as draining, filling, permanent inundation, dredging, and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.**

##### 2005

Proposed development in the project area has the potential to impact the wetlands in the area. The potential impacts of development on these resources are detailed and quantified in Sections 10 and 17. The City's Natural Resource Inventory and Management Plan and Surface Water Management Plan have identified methods to avoid or minimize impacts to wetlands in the project area, and water resources downstream are summarized below.

##### 2007

No update.

##### 2014

- The City of Inver Grove Heights has built stormwater management facilities and protected regional basins in the following projects: Inver Pointe Business Park (United Properties), IGH Investments LLC—Argenta Hills Site Construction Plans (Amana Trail and Target Development), Argenta Hills 2<sup>nd</sup> through 8<sup>th</sup> Addition, 2009-01 Intersection (roundabout along TH 3), City Project No. 2013-03 SP-27 Stormwater Facilities Repairs, City Project No. 2010-41 Trunk Highway 3 Right Turn Lane—Argenta Hills 2<sup>nd</sup> Addition, Inver Glen Senior Housing projects.
- The City utilizes the following documents for stormwater guidance:
  - Northwest Area Stormwater Manual, adopted on May 29, 2007.
  - The Second-Generation Water Resources Management Plan adopted on December 8, 2008. The plan is being updated in 2014 to the 3<sup>rd</sup> Generation Plan.
  - The 3<sup>rd</sup> Generation Lower Mississippi River Watershed Management Plan prepared in August 2011.



- The Northwest Area Regional Basin Map and Stormwater Model prepared on March 1, 2011. The map and stormwater model are being updated in 2014. Updates to the map and model will be a required condition of approval for developments.
- DCSWCD Low Impact Design (LID) Standards are applicable for filtration and infiltration BMPs. The current LID standards may be found on the DCSWCD website.
- On March 17, 2014, the City's MS4 General Permit coverage was extended, reauthorizing the new permit. The City will meet requirements of the new permit from the date permit coverage was extended.
- The Gun Club Lake Watershed Management Organization (GCLWMO) was disbanded and the Egan-Inver Grove Heights Watershed Management Organization (EIGHWMO) was created in 2014.
- Atlas 14, published in 2013, is the most current frequency and duration stormwater information at the time of this AUAR update. The Northwest Area stormwater management plan will be updated to incorporate Atlas 14 data as published by the National Oceanic and Atmospheric Administration (NOAA) for the 2-, 10- and 100- year rainfall events and the 100-year critical volume (10-day snow melt) for development stormwater management plans and landlocked basins.

## 2019

- Third generation Water Resources Management Plan adopted December 2014.
- Fourth generation Water Resource Management Plan adopted December 2018.

There are several goals and policies associated with surface water management for the Northwest Area in Chapter 3 and 10 of the 2040 Comprehensive Plan.

From Chapter 3:

- Goal 1: Conserve and enhance key natural resources to respect, reflect, and protect the natural environment of Inver Grove Heights
  - Policy 1: Emphasize proper management of open space areas in order to preserve the trees, steep slopes, water quality and similar significant features of these areas and protect the natural environment of Inver Grove Heights.
- Goal 2: Promote future urban development in Inver Grove Heights to sustain the character and function of essential natural resources.
  - Policy 4: Consider re-establishing a program of periodically testing water bodies within the community in order to assess the long-range effects that urbanization has on these water bodies and



correspondingly, in order to undertake any necessary protective measures that may be pointed out through this monitoring system.

- Policy 8: Continue implementing the Northwest Area zoning ordinances as a model for innovative stormwater management and development patterns.

From Chapter 10:

- Water Quality of Lakes and Ponds
  - Policy 1: Water bodies designated as lakes by the City will be managed to meet the City's water quality criteria for non-degradation of water quality, with allowance for natural variability.
- Goal: Stormwater Runoff Quality, Rates, and Volumes
  - Policy 1: Operate, manage, and maintain the City's stormwater system to ensure proper functioning of the system and to meet the requirements of the City's NPDES Phase II MS4 Permit and other agency requirements.
  - Policy 2: Improve the quality of stormwater runoff reaching the Mississippi River by reducing nonpoint source pollution (including sediment) carried as stormwater runoff.
  - Policy 3: Minimize flood damage to residential, business, commercial and public structures and property, and protect against increased flooding caused by land disturbing activities and other projects.
  - Policy 4: Reduce volumes of stormwater runoff and the amount of impervious surfaces in the developed parts of the City. Goal 5: In the Northwest Area - limit the rates and volumes, and increase the treatment of stormwater runoff, by managing stormwater runoff as close to its source as possible and mimicking the system's natural hydrology. Incorporate the "treatment train" approach with a goal to require that at least 50% of water quality treatment is provided by BMPs located in the upstream areas of the site.

The 2040 Comprehensive Plan also states that the city will continue implementing the NW Area PUD ordinance to protect natural resources and valued open space corridors.

2025

No update.

#### **MITIGATION**

2005

Wetlands in the project area are regulated by several agencies, including the US Army Corps of Engineers, Minnesota Board of Water and Soil Resources (BWSR),

the Minnesota Pollution Control Agency (MPCA), and City of Inver Grove Heights. The City of Inver Grove Heights has accepted the responsibility for the administration of the Minnesota Wetland Conservation Act (WCA). The City uses the DCSWCD for technical assistance for WCA issues. Construction plans for the site that propose direct alteration of indirect impact to wetlands within the project area will require permits from the appropriate regulatory agencies.

Information about the types and acreage of wetlands in the project area are detailed in Section 10, above. Wetlands in the AUAR area were inventoried using the Minnesota Routine Assessment Methodology (MnRAM) and classified in four types based on their vegetation communities and susceptibility to stormwater impacts. The task force for the Natural Resource Inventory developed recommendations for management of the wetlands based on their classification, with the greatest protection begin given to the highest quality wetlands. Recommended Wetland Management Standards adopted the by the City are included in [Table 17](#).

**Table 17: Recommended Wetland Management Standards**

| Management Classification | Buffer Strip (slopes <15%) | Buffer Strip (slopes >15%) | Structural Setback from Edge of Buffer | Stormwater Phosphorus Pretreatment Required                    | Stormwater Quantity Required                                                                        |
|---------------------------|----------------------------|----------------------------|----------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Manage 1                  | 60 feet                    | 90 feet                    | 10 feet                                | Limit loadings to 2x predevelopment loadings (0.25 lbs/ac/yr)  | Storm bounce – maintain high water level (HWL) at or below existing conditions from 100-year storm  |
| Manage 2                  | 30 feet                    | 45 feet                    | 10 feet                                | Limit concentration to 150 parts per billion (ppb)             | Storm bounce – maintain HWL bounce at or below existing conditions plus 0.5 feet for 100-year storm |
| Manage 3                  | 20 feet                    | 30 feet                    | 10 feet                                | Limit concentration to predevelopment concentrations (200 ppb) | No requirement                                                                                      |
| Manage 4                  | 15 feet                    | 20 feet                    | 10 feet                                | No requirement – enhancement recommended                       | No requirement                                                                                      |

The City will implement these standards along with standards adopted in the Surface Water Management Plan (see Section 17) for waterbodies in the AUAR area. Section 17 provides detailed analysis of the potential stormwater impacts to wetlands and basins in the AUAR area and includes recommendations for management of surface water runoff to avoid or minimize potential impacts.

*2007 and 2014*

No update.

## 2019

Some wetland impacts have occurred within the AUAR study area since 2005. Those wetland impacts have been minimized to the extent practicable and have been mitigated. The wetland inventory and management plan has not been updated to reflect these minor changes to wetlands within the AUAR study area.

- June 2018 Northwest Area Regional Basin Map by EOR.
- June 2017 Robert District Basin Map update.

## 2025

Some wetland impacts have occurred within the AUAR study area since 2005. Those wetland impacts have been minimized to the extent practicable and have been mitigated. Figure 5 in Appendix A shows existing wetlands within the AUAR study area based on the 2024 NWI data..

- 2) Other surface waters – Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal, and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.**

*AUAR Guidance: Water surface use need only be addressed if the AUAR area would include or adjoin recreational water bodies.*

## 2025

No alterations to other surface waters are anticipated as part of the 2025 development scenario. The AUAR study does not contain and is not adjacent to any recreational water bodies.

## 13. CONTAMINATION/HAZARDOUS MATERIALS/WASTES

- a) Pre-project Site Conditions – Describe existing contamination or potential environmental hazards on or in close proximity to the project site, such as soil or groundwater contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize, or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.**

## 2005

Information obtained from Environmental Data Resources, Incorporated (EDR) January 7, 2005 was used to assess the presence of registered underground and aboveground storage tanks (USTs and ASTs), hazardous waste generators currently existing within the study area, and the potential occurrence of past spills or releases. The EDR report identified numerous sites of potential concern within the study area (see attached map and table).

There were 18 areas of potential concern (30 addresses) identified in the report, corresponding to the numbers on the attached map. In some cases, more than one site is associated with the number. Sites identified included 17 where some type of release has occurred:

- 3 leaking underground storage tank (LUST) sites
- 10 spill sites
- 1 agricultural spill site
- 1 emergency response notification system site
- 1 leaking aboveground storage tank (LAST) site
- 1 unpermitted dump site (identified in the MN LS database)

Other sites where chemicals and/or petroleum products are used and stored included:

- 11 small quantity hazardous waste generator (SQG) sites
- 7 underground storage tank (UST) sites
- 1 aboveground storage tank (AST) site

Numerous additional sites of potential concern have also been identified near the study area.

Information has been requested from the Dakota County Environmental Management Office regarding sites of potential concern identified in Dakota County records. The County indicated that due to the large size of the AUAR area, the County could not provide this data, but has provided a link that the City can use to access this data as needed. The County's database is a "snapshot" in time, and sites may change over the course of development in the AUAR area. Given the size and changing nature of the database, it is recommended that the City work with potential developers to access the County's database as development is proposed to identify whether the development area includes a site of known contamination, hazardous waste storage, or other areas of potential concern. If problem areas are identified, a Phase I investigation could be initiated, and the site issues addressed prior to construction.

It should also be noted that disposals and releases could occur between the time of final AUAR approval and actual development plans for the site. In light of this reality, it seems prudent to revisit the issue of potential contamination during the site development process. Typically, a Phase I environmental site assessment (Phase I ESA) would be required by a lender in conjunction with a property transaction where some type of

financial assistance (i.e., loan) is being sought. The Phase I ESA would presumably identify any potential site contamination concerns that exist at that time, allowing the issue to be resolved prior to construction.

Due to the past and current agricultural use of property within the study area, a variety of pesticides have likely been used and stored within the study area. Small storage tanks for petroleum products are also likely to have been or remain present at farmsteads within the study area. If contamination is discovered during the course of development, the developer or other responsible party will be required to address the situation in accordance with MPCA rules.

The temporary and potential future use of hazardous materials and petroleum products within the study area is addressed below in part c.

#### 2007 and 2014

No update.

#### 2019

The MPCA "What's in my Neighborhood" information was reviewed, and Figure 8 was created to identify the sites tracked by MPCA.

#### 2025

The MPCA "What's in my Neighborhood" information was reviewed. Figure 8 in Appendix A shows the current sites tracked by the MPCA, and these sites are listed below in [Table 18](#). A Dakota County Environmental Information Request was submitted in January 2025. The environmental review report and map was received in March 2025 and is included in Appendix A.

Table 18: MPCA What's in my Neighborhood Sites

| Site ID | Name                                      | Active?<br>Y or N | Address                  | Activity                |
|---------|-------------------------------------------|-------------------|--------------------------|-------------------------|
| 234010  | InverPointe Building 1                    | Y                 | Courthouse Boulevard     | Construction Stormwater |
| 245729  | Simpson Strong-Tie                        | Y                 | 8450 Courthouse Blvd     | Industrial Stormwater   |
| 133929  | Salem Hills St Recon Mill & Overlay - IGH | Y                 | See location description | Construction Stormwater |
| 157445  | Crosby Heights                            | Y                 | Crosby Avenue            | Construction Stormwater |
| 145229  | 2012-07 Bohrer Pond NW Pre Treatment Con  | Y                 | Address Unknown          | Construction Stormwater |
| 154974  | Browning Ferris Industries - Pine Bend    | Y                 | Address unknown          | Solid Waste             |
| 136615  | South Grove St Reconstruction Area 4      | Y                 | See location description | Construction Stormwater |
| 119945  | Courthouse Boulevard Court                | Y                 | Address Unknown          | Construction Stormwater |
| 98481   | CP 26-29 (CSAH 26)                        | N                 | See location description | Construction Stormwater |

| Site ID | Name                                           | Active?<br>Y or N | Address                                                      | Activity                |
|---------|------------------------------------------------|-------------------|--------------------------------------------------------------|-------------------------|
| 155676  | Inver Grove School District                    | Y                 | Address unknown                                              | Solid Waste             |
| 122754  | South Grove Street Reconstruction Area 2       | Y                 | See location description                                     | Construction Stormwater |
| 156054  | Jacob Holdings of Mendota Road LLC             | Y                 | Address unknown                                              | Solid Waste             |
| 2812    | CP 1993-25, -26, -29, -31, 1992-0?             | N                 | See location description                                     | Construction Stormwater |
| 98041   | Phase 5 Cell B Construction                    | N                 | See location description                                     | Construction Stormwater |
| 155930  | Miller Excavating                              | Y                 | Address unknown                                              | Solid Waste             |
| 2810    | CP 1992-04, -07A; 1993-28, -30, -31            | N                 | See location description                                     | Construction Stormwater |
| 64476   | Summer House of Inver Grove Heights            | N                 | area bound by Upper 62nd St E, 65th St E & W of Cahill Ave   | Construction Stormwater |
| 98325   | Inver Grove Heights Good Samaritan House       | N                 | See location description                                     | Construction Stormwater |
| 65780   | Inver Hills Ninth Addition                     | Y                 | See location description                                     | Construction Stormwater |
| 2813    | City Project 1995-02                           | N                 | See location description                                     | Construction Stormwater |
| 63331   | Cahill Ave Improvements - Phase 3              | N                 | Btwn Concord & 80th St; 80th St. Btwn Boyd Ave & E of Cahill | Construction Stormwater |
| 151130  | 2015-10 NWA Trunk Utility Improvement          | Y                 | Address Unknown                                              | Construction Stormwater |
| 154827  | Newell Abatement Services                      | Y                 | Address unknown                                              | Hazardous Waste         |
| 128365  | Clark Road Improvements - IGH                  | Y                 | See location description                                     | Construction Stormwater |
| 139908  | 2012 Urban Street Reconstruction 65th St       | Y                 | Address Unknown                                              | Construction Stormwater |
| 226081  | Inver Grove Fire Station #2                    | Y                 | 9250 Courthouse Blvd                                         | Construction Stormwater |
| 252275  | Inverpoint                                     | Y                 | 8360 Courthouse Blvd.                                        | Construction Stormwater |
| 247539  | InverPoint Building 3                          | Y                 | 8450 Courthouse Blvd                                         | Construction Stormwater |
| 213161  | Scandia Compliance Inspections, LLC            | Y                 | 16115 Quality Trail N                                        | SSTS                    |
| 220638  | Blackstone Ridge-Winwood Addition 2nd Addition | Y                 | Not Available                                                | Construction Stormwater |
| 199306  | Inver Grove Heights, City Of                   | Y                 | 8150 Barbara Ave                                             | SSTS                    |
| 156630  | Wescott Multipurpose Shed                      | Y                 | 10326 Robert Tr S                                            | Construction Stormwater |

| Site ID | Name                                     | Active?<br>Y or N | Address                                                    | Activity                                                            |
|---------|------------------------------------------|-------------------|------------------------------------------------------------|---------------------------------------------------------------------|
| 192982  | Oren and Trog Property                   | Y                 | Highway 55 and Robert Trl S                                | Brownfields, Petroleum Brownfield; Petroleum Remediation, Leak Site |
| 200919  | Malm Septic                              | Y                 | 10620 Courthouse Blvd                                      | SSTS, Licensed Organization                                         |
| 213540  | CVS Pharmacy 17549                       | Y                 | 7841 Amana Trl Ste B                                       | Hazardous Waste, Very small quantity generator                      |
| 101751  | Truck Repair & Equipment Co Inc          | Y                 | 8245 Argenta Trl                                           | Hazardous Waste, Very small quantity generator; Underground Tanks   |
| 6100    | Timber Ponds                             | N                 | Address Unknown                                            | Construction Stormwater                                             |
| 5610    | Inver Grove Heights Collection System    | Y                 | 8150 Barbara Ave                                           | Wastewater, Municipal Collection System                             |
| 122488  | Wagner Sod                               | Y                 | 8150 Courthouse Blvd Ct                                    | Aboveground Tanks                                                   |
| 236900  | The Crossings at Inver Woods             | Y                 | 1462 80th St E                                             | Construction Stormwater                                             |
| 29632   | Inver Wood                               | Y                 | 1597 80th St E                                             | Hazardous Waste, Minimal quantity generator                         |
| 231478  | Scenic Hills                             | Y                 | 1401-1407 80th Street East                                 | Construction Stormwater                                             |
| 196746  | CHS Inc Lubricents Plant                 | Y                 | 1160 Courthouse Blvd                                       | Petroleum Remediation, Leak Site                                    |
| 191039  | Mn Dot (former Service Station)          | Y                 | Robert St S & Th 55 (nw Corner)                            | Petroleum Remediation, Leak Site                                    |
| 246751  | Scenic Hills Phase (2-4)                 | Y                 | Scenic Hills 1st Addition Blocks 2-8 67 Single Family Lots | Construction Stormwater                                             |
| 228970  | Natural Landscape Minnesota, Inc.        | Y                 | 1215 80th St E                                             | Hazardous Waste, Minimal quantity generator                         |
| 123134  | Argenta Hills                            | Y                 | 7757 Robert Trl                                            | Hazardous Waste                                                     |
| 133464  | SAP 178-010-008 TH3, IGH                 | N                 | See location description                                   | Construction Stormwater                                             |
| 142738  | TH3 erosion repair                       | N                 | Address Unknown                                            | Construction Stormwater                                             |
| 139184  | Argenta Hills 5th Addition               | Y                 | Address Unknown                                            | Construction Stormwater                                             |
| 215063  | CP 63-25 Argenta Trail Realignment       | Y                 | Not Available                                              | Construction Stormwater                                             |
| 130652  | Argenta Hills 2nd Addition               | Y                 | Address Unknown                                            | Construction Stormwater                                             |
| 121554  | Argenta Hills                            | N                 | Address Unknown                                            | Construction Stormwater                                             |
| 139551  | SP 1908-85 TH 3 turn lanes at Autumn Way | N                 | Address Unknown                                            | Construction Stormwater                                             |
| 255386  | Peltier and Highlands Park Development   | Y                 | Agate Trail                                                | Construction Stormwater                                             |
| 249401  | NW Area Neighborhood Park #1             | Y                 | 7500 Argenta Ct                                            | Construction Stormwater                                             |



| Site ID | Name                                                               | Active?<br>Y or N | Address                                            | Activity                                                                     |
|---------|--------------------------------------------------------------------|-------------------|----------------------------------------------------|------------------------------------------------------------------------------|
| 251436  | Highlands at Settlers Ridge                                        | Y                 | Not Available                                      | Construction Stormwater                                                      |
| 248084  | Peltier Reserve                                                    | Y                 | 7250 Argenta Trl                                   | Construction Stormwater                                                      |
| 248791  | Peltier Reserve                                                    | Y                 | 7250 Argenta Trl                                   | Construction Stormwater                                                      |
| 147410  | Povolny Specialties Addition                                       | Y                 | 7350 Courthouse Blvd.                              | Construction Stormwater                                                      |
| 222886  | Blackstone Vista 3rd Addition                                      | Y                 | Not Available                                      | Construction Stormwater                                                      |
| 128692  | Amazing Grace Lutheran Ch Parking Lot Im                           | Y                 | Address Unknown                                    | Construction Stormwater                                                      |
| 105333  | Neil Stromme Residence                                             | N                 | 7185 Alta Ave                                      | Petroleum Remediation, Leak Site; Underground Tanks                          |
| 149247  | Blackstone Vista                                                   | Y                 |                                                    | Construction Stormwater                                                      |
| 213427  | Inverwood Golf Course Renovations                                  | Y                 | 1850 70th St. E                                    | Construction Stormwater                                                      |
| 157681  | 2015-13 & 2015-16 NWA Trunk Utility Improvement - Argenta District | Y                 | Not Available                                      | Construction Stormwater                                                      |
| 227771  | Holiday Stationstore #3556                                         | Y                 | 7020 Robert Trl S                                  | Construction Stormwater; Petroleum Remediation, Leak Site; Underground Tanks |
| 141966  | SP 1908-79 TH 3                                                    | N                 | Address Unknown                                    | Construction Stormwater                                                      |
| 246790  | Canvas at Inver Grove Heights                                      | Y                 | South Robert Trail 70th Street East                | Construction Stormwater                                                      |
| 225089  | CSAH 26 (70th Street) at TH 3 (South Robert Trail)                 | Y                 | CSAH 26 (70th Street) at TH 3 (South Robert Trail) | Construction Stormwater                                                      |
| 246506  | CSAH 26 & CSAH 63 IMPROVEMENTS PROJECT                             | Y                 | Not Available                                      | Construction Stormwater                                                      |
| 95620   | Kladek Irrigation Pond                                             | Y                 | 1401 70th St E                                     | Construction Stormwater                                                      |
| 256801  | Falcon Property NWC TH3 Embankment                                 | Y                 | Not Available                                      | Construction Stormwater                                                      |
| 149119  | Blackstone Ponds                                                   | Y                 | Not Available                                      | Construction Stormwater                                                      |
| 117129  | Vern Erickson                                                      | N                 | 1658 69th St W                                     | Underground Tanks                                                            |
| 157749  | Blackstone Ridge                                                   | Y                 | Not Available                                      | Construction Stormwater                                                      |
| 38243   | Value Auto Repair                                                  | N                 | 6889 S Robert Trl                                  | Hazardous Waste                                                              |
| 38242   | Fischers Service                                                   | N                 | 6889 S Robert Trl                                  | Hazardous Waste                                                              |
| 156874  | Blackstone Ridge                                                   | Y                 | 1285 70th Street                                   | Construction Stormwater                                                      |
| 130704  | Inver Glen Senior Living                                           | N                 | 7260 S Robert Trl                                  | Construction Stormwater; Hazardous Waste, Very small quantity generator      |



| Site ID | Name                                            | Active?<br>Y or N | Address                  | Activity                          |
|---------|-------------------------------------------------|-------------------|--------------------------|-----------------------------------|
| 199204  | Demolition Fill - 2                             | Y                 | 6760 Arkansas Ave        | Site Assessment                   |
| 222429  | TH3 & 65th Street Improvements                  | Y                 | TH 3 & 65th Street       | Construction Stormwater           |
| 34671   | Premier Services                                | N                 | 6520 S Robert Trl        | Hazardous Waste                   |
| 136262  | International Wire Works                        | Y                 | 6520 S Robert Trl        | Industrial Stormwater             |
| 135414  | South Grove S Reconstruction Area 5             | Y                 | See location description | Construction Stormwater           |
| 233647  | Settlers Ridge North                            | Y                 | Not Available            | Construction Stormwater           |
| 195410  | Min Argenta Property                            | Y                 | 6261 Argenta Trl         | Brownfields, Petroleum Brownfield |
| 216030  | NWA Trunk Watermain Improvements - 65th St Loop | Y                 | Not Available            | Construction Stormwater           |
| 231242  | 1985-148 I-494 Mill and Overlay                 | Y                 | Not Available            | Construction Stormwater           |
| 190796  | Gerten Residence                                | Y                 | 12 High Road             | Petroleum Remediation, Leak Site  |
| 187087  | Ebgers Residence                                | Y                 | 2 High Rd                | Petroleum Remediation, Leak Site  |

**b) Project Related Generation/Storage of Solid Wastes – Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage, and disposal. Identify measures to avoid, minimize, or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.**

*AUAR Guidance: Generally, only the estimated total quantity of municipal solid waste generated and information about any recycling or source separation programs of the RGU need to be included.*

**2005**

A variety of waste is expected to be generated by the proposed development, as it will include residential, commercial and office, and industrial development.

As is currently the case in Inver Grove Heights, solid waste will be collected weekly by a licensed hauler and disposed of at a licensed landfill. Curbside collection of materials for recycling will also be available in the study area, as will collection of yard waste. Using statistical information collected by Dakota County, and the Development Scenario proposed for the study area, an estimate of total municipal solid waste generated under existing conditions and at build-out was prepared (see [Table 20](#)). In addition, volumes of existing and predicted recycling/source separation programs were calculated.

Existing land use in the study area is mainly agricultural, with undeveloped areas, a golf course, and scattered residential neighborhoods. Some commercial/industrial

development is also present along the highway corridors. Because the bulk of the property is undeveloped or has been used agriculturally, current waste generation is much less than what will be generated after development. Future land uses designated for the study area are shown in [Table 1](#). As the City of Inver Grove Heights does not track solid waste generation, statistics were derived using information from another city in Dakota County to estimate what could be expected after development of the project area.

**Table 19: Waste Generation Per Household**

| Type                             | Calculation              |
|----------------------------------|--------------------------|
| Persons Per Household            | 2.6 persons/household    |
| Waste generation per household   | 1.25 tons/household/year |
| Residential recycling, curbside  | 0.21 tons/household/year |
| Residential recycling, drop-off  | 0.05 tons/household/year |
| Yard waste, composed             | 0.10 tons/household/year |
| Non-Residential Waste Generation | 33.44 tons/acre/year     |
| Non-Residential Recycling        | 2.49 tons/acre/year      |

Calculations were completed using the above statistical information and the Development Scenario proposed for the study area. Comparisons of current and predicted potential waste generation quantities are presented in [Table 20](#). Estimates related to recycling and yard waste composting are presented in the text following the table.

**Table 20: Solid Waste Generation**

| Source                | Existing Units             |      | Under Existing Land Use |      | Potential Units        |                        |                        |                                      | Under Proposed Development Scenario |                  |                  |                  |
|-----------------------|----------------------------|------|-------------------------|------|------------------------|------------------------|------------------------|--------------------------------------|-------------------------------------|------------------|------------------|------------------|
|                       | 2005                       | 2007 | 2005                    | 2007 | 2005                   | 2007                   | 2019                   | 2025                                 | 2005                                | 2007             | 2019             | 2025             |
| Residential           | 300 households (estimated) |      | 375 tons/year           |      | 7,715 households (max) | 7,054 households (max) | 7,097 households (max) | 6,198 households (max) <sup>23</sup> | 9,644 tons/year                     | 8,818 tons/year  | 9,884 tons/year  | 7,747 tons/year  |
| Non-Residential       | 123 acres                  |      | 4,113 tons/year         |      | 398 acres              | 404 acres              | 359 acres              | 268 acres                            | 13,309 tons/year                    | 13,510 tons/year | 12,005 tons/year | 8,962 tons/year  |
| Total Waste Generated | --                         |      | 4,488 tons/year         |      | --                     | --                     | --                     | --                                   | 22,953 tons/year                    | 22,328 tons/year | 21,889 tons/year | 16,709 tons/year |

Solid waste generated in the city of Inver Grove Heights is collected on a weekly basis. The waste is taken to a landfill licensed to accept such waste for disposal. Materials for recycling and composting are also collected. Collection service will be expanded to service the AUAR study area, after development.

Under current conditions, it is estimated that approximately 63 tons of residential solid waste is recycled via curbside pick-up per year in the study area, and approximately 15 tons is recycled via drop-off sites. After development, it is estimated that approximately 1,620 tons/year of residential solid waste would be recycled via curbside pick-up and 386 tons/year would be recycled via drop-off sites each year. Currently, the amount of

<sup>23</sup> Source of data: 2022 American Community Survey B09019 | Household Type for Census Tract 605.05 Block Group 2, Census Tract 605.08, Block Group 2 and 5.

recycling in the area associated with the existing non-residential development is estimated to be approximately 306 tons per year. Under proposed conditions, it is estimated to be approximately 991 tons per year.

It is estimated that approximately 0.10 tons of yard waste per household is composted each year. Under current conditions, yard waste composting is estimated to be 30 tons/year for the study area. Under potential development conditions, approximately 772 tons of yard waste from the study area would be composted per year.

#### 2007

- Estimated Residential Curb-side Recycling: 1,481 tons/year
- Estimated Residential Drop-off Recycling: 353 tons/year
- Estimated Non-Residential Recycling: 1,006 tons/year

#### 2014

No update.

#### 2019

- Estimated Residential Curb-side Recycling: 1,660 tons/year
- Estimated Residential Drop-off Recycling: 395 tons/year
- Estimated Non-Residential Recycling: 894 tons/year

#### 2025

- Estimated Residential Curb-side Recycling: 1,301 tons/year
- Estimated Residential Drop-off Recycling: 310 tons/year
- Estimated Non-Residential Recycling: 667 tons/year

**c) Project Related Use/Storage of Hazardous Materials – Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location, and size of any above or below ground tanks to store petroleum or other materials. Discuss potential environmental effects from accidental spills or releases of hazardous materials. Identify measures to avoid, minimize, or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.**

*AUAR Guidance: Not required for an AUAR. Potential locations of storage tanks associated with commercial uses in the AUAR should be identified (e.g., gasoline tanks at service stations).*

#### 2005

During construction activities, it is likely that portable storage tanks of fuel for construction vehicles and machinery may be temporarily located in various areas of the study area. For the purpose of minimizing impact due to potential spills, the re-fueling of vehicles and

machinery will be conducted away from surface waters, wetlands, and other sensitive areas.

Approximately 296.1 acres of commercial and office/industrial development are proposed within the study area. In addition, 63.1 acres of mixed-use development are also proposed. A variety of businesses would be permitted under these land use designations and could include those types that use and store various amounts of chemicals or petroleum products; in addition, some may utilize aboveground or belowground tank systems. At this time, it is not known if or where these businesses would be located within the study area. Any business using or storing chemicals or petroleum products would be subject to local and state rules regulating such activity.

#### 2007

The updated Development Scenario land uses have a total of 393 acres of commercial, office, industrial, or mixed-use development.

#### 2014

No update.

#### 2019

The updated Development Scenario land uses have a total of 387 acres of commercial, office, industrial, or mixed-use development.

#### 2025

The updated Development Scenario land uses have a total of 296 acres of commercial, office, industrial, or mixed-use development (refer to [Table 1](#) for future land uses).

- d) Project Related Generation/Storage of Hazardous Wastes – Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize, or mitigate adverse effects from the generation/storage of hazardous wastes including source reduction and recycling.**

*AUAR Guidance: Not required for an AUAR.*

## 14. FISH, WILDLIFE, PLANT COMMUNITIES, AND SENSITIVE ECOLOGICAL RESOURCES (RARE FEATURES)

### FISH RESOURCES

#### 2005

There are no fishery resources within the project area. The City's Surface Water Management Plan for the Northwest Expansion Area is designed to control the quantity and quality of runoff from the AUAR area to avoid any negative impacts to downstream resources. The detailed analysis is included in Section 17 – Water Quality – Surface Water Runoff.

2007, 2014, 2019, and 2025

No update.

## **WILDLIFE AND PLANT SPECIES**

2005

The Minnesota County Biological Survey did not identify any endangered, threatened, or special-concern wildlife species within the project area. Wildlife resources in the area are birds, mammals, amphibians, and reptiles that are common in suburban and exurban areas of the Twin Cities.

The Minnesota DNR's Natural Heritage Database identified two plant species that are present in the AUAR area that have no legal protection status but are tracked by the DNR database. These include *Liparis lilifolia* (Lila-leaved twayblade) and *Triodanis leptocarpa* (Venus' looking glass).

The DNR's database also identified an Oak Forest of sufficient size and quality to be included in state lists of significant natural communities identified by the County Biological Survey.

The database describes the locations and conditions of these communities. All are on privately-owned sites. The locations of these plants and communities have also been noted in the Inver Grove Heights Natural Resources Inventory and Management Plan. The Plan includes recommendations for restoration of the Oak Forest and the natural communities that include the identified plant species. Copies of the DNR Natural Heritage Database information are included in the Attachments of the 2005 AUAR.

The wildlife species currently using the AUAR area include a variety of animals that are common in suburban and exurban areas in the Twin Cities. Development of residential, commercial, and other land uses in the Northwest Area and the infrastructure to serve new land uses will result in loss or change of some habitat areas and movement of some animals to other locations. The protection of high-quality habitat areas in the Northwest Expansion Area, as specified in the City's Natural Resources Inventory and Management Plan, as well as management and restoration of other wetland and upland habitat areas and the connections among habitat areas will provide habitat for the wildlife species that are using the area. Since protection of wildlife resources is dependent on protection and restoration of habitat, the recommendations for protection of wildlife resources are the same as those listed in Section 10 – Cover Types.

The Minnesota DNR's Natural Heritage Database identified two plant species that are present in the AUAR area that have no legal protection status but are tracked by the DNR database. These include *Liparis lilifolia* (Lilia-leaved twayblade) and *Triodanis leptocarpa* (Venus' looking glass).

The DNR's database also identified an Oak Forest of sufficient size and quality to be included in state lists of significant natural communities identified by the County Biological Survey.

The database describes the locations and conditions of these communities. All are on privately-owned sites. The locations of these plants and communities have also been

noted in the Inver Grove Heights Natural Resources Inventory and Management Plan. The Plan includes recommendations for restoration of the Oak Forest and the natural communities that include the identified plant species. Copies of the DNR Natural Heritage Database information are included in the Attachments.

#### 2007 and 2014

No update.

#### 2019

A review of the DNR Natural Heritage Inventory System (NHIS) database was conducted (LA-965) for the AUAR study area and the area within one mile of the AUAR study area. One state- and one federally-listed species were identified (see [Table 21](#)).

Additionally, ten mapped regionally significant ecological areas (RSEA) were identified and six of them are within the AUAR study area. Some of these areas are part of the Marcott Lakes Conservation Focus Area. Areas within Conservation Focus Areas may be eligible for Dakota County land protection funds.

Table 21: Species Within the AUAR Study Area (2019)

| Species                  | Type | Status                        | Last Recorded Date | Habitat                                                                                                                                                                                                             | In Study Area? | Potential Mitigation Measures                                                                                                                           |
|--------------------------|------|-------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Loggerhead Shrike        | Bird | Endangered (State-Listed)     | 1994               | Grassy open areas with scattered trees and shrubs                                                                                                                                                                   | Yes            | Required tree removal within potentially suitable habitat areas or areas with known occurrences will take place outside breeding season (April – July). |
| Rusty patched bumble bee | Bee  | Endangered (Federally-Listed) | 2018               | Grassland with flowering plants from April through October, underground and abandoned rodent cavities or clumps of grasses above ground as nesting sites, and undisturbed soil for hibernating queens to overwinter | Yes            | Mowing and vegetation disturbance to occur in early spring, prior to the active season. Disturbed areas will be reseeded using native seed mixes.       |

2025

An updated summary of species and habitats is provided in Sections A through D below.

**a) Describe fish and wildlife resources as well as habitats and vegetation on or near the site.**

*AUAR Guidance: The description of fish and wildlife resources should be related to the habitat types depicted on the cover types map. Any differences in impacts between development scenarios should be highlighted in the discussion.*

2025

See Section 8 for a discussion of cover types within the AUAR study area. There is one Minnesota Site of Biodiversity and one native plant community approximately 0.1 and 0.4 miles away from the study area, respectively. There are ten mapped regionally significant ecological areas (RSEA) within one mile of the study area, with six of them located within the AUAR study area (See Figure 9 in Appendix A).

**b) Describe rare features such as state-listed (endangered, threatened, or special concern) species, native plant communities, Minnesota County Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number and/or correspondence number (ERDB) from which the data were obtained and attach the Natural Heritage letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe results.**

*AUAR Guidance: For an AUAR, prior consultation with the DNR Division of Ecological Resources for information about reports of rare plant and animal species in the vicinity is required. Include the reference numbers called for on the EAW form in the AUAR and include the DNR's response letter. If such consultation indicates the need, an on-site habitat survey for rare species in the appropriate portions of the AUAR area is required. Areas of on-site surveys should be depicted on a map, as should any "protection zones" established as a result.*

2025

**State-Listed Species**

A review of the DNR Natural Heritage Inventory System (NHIS) database was conducted (LA-2024-006) for the AUAR study area and the area within one mile of the AUAR study area. Table 22 shows the state-listed species within one mile of the AUAR study area. A Natural Heritage Review letter was received from the DNR in March 2025 and is included in Appendix A.



Table 22: State-Listed Species (2025)

| Species           | Status          | Habitat                                                                                                                                                                                  | Potential Impact                                                                                                         | Potential Mitigation Measures                                                                                                                  |
|-------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Loggerhead shrike | Endangered      | Grassy open areas with scattered trees and shrubs                                                                                                                                        | Tree removal may have a negative impact on this species.                                                                 | To mitigate impacts to the loggerhead shrike, tree and shrub removal is required to be avoided during the breeding season, April through July. |
| Least darter      | Special concern | Clear, freshwater streams and lakes, with cool to warm waters. In Minnesota, Least Darters are usually found in low-velocity streams that are part of a connected lake or stream system. | Development of the study area is not anticipated to impact streams or lakes. No impacts to least darter are anticipated. | N/A                                                                                                                                            |



### ***Federally-Listed Species***

The U.S. Fish and Wildlife Service (IPaC) tool was accessed to obtain an official species list for the project. [Table 23](#) shows the federally-listed species included on the IPaC species list.

Table 23: Federally-Listed Species (2025)

| Species                                                   | Status     | Habitat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Potential Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Potential Mitigation Measures                                                                                                                                                                             |
|-----------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Northern long-eared bat ( <i>Myotis septentrionalis</i> ) | Endangered | During summer, these bats roost singly or in colonies underneath bark, in cavities, or in crevices of both live and dead trees. This species roosts in trees and has also been found to roost in structures such as barns and sheds. NLEBs spend winter hibernating in caves and mines. Suitable summer habitat for the NLEB consists of a wide variety of forested/wooded habitats where they roost, forage, and travel. NLEB habitat may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields, and pastures. | Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. On November 30, 2022, the USFWS published in the Federal Register (87 FR 73488) a final rule which reclassified this species as an endangered species. The rule went into effect March 31, 2023. The development of the study area may include the removal of trees. | Tree clearing activities should be restricted to when northern long-eared bats are not likely to be present, between November 1 to March 31. Coordination with USFWS before tree clearing is recommended. |

| Species                                           | Status              | Habitat                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Potential Impact                                                                                                                                                                                                     | Potential Mitigation Measures                                                                                              |
|---------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Tricolored bat<br>( <i>Perimyotis subflavus</i> ) | Proposed Endangered | Tricolored bats, also known as the eastern pipistrelle, are known to colonize along the banks and caves of the Mississippi River. During the winter, tricolored bats hibernate in caves and mines, although in areas where caves are sparse, tricolored bats may hibernate in culverts, tree cavities, or abandoned water wells.                                                                                                                                         | According to the USFWS, the tricolored bat uses forested areas for roosting and foraging during the spring, summer, and fall. The development of the study area may include the removal of trees.                    | To prevent impacts to bat species, tree trimming or removal should occur during the winter months (November 1 – March 31). |
| Whooping Crane<br>( <i>Grus americana</i> )       | Experimental        | The Whooping Crane is designated as an experimental population, non-essential species by the USFWS. Non-essential experimental populations are treated as threatened species on National Wildlife Refuge and National Park land and as a proposed species on private land. The preferred habitat for the species includes shallow marshes and adjacent, open grasslands. Development would be completed on lands outside of a National Wildlife Refuge or National Park. | The development of the study area is not expected to diminish the quality or extent of whooping crane suitable habitat within the study area vicinity. Therefore, impacts to the whooping crane are not anticipated. | N/A                                                                                                                        |

| Species                                             | Status              | Habitat                                                                                                                                                                                                                                                                                                   | Potential Impact                                                                                                                                                                                                                                                                       | Potential Mitigation Measures                                                                                           |
|-----------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Higgins eye<br>( <i>pearlymussel</i> )              | Endangered          | The Higgins eye is usually found in deep water with moderate currents and stable substrate that vary from sand to boulders.                                                                                                                                                                               | The development of the study area is not anticipated to impact rivers or streams. Therefore, impacts to the Higgins eye are not anticipated.                                                                                                                                           | N/A                                                                                                                     |
| Salamander Mussel<br>( <i>Simpsonaias ambigua</i> ) | Proposed endangered | The salamander mussel can be found in rocky rivers and streams where its host species, the mudpuppy salamander, is found. According to the USFWS, threats to the salamander mussel include contamination, landscape alteration, invasive species, and risks to its host species, the mudpuppy salamander. | The development of the study area is not anticipated to impact rivers or streams. Therefore, impacts to the salamander mussel are not anticipated.                                                                                                                                     | N/A                                                                                                                     |
| Monarch butterfly<br>( <i>Danaus plexippus</i> )    | Proposed threatened | The monarch butterfly requires grassland habitats where milkweed and flowers are present.                                                                                                                                                                                                                 | The development of the study area may affect Monarch butterflies and/or suitable Monarch habitat; however, ground and vegetation disturbing activities are not expected to appreciably diminish the quality or extent of available suitable habitat in the vicinity of the study area. | The use of native plant species in seed mixes may be used to promote pollinator friendly habitat within the study area. |

| Species                                               | Status              | Habitat                                                                                                                                                                                                                                                                                                                                                                                                                          | Potential Impact                                                                                                                                                                                                                                    | Potential Mitigation Measures                                                                                                                     |
|-------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Rusty patched bumble bee<br>( <i>Bombus affinis</i> ) | Endangered          | Grassland with flowering plants from April through October, underground and abandoned rodent cavities or clumps of grasses above ground as nesting sites, and undisturbed soil and wooded areas for hibernating queens to overwinter.                                                                                                                                                                                            | The development of the study area may affect grassland habitat.                                                                                                                                                                                     | Mowing and vegetation disturbance to occur in early spring, prior to the active season. Disturbed areas will be reseeded using native seed mixes. |
| Western regal fritillary ( <i>Argynnis idalia</i> )   | Proposed threatened | Regal fritillary butterflies live in tall-grass prairies and other sunny and open locations such as damp meadows, marshes, wet fields, and mountain pastures that depend on periodic, natural disturbance. Regal fritillary butterflies depend on three main habitat components: violet hostplants for larvae, nectar plants for adults, and native warm-season bunch grasses that provide protective sites for all life stages. | The development of the study area may affect wetland habitats, however, ground and vegetation disturbing activities are not expected to appreciably diminish the quality or extent of available suitable habitat in the vicinity of the study area. | The use of native plant species in seed mixes may be used to promote pollinator friendly habitat within the study area.                           |

- c) **Discuss how the identified fish, wildlife, plant communities, rare features, and ecosystems may be affected by the project. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.**

2025

Impacts to state-listed species are described in [Table 22](#) and impacts to federally listed species are described in [Table 23](#).

- d) **Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to fish, wildlife, plant communities, and sensitive ecological resources.**

2025

Potential mitigation measures are identified for each state-listed species in [Table 22](#) and each federally-listed species in [Table 23](#).

## 15. HISTORIC PROPERTIES

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- a) **Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include 1) historic designations; 2) known artifact areas; and 3) architectural features. Attach letter received from the Minnesota State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.**

*AUAR Guidance: For an AUAR, contact with the State Historic Preservation Office and State Archeologist is required to determine whether there are areas of potential impacts to these resources. If any exist, an appropriate site survey of high probability areas is needed to address the issue in more detail. The mitigation plan must include mitigation for any impacts identified.*

2005

Field work related to archaeological, historical, and architectural resources was preceded by a literature and records search which focused on inventory files maintained at the Minnesota Historical Society as well as references and reports compiled for previous cultural resource investigations in northern Dakota County and adjacent portions of Washington County.

As results of the literature and records search had been negative and as areas of proven archaeological potential -- uplands adjacent to streams and larger lakes -- are rare within the study area, the consultant ARS (Archaeological Research Services) in consultation with the State Historic Preservation Office (SHPO), decided to use a staged approach which would focus the initial field review on areas in a lacustrine setting and then expand survey coverage only if initial results had proven positive.

Many of the inspected uplands have been cultivated for decades and were so again in 1999. Others have been disturbed by recent residential development. In most cases, disturbance appeared to have been deep enough to have brought to the surface a

sample of any archaeological evidence present in the soil. Consequently, close-interval visual inspection was often deemed to provide sufficient survey coverage.

Areas that appeared undisturbed or were too vegetated to offer adequate subsoil exposure were shovel tested. Tests were placed at approximate 10-meter intervals and measured 35-40 centimeters (cm) in diameter. They were taken out in 10 cm levels down into sterile mineral soil, with soil contents screened onto tarpaulins through quarter-inch hardware cloth. Once soil profiles had been noted, tests were immediately backfilled, and the sod replaced.

No area was surveyed without written or verbal approval by the property owner. Figure 25 (in Appendix D and E) shows the parcels where ARS staff was not granted entry for either archaeological survey or the review of historic structures.

It should be noted that an earlier archaeological survey conducted by ARS along TH 55 already had covered that segment of the corridor that traverses Section 7, including expanded coverage around the intersections with Argenta Trail and South Robert Trail -- areas that could be excluded from further review. Results of the corridor survey had proven negative (Harrison 1996).

*2007, 2014, 201, and 2025*

No update.

## **RESULTS**

*2005*

The study area encompasses all or part of five lakes/lake clusters with a surface area of at least 30 acres. According to the 1993 USGS map, only three are named (Figure 25 in Appendix D and E). The others were informally named by ARS staff. Each will be described below along with a discussion of survey coverage. As results proved negative, more detailed survey records will be kept on file by ARS rather than included as attachments of the 2005 AUAR.

Robert Trail as well as a smaller access road flank the southern and southeastern shores of **Horseshoe Lake** which otherwise falls entirely outside the survey area. Neither shore segment has any archaeological potential. The southeastern has been completely modified by road construction, the southern is low and marshy.

A few hundred meters to the east, the enclosed basin of **Dickman Lake** is surrounded by a series of knolls. Those around the northern half all support fairly recent homes; those around the southern half are still mostly wooded except for the open, grassy yard of a large private residence.

Two property owners denied access, while the rest were cooperative. No one could remember finding any artifacts even though most appeared to be avid gardeners. ARS conducted a complete visual inspection of all existing disturbances: harvested and fall-cultivated gardens, animal burrows, shoreline bank erosion, graded access roads and areas around boat landings as well as trenches dug for utilities and fairly elaborate watering systems -- subsoil exposure more than equivalent to that provided by standard shovel testing and all of it negative.

On two larger properties that abut the southern third of the lake, ARS staff shovel-tested the narrow crests of wooded ridges that directly overlook the water. In addition, they examined a number of windfalls from recent windstorms. Tests were placed at approximate 10-meter intervals. Soil profiles were undisturbed and fairly consistent. Again, results were negative.

Two miles further south, the northernmost of the **Marcott Lakes** -- a landlocked chain of five small lakes -- extends into the study area and due north of that are two smaller ponds.

Permission was not granted to survey the properties around the ponds, nor to test the parcels on the narrow isthmus between the ponds and the northern shore of the lake. Instead, ARS staff completed a thorough visual inspection of numerous subsoil exposures on the isthmus (gardens, graded access roads and parking areas, recent construction sites). Similar exposure was abundant on properties east of the lake, all of them very sloping towards the shore and disturbed on the crest due to the need for extensive landscaping for building sites and driveways. Negative results indicated that these areas were totally lacking in archaeological potential.

The only parcel that appeared likely to have attracted historic Native American use was a small peninsula that trends north into Marcott Lake from the southern edge of the AUAR area. In 1999, because its owners were in the process of selling the property, they did not allow any testing. In 2004, ARS was again refused permission to conduct any testing. Construction of a sizeable modern residence would probably have disturbed any historic cultural evidence present on the southern half of the peninsula but the northern half, wooded and largely undisturbed, appears to have considerable archaeological potential.

In western Section 6, west of Argenta Trail, is a cluster of small, isolated lakes named by ARS the **Argenta Lakes**. As shown on Figure 25 (in Appendix D and E), access was denied to most of the uplands around them but where field inspections could be accomplished -- visual inspection of numerous deep disturbances around buildings, on cultivated fields and in gardens -- the negative results suggested a total lack of archaeological potential.

Half a mile further north is another unnamed lake by ARS referred to as **Section 6 Lake**. It is landlocked, in a long and narrow basin. Only its southeastern half falls within the study area.

The south/southwestern shore of this lake features a long steep northward slope all the way to the lake. Above that, the relatively level crest of the ridge has been disturbed by a couple of building sites as well as by grading and clearing and erosion along the upper edge of the slope. Visual inspection and shovel testing of less disturbed areas proved negative. The north/northeastern shore is even steeper: a wooded, fairly level-crested esker which was tested at five-meter intervals wherever the crest was wide enough to have invited historic use. Soil profiles were undisturbed and consistent, with approximately 15-20 cm of dark greyish brown sandy loam over a lighter greyish brown sandy loam mixed with dense gravel and numerous cobbles. All tests proved negative.



2007, 2014, 2019, and 2025

No update.

## **REVIEW OF HISTORIC STRUCTURES: METHODOLOGY AND RESULTS**

### *Methodology*

2005

In addition to the sources consulted about the general history of Dakota County and Inver Grove Heights (above, Section 2.2.2), a variety of documents were used to identify locations where historic structures would be likely to survive -- mostly 19th and early 20th century plat maps as well as aerial photographs taken in the 1930s - 1950s, and a 1967 USGS topographic quadrangle map for Inver Grove Heights -- all listed in Section 6.

In addition, the historic architecture inventory maintained by SHPO was consulted for information about properties listed for the AUAR area and its immediate vicinity. All locations of possible interest were numbered and marked on a topographic map (Figure 25 in Appendix D and E).

An effort was then made to visit all of these locations. Where possible, permission was asked to photograph the buildings and an interview conducted with the owner. Where permission was denied, ARS staff described and photographed what could be seen from the nearest public road. In a few cases, even that approach proved fruitless due to distance or the presence of dense woods.

At the time the above-mentioned archaeological survey was conducted by ARS along TH 55 through Section 7, a companion survey focused on standing structures was completed by Hess, Roise and Company of Minneapolis. Within that corridor segment are several historic properties which will only be described briefly below, with reference made to the final report for the TH 55 review (Roise 1996).

2007, 2014, 2019, and 2025

No update.

### *Results*

2005

The locations of reviewed properties are shown in Figure 25 (in Appendix D and E), referenced by field numbers assigned by ARS staff and supplemented, as appropriate, with the official Minnesota Historical Society (MHS) historic structures inventory file number.

#### ARS 1 = 6471 Argenta Trail

A 1950s-1960s residence; a large newer-looking shed which may contain a modified older outbuilding; the lower portion of a brick silo.

#### ARS 2 = 6659-6689 Argenta Trail

A large modern rambler, a large barn which appears well preserved, a modified chicken coop, a granary.

ARS 3 = 6743 Argenta Trail

1 1/2 story older brick residence with a modern addition at the back.

ARS 4 = 6922 Argenta Trail

Modern residence and garage as well as two smaller, remodeled outbuildings. Another early homestead which once stood adjacent to this one, appears to be gone.

ARS 5 = 1165 70th Street West

Permission was not given to access the property which was photographed from South Robert Street. It appears to feature a remodeled older residence, a large gothic-roofed barn with a sagging roof, and a smaller, newer gambrel-roofed outbuilding on cement block foundation.

ARS 6 and 7 = 1200 60th Street West

Part of property once farmed by the Schindeldecker family.

Permission to access and photograph was denied by current owners.

No older buildings left -- a modern home appears to have replaced the original farm residence at ARS 6.

ARS 7a = 6321 South Robert Trail

Also once part of the Schindeldecker farm.

Occupied by a modern residence and garage but according to the owner, there is an old trash dump to the north of the house.

ARS 8 = 6308 South Robert Trail (MHS: DK-IVG-03)

Older buildings include a residence and a granary from the early 1880s, and a small shed (well house). A modern garage stands at the location of a barn which burned in the mid-1970s.

ARS 9 = 6180 South Robert Street

Formerly part of the Schindeldecker property. A modern residence on a heavily landscaped lot.

ARS 10 = 1401 70th Street East

A remodeled farm residence, a dilapidated older barn, a newer gambrel-roof barn, a brick silo and two smaller outbuildings.

ARS 11 = 6925 Athena

Features a newer residence. No trace of an older farm except for an old farm access road on north side of property.

ARS 12 = 1286 West 70th Street

An older, heavily remodeled residence, a barn with concrete silo, an older outbuilding modified into a garage, a cinder block well house.

ARS 13 = 1694 West 70th Street

All buildings have been removed -- the property is part of a golf course.

ARS 14a = Babcock Trail -- no address (MHS DK-IVG-06)

School No.8 -- building in good condition but integrity marred by a garage-style door cut into the southern wall. Also features a small storage shed and a collapsed outhouse.

ARS 14b = 7301 Babcock Trail

Part of the old Glassing farm, shown on an 1879 plat.

Currently a florist business, the property features a heavily remodeled farm residence, a well-preserved barn, some smaller out buildings as well as a newer greenhouse and modern shop buildings.

ARS 15 = 1714 West 80th Street

A much-remodeled older house, a well-preserved barn with brick silo, a small granary, a modern garage and metal shed.

ARS 16. No address

Nothing left of original farm -- part of a golf course.

ARS 17 = 1407 West 80th Street

Noted as Maple Lake Farm on 1896 plat. Replaced by a modern residence and garage.

ARS 18 = 1181 West 80th Street (MHS DK-IVG-20 (Cloverleaf Motel) and DK-IVG-21 (Older Barn))

Reviewed for MnDOT and found to be ineligible for the National Register of Historic Places (Nunnally 1993).

ARS 19 = 1462 West 80th Street

Older residence, barn, remnant of silo, wooden outbuilding.

ARS 20 = 7757 South Robert Trail

No access provided -- photographed from South Robert Street. A construction business, the property includes an older but remodeled residence as well as four new pole barns.

ARS 21 & 22. No address (MHS DK-IVG-04)

No access granted. From the road, the buildings appear to be completely gone.

ARS 23 = 7215 72nd Circle West

One of the first farms in Section 7 (Andreas 1874) and homesteaded by the Sach family. Still owned by members of that family in 2000 who then used the barn for livestock, the property has new owners. It includes an older residence, a gambrel-roof barn, a silo and a modern machine shed.

ARS 24 = 7260 South Robert Trail

Brick farm residence, well house and barn foundation observed in 2000 since obliterated after farm was destroyed by fire in 2004.

ARS 25 = 7101 Argenta Trail

Another Sach family farm: residence and garage modern built on location of old farm house. Still extant: a well house with wind mill remnant, a machine shed, a corn crib with attached but dilapidated shed, a granary with metal siding, an outhouse and a field stone barn foundation.

ARS 26 = 7312 Argenta Trail

Another Sach farm but no longer in the family.

Older residence, well house, small milking shed, fieldstone and concrete foundations for a large barn, a small barn and a silo.

ARS 27 = 7475 Argenta Trail

The former location of a school house, it features a quonset hut and some modern sheds, which serve as a maintenance area for Inver Grove Sanitation.

ARS 28 = 7482 Argenta Trail

All that remains of the farm is a remodeled brick residence and a barn foundation reused for a chicken coop.

ARS 29 = 7587 Argenta Trail

Old but remodeled residence, well preserved barn, large pole barn, two garages. No longer a residence but used by a construction business for storage.

ARS 30 = 7925 Argenta Trail \*\*\*

Older residence with added garage, a rather dilapidated gambrel-roof barn, and a granary remodeled into a second residence. *Too lacking in integrity to meet National Register of Historic Places (NRHP) criteria.*

ARS 31 = 6570 South Robert Trail

Used by Lakewinds Nursery. Permission not given to take photographs or inspect buildings. Property an older, resided residence, a Quonset-style barn, a granary, and two wooden outbuildings. May need further documentation.

ARS 32 = 8225 Argenta Trail\*\*\*

Property is owned by Riverside Lutheran church. It includes a modern garage and an older farm house with original lap siding but also some altered windows. *Too lacking in integrity to meet NRHP criteria.*

ARS 32a. No address

Unmarked cemetery owned by the church, located south of the ARS 32 residence, in an open, grassy area.

ARS 33 = 8334 Argenta Trail

Shown as the J. Corrigan property in 1874 (Andreas) and 1896 (Union Publishing).

A home-based business. Permission to photograph denied.

Older residence has been remodeled and resided with a new addition. Barn, concrete silo, and several outbuildings appear to be in fair shape.

*Although it appears too lacking in integrity to meet NRHP criteria, it still seems to be of considerable local historic significance. May need further review.*

ARS 34 = 1712 West 82nd Street\*\*\*

The CRM Ranch, a horse boarding business. Features an old residence with additions, a gambrel-roof barn with a concrete silo, a milk house and a chicken coop used for horses as well as five newer buildings added by the present owners. The rural setting is well-preserved. *Although the property appears too lacking in integrity to meet NRHP criteria, it still seems to be of considerable local historic interest.*

ARS 35 = 8420 Alverno Avenue West

Older farm house with small addition, granary, slightly remodeled milk house – all of them resided, as well as a well-preserved barn, a metal pole barn, and an executive-style new home. *Overall too lacking in integrity to meet NRHP criteria, but the barn is of very considerable interest.*

ARS 36 = 7940 Alberta Avenue West

A modern residence – no older structures

ARS 37 = 1354 Courthouse Boulevard

The original farm house has been replaced by a modern rambler. Adjacent to it is a second residence which, according to the owner, incorporates an older guest/summer house for the farm, none of it visible on the exterior.

ARS 38 = 8011 Courthouse Boulevard

Features an older house with an addition and a newer porch, a well house with windmill remnants, and a small garage with attached residence. The barn, still standing in 2000, has collapsed. The property appears to have been staked for development.

ARS 39 = 8152 82nd Street East\*\*\*

Shown as "Lakeside Farm" on an 1896 plat, the property includes a wood-frame residence, a gothic-arch barn, a granary (or machine shed) converted into a garage, and a well house. Since it was photographed in 2000, the farm house has been remodeled with new dormers and a wrap-around porch.

ARS 40 = 8136 Alderbert

Photographed in 2000, the property included two buildings, which appeared to be summer homes: one older house and a cabin, both built with split log siding. One has been removed, the other one is heavily remodeled.

ARS 41 & 42

Within the TH 55/South Robert Trail interchange are two properties listed by MHS as DK-IVG-018 (Bridge No. 5820, built in 1940) and DK-IVG-019 (Clover-Leaf Intersection). Both are located within the highway corridor and their management is the responsibility of MnDOT.

2007, 2014, 2019, and 2025

No update.

## 16. VISUAL

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- a) Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.**

*AUAR Guidance: Any impacts on scenic views and vistas present in the AUAR should be addressed. This would include both direct physical impacts and impacts on visual quality or integrity. EAW Guidelines contains a list of possible scenic resources.*

*If any non-routine visual impacts would occur from the anticipated development, this should be discussed here along with appropriate mitigation.*

2005

The rolling topography of the Northwest Expansion Area creates scenic views and vistas in many locations. These vistas include views of woodlands, wetlands, and natural areas. The City's land use plan and Natural Resources Management Plan seek to preserve a large portion of these natural areas as development occurs. The plans place particular emphasis on preserving high quality upland and wetland natural areas (Management Areas 1 and 2, shown on Figure 10-3 in Appendix D and E). Preservation of these natural areas should help to preserve the scenic character of the study area as development occurs. Higher-density development is proposed along major roadway corridors, where it will not impact the existing scenic views within the area.

2007, 2014, 2019, 2025

No update.

## 17. AIR

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- a) Stationary Source Emissions – Describe the type, sources, quantities, and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants, and any greenhouse gases. Discuss effects to air quality including any sensitive receptors, human health, or applicable regulatory criteria. Include a discussion of any methods used to assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.**

*AUAR Guidance: This item is not applicable to an AUAR. Any stationary air emissions source large enough to merit environmental review requires individual review.*

Not applicable.

- b) Vehicle Emissions – Describe the effect of the project’s traffic generation on air emissions. Discuss the project’s vehicle-related emissions effect on air quality. Identify measures (e.g., traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.**

*AUAR Guidance: Although the MPCA no longer issues Indirect Source Permits, traffic-related air quality may still be an issue if the analysis in Item 18 indicates that development would cause or worsen traffic congestion. The general guidance from the EAW form should still be followed. Questions about the details of air quality analysis should be directed to MPCA staff.*

#### 2005

Carbon monoxide (CO) levels are elevated near roadway intersections due to the emission of this pollutant from the vehicles idling and passing by. The State of Minnesota has ambient CO standards that are designed to protect human health and the environment. The standards are:

- 1-hour average: 30 parts per million (ppm); and
- 8-hour average: 9 ppm

Concentrations near or above these levels are most likely to occur near intersections that are severely congested (LOS D, E, or F). Bonestroo, Rosene, and Anderlik Associates (BRA) evaluated key intersections serving the project area and predicted that the intersection of TH 3 and CR 26 would have an LOS of D during the afternoon peak period. All other intersections would have an LOS of C or better during morning and afternoon peak-hour periods.

This report evaluates the impacts of vehicle CO emissions near the intersection of TH 3 and CR 26 using MPCA procedures. The procedure requires use of EPA models to evaluate the impact of traffic on ambient CO levels to compare with the Minnesota CO standards.

#### 2007, 2014, 2019, and 2025

No update.

#### BACKGROUND CO LEVELS

#### 2005

To demonstrate compliance with standards, the modeled impacts of the area vehicle traffic is added to the ambient background CO concentration in the project area. For this analysis, 1-hour and 8-hour background concentrations are conservatively assumed to be 3.0 parts per million (ppm).

#### 2007, 2014, 2019, and 2025

No update.

**VEHICLE EMISSIONS****2005**

Motor vehicle tailpipe CO emission factors were estimated with the EPA Mobile 6.2 model. Year 2025 CO emission factors used in the modeling are as follows:

- Idle – 81.6 grams per hour
- 35 mph – 12.7 grams per mile

**2007, 2014, 2019, and 2025**

No update.

**MODELED VEHICLE EMISSION IMPACTS****2005**

The EPA CAL3QHC dispersion model is used to estimate CO concentrations at points near intersections.

*Site-Specific Inputs*

CAL3QHC model output files are provided in Attachment D of the 2005 AUAR. The model outputs provide details of all required site-specific model inputs, including:

- Site and roadway geometry,
- Vehicle emission rates for characteristic speeds along modeled roadways,
- Traffic signal cycle times,
- Traffic signal red light times, and
- Clearance lost time – used default time of 3.0 seconds.

Traffic signal information was provided by Bonestroo and Associates. The analysis uses year 2025 emission rates and traffic levels.

**2007, 2014, 2019, and 2025**

No update.

**METEOROLOGICAL INPUTS****2005**

Meteorological inputs to the CAL3QHC model included the following:

- Wind Speed: 1 meter/second
- Stability Class: D
- Mixing Height: 1000 meters
- Surface Roughness Length: 108 centimeters

180 wind directions, in increments of 2 degrees, were input to the model to determine worst-case direction.

*Receptors*



Three receptors were placed in each quadrant of the intersection, 10 feet from the edge of the nearest travel lane.

2007, 2014, 2019, and 2025

No update.

#### MODELED CONCENTRATIONS

2005

The following table presents the maximum predicted 1-hour and 8-hour CO concentrations at the modeled receptor locations. The 8-hour concentrations were calculated using a persistence factor of 0.7.

Table 24: Modeled CO Concentrations, TH 3 / CR 26 – PM Rush Hour

| Receptor Quadrant | Maximum Concentration (ppm) |                |                |
|-------------------|-----------------------------|----------------|----------------|
|                   | Background CO               | 1-hour Average | 8-hour Average |
| SE                | 3.0                         | 6.3            | 4.4            |
| NE                | 3.0                         | 6.2            | 4.3            |
| NW                | 3.0                         | 6.4            | 4.5            |
| SW                | 3.0                         | 6.0            | 4.2            |

All predicted values are within the Minnesota ambient standards. No mitigation for impacts is indicated based on this analysis.

2007

Traffic volumes have changed as a result of the project. However, as previously demonstrated, the maximum CO concentrations are well below the Minnesota ambient standards. The recent changes will not adversely impact the CO concentrations as to cause an exceedance of the ambient standards.

2014, 2019, and 2025

No update.

- c) Dust and Odors – Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under Item 16a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.**

*AUAR Guidance: Dust and odors need not be addressed in an AUAR, unless there is some unusual reason to do so. The RGU might want to discuss as part of the mitigation plan, however, any dust control ordinances in effect.*

2025

Development of the AUAR study area may generate temporary fugitive emissions during construction. Dust emissions will be regulated in accordance with the City of Inver Grove Heights City Code and MPCA standards. Dust emissions can be controlled by sweeping, watering, sprinkling, as appropriate or as prevailing weather and soil conditions dictate.

Dust emissions are not anticipated during operations as all ground surfaces will either be impervious or vegetated.

## 18. GREENHOUSE GAS (GHG) EMISSIONS/CARBON FOOTPRINT

- a) **GHG Quantification** – For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.

### **ABOUT GREENHOUSE GASES (GHG)**

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. A portion of the radiation is absorbed by the earth's surface and a smaller portion of this radiation is reflected back toward space. This absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies emit radiation are proportional to temperature. Because the earth has a much lower temperature than the sun, it emits lower-frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth.

The primary GHGs contributing to the greenhouse effect are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Examples of fluorinated gases include chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF<sub>6</sub>), and nitrogen trifluoride (NF<sub>3</sub>). However, it is noted that these gases are not associated with typical land use development. Human-caused emissions (such as from development<sup>24</sup>) of GHGs exceeding natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth's climate, known as global climate change or global warming.<sup>25</sup>

### **PROJECT-RELATED GHG EMISSIONS**

This section describes the GHG emissions from the existing buildings within the study area and include an estimated quantification of the following GHG emissions associated with future development.

- Carbon dioxide (CO<sub>2</sub>)

<sup>24</sup> Greenhouse gas emissions from direct use of fuel from developments, such as providing heat to a building or fuel in a car, producing the goods or services necessary to complete a project, emissions from power plants that make electricity or factories that make the products used in the project and emissions associated with any involved products' disposal.

<sup>25</sup> Summarized from U.S. EPA, Overview of Greenhouse Gases: <https://www.epa.gov/ghgemissions/overview-greenhouse-gases>

- Nitrous oxide (N<sub>2</sub>O)
- Methane (CH<sub>4</sub>)

Table 25: Construction Emissions

| Scope        | Emission Type | Emission Sub-Type              | Project-Related CO <sub>2</sub> e Emissions (total) |
|--------------|---------------|--------------------------------|-----------------------------------------------------|
| Scope 1      | Combustion    | Mobile equipment <sup>26</sup> | 849,948                                             |
| <b>Total</b> |               |                                | <b>849,948</b>                                      |

Table 26: Operational Emissions

| Scope        | Emission Type             | Emission Sub-Type                  | Proposed CO <sub>2</sub> e Emissions (tons/year) |
|--------------|---------------------------|------------------------------------|--------------------------------------------------|
| Scope 1      | Combustion                | Stationary equipment <sup>27</sup> | 39,819                                           |
| Scope 2      | Off-site electricity      | Grid-based <sup>28</sup>           | 113,398                                          |
| Scope 3      | Off-site waste management | Area <sup>29</sup>                 | 77,246                                           |
| <b>Total</b> |                           |                                    | <b>230,463</b>                                   |

## b) GHG Assessment

### i. Describe any mitigation considered to reduce the project's GHG emissions.

While not required under MN Statutes, the following are potential design strategies and sustainability measures that developers could consider to reduce emissions for proposed development in the Northwest Area:

- Use energy efficient appliances, equipment, and lighting
- Energy efficient building shells
- Implement waste best management practices and recycle and compost appropriate material when applicable
- Trees and additional landscaping will be planted as part of the new development
- Provide electric vehicle-ready charging infrastructure
- Consider solar panels and water reuse systems

<sup>26</sup> This includes construction vehicles.

<sup>27</sup> This includes natural gas use based on land use.

<sup>28</sup> This includes generation of purchased electricity based on land use.

<sup>29</sup> This includes offsite provision of waste management services, including land disposal (landfilling), recycling, and solid waste composting based on land use.

Implementation of the above strategies will be evaluated on a case-by-case basis based on code requirements, feasibility, availability of materials, schedule, and tenant considerations.

**ii. Describe and quantify reductions from selected mitigation, if proposed to reduce the project's GHG emissions. Explain why the selected mitigation was preferred.**

- Future development would require new appliances, equipment, and lighting during operation. The use of energy efficient technologies would reduce the amount of electricity used per product. Collectively, the implementation of these technologies would reduce overall energy use and in-turn, GHG emissions.
- Future development would require heating and cooling during operation. One of the highest sources of energy use is energy spent heating and cooling buildings. The use of energy efficient building shells reduces the amount of energy needed for heating and cooling, therefore reducing energy use and GHG emissions
- Waste would be generated during operation of future development. By implementing waste best management practices and recycle and compost appropriate material when applicable, GHG emitted from wastes during operations can be reduced.
- Trees and additional landscaping can reduce the GHG footprint of the project by absorbing greenhouse gas emissions. Tree replacement should occur per city requirements.
- Conventional gas-powered vehicles emit harmful GHG's. Future developers could provide electric vehicle-ready charging infrastructure to encourage adoption of electric vehicles.

The potential mitigation listed in Item 18.b.i. was selected to comply with best management practices for new construction and reduce GHG emissions where practicable during operations.

**iii. Quantify the proposed project's predicted net lifetime GHG emissions (total tons per number of years) and how those predicted emissions may affect achievement of the Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.**

The Next Generation Energy Act requires the state to reduce greenhouse gas emissions in the state by 80 percent between 2005 and 2050, while supporting clean energy, energy efficiency, and supplementing other renewable energy standards in Minnesota. The MPCA's biennial GHG emissions reduction report from 2021 identifies strategies for reducing emissions in the three economic sectors with the highest emissions – transportation, electricity generation, and agriculture, forestry, and land use.

The expected lifetime of the project is 50 years; this equates to a total estimated 12,373,106 CO<sub>2</sub>e metric tons over the lifetime of the development (including

construction and operations phases). The proposed project will be built in compliance with state regulations and city building codes.

## 19. NOISE

- a) **Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area; 2) nearby sensitive receptors; 3) conformance to state noise standards; and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.**

*AUAR Guidance: Construction noise need not be addressed in an AUAR, unless there is some unusual reason to do so. The RGU might want to discuss as part of the mitigation plan, however, any construction noise ordinances in effect.*

*If the area will include or adjoin major noise sources, a noise analysis is needed to determine if any noise levels in excess of standards would occur, and if so, to identify appropriate mitigation measures. With respect to traffic-generated noise, the noise analysis should be based on the traffic analysis of Item 18.*

### 2005

Stephen B. Platisha Associates, Inc. (SBP) has conducted a traffic noise impact study for the proposed development. The modeling analysis used the MnDOT Minnoise computer model and traffic predictions prepared by BRA. Additionally, SBP conducted noise monitoring at two sites in the project area. The impact assessment is based on existing and 2025 peak-hour traffic levels. A copy of the full study including data appendices is available on request from the City of Inver Grove Heights.

### MINNESOTA NOISE STANDARDS

### 2005

Minnesota Rules Chapter 7030 provide the Minnesota standards for noise. These standards describe the limiting levels of sound established on the basis of present knowledge for the preservation of health and welfare. These standards are designed to be consistent with sleep, speech, annoyance, and hearing conservation requirements for receivers within areas grouped according to land use activities. The Minnesota standards are as follows:

Table 27: Minnesota Noise Standards

|                     | 7:00 AM to 10:00 PM |                 | 10:00 PM to 7:00 AM |                 |
|---------------------|---------------------|-----------------|---------------------|-----------------|
|                     | L <sub>10</sub>     | L <sub>50</sub> | L <sub>10</sub>     | L <sub>50</sub> |
| NAC-1 (Residential) | 65                  | 60              | 55                  | 50              |
| NAC-2 (Commercial)  | 70                  | 65              | 70                  | 65              |
| NAC-3 (Industrial)  | 80                  | 75              | 80                  | 75              |

L<sub>10</sub> means the sound level which is exceeded for 10 percent of the time for a one-hour period. L<sub>50</sub> means the sound level which is exceeded 50 percent of the time for a one-hour period. Sound levels are expressed in dBA. A dBA is a unit of sound level expressed

in decibels and weighted for the purpose of approximating the human response to sound.

Minnesota Statutes, Section 116.07, Subd. 2a, exempt noise from local and county roads from the requirements of these noise rules unless full control of access to the road has been acquired.

2007, 2014, 2019, and 2025

No update.

### **MINNOISE MODEL**

2005

The Minnoise model is a modified (modified by the Minnesota Department of Transportation) version of the Federal Highway Administration's (FHWA) Optima/Stamina model that is used to predict noise levels from highway projects and to assist with the development of noise barriers.

#### *Model Assumptions*

Noise level predictions were based on the following data and assumptions:

- The noise analysis was completed for the peak afternoon rush hour and peak nighttime traffic noise hour (6:00 am to 7:00 am).
- Traffic data for existing and year 2025 for the study area was generated by BRA and is provided in 2005 AUAR.
- Shielding from natural or man-made barriers was not considered.
- The analysis assumed acoustically soft ground cover between the roadway and all receiver locations ( $\alpha = 0.5$ ).
- Vehicle mix was based on counts conducted during noise monitoring, with 6 percent heavy trucks and 4 percent medium trucks.
- Constant vehicle speeds of 40 mph on CR 63, 45 mph on CR 73, 50 mph on TH 3 and CR 26, and 65 mph on TH 55 and I-494 were assumed.

All noise modeling output files are provided in Attachment B in the full air and noise analysis report, available from the City of Inver Grove Heights.

#### *Existing Noise Levels: Noise Modeling Locations*

Using the Minnoise computer model and traffic and roadway information provided by BRA, SBP modeled existing noise levels generated by traffic on roadways serving the project area. Noise impacts were estimated for hypothetical receptor locations at various distances from the center of the median of the following roadways:

- Robert Street (TH 3)
- County Road 26
- County Road 63
- County Road 73

- TH 55
- I-494

#### *Existing Noise Levels – Daytime Modeling Results*

The results of the modeling for the daytime existing noise levels are provided in [Table 28](#) and Tables 24-1, 24-3, and 24-4 (in Attachment D of the 2005 AUAR). The tables show the distance to which State noise standards are exceeded for NAC-1 ("residential") areas and the distance to which the FHWA noise abatement criteria are exceeded.

The State daytime standard is based on the suitability of an area for outdoor use. Certain highway expansion projects using federal funds must consider mitigation when the FHWA noise abatement criteria are approached.

#### *Existing Noise Levels – Nighttime*

Minnesota noise rules define nighttime as the hours between 10:00 p.m. and 7:00 a.m. Peak nighttime traffic noise levels typically occur during the 6:00 a.m. – 7:00 a.m. hour.

The nighttime NAC-1 ("residential") standards ( $L_{10} = 55$  dBA,  $L_{50} = 50$  dBA) are designed to prevent interference with sleep in a building with partially open windows. New residential developments are exempt from this standard if the buildings have year-round climate control and meet minimum construction standards for noise level attenuation.

Table 24-1 (in Attachment D of the 2005 AUAR) shows the approximate distance from the center of the State Highways and I-494 to which nighttime standards are exceeded.

#### *Existing Noise Levels – Noise Monitoring Results*

In addition to the modeling of project area noise levels, noise level monitoring was also conducted at locations within the project area to further define existing noise levels. The following table presents the results of monitoring conducted by SBP at two project area locations and the results of monitoring conducted by MnDOT in the project area as part of their metro wide monitoring program.

**Table 28: Noise Monitoring Results**

| Location                     | Date    | Time              | L <sub>10</sub> | L <sub>50</sub> |
|------------------------------|---------|-------------------|-----------------|-----------------|
| R1 – TH 3                    | 2/02/05 | 8:13 am – 9:13 am | 61.0            | 55.0            |
| R2 – TH 55                   | 2/04/05 | 8:40 am – 9:40 am | 76.0            | 71.0            |
| R3 – TH 55/TH3 <sup>30</sup> | N/A     | N/A               | 69.0            | N/A             |
| R4 – I-494 <sup>29</sup>     | N/A     | N/A               | 65.0            | N/A             |

*2007, 2014, 2019, and 2025*

No update.

#### **POST-DEVELOPMENT NOISE LEVELS**

*2005*

Using the Minnoise computer model and traffic and roadway information provided by BRA, SBP estimated post-development noise levels generated by traffic on roadways

<sup>30</sup> Monitoring at locations R3 and R4 was conducted by MnDOT. Times and dates were not available. L50 was not determined.

serving the project area. Noise impacts were estimated for hypothetical receptor locations at various distances from the center of the median of the following roadways:

- Robert Street (TH 3)
- County Road 26
- County Road 63
- County Road 73
- TH 55
- I-494

#### *Post-development Noise Levels – Daytime Modeling Results*

The results of the modeling for the 2025 post-development daytime noise levels are provided in Tables 24-3 through 24-6 (in Attachment D of the 2005 AUAR). The tables show the distance to which State noise standards are exceeded for NAC-1 ("residential") areas and the distance to which the FHWA noise abatement criteria are exceeded.

The State daytime NAC-1 standard is based on the suitability of an area for outdoor use. Certain highway expansion projects using federal funds must consider mitigation when the FHWA noise abatement criteria are approached.

Table 24-7 (in Attachment D of the 2005 AUAR) shows the distance to which Minnesota NAC-2 ("commercial") standards are exceeded for each roadway.

#### *Post Development Noise Levels – Nighttime*

Minnesota noise rules define nighttime as the hours between 10:00 p.m. and 7:00 a.m. Peak nighttime traffic noise levels typically occur during the 6:00 a.m. – 7:00 a.m. hour.

The nighttime NAC-1 ("residential") standards ( $L_{10} = 55$  dBA,  $L_{50} = 50$  dBA) are designed to prevent interference with sleep in a building with partially open windows. New residential developments are exempt from this standard if the buildings have year-round climate control and meet minimum construction standards for noise level attenuation.

Table 24-8 (in Attachment D of the 2005 AUAR) shows the approximate distance from the center of the roadways to which Minnesota nighttime standards are exceeded.

#### *2007, 2014, and 2019*

No update.

#### *2025*

#### **Traffic Generated Noise**

A sound increase of 3 dBA is barely noticeable by the human ear, a 5 dBA increase is clearly noticeable, and a 10 dBA increase is heard as twice as loud. For example, if the sound energy is doubled (i.e., the amount of traffic doubles), there is a 3 dBA increase in noise, which is just barely noticeable to most people. On the other hand, if traffic increases by a factor of 10, the resulting sound level will increase by about 10 dBA and be heard approximately twice as loud.



Unless traffic volumes exceed what was identified in Attachment D of the 2005 AUAR or propose increasing capacity to roads within the Northwest Area, traffic volumes are not anticipated to have the level of traffic that would be attributable to the project are well below the amount that would generate a sound increase that could be noticeable.

### Operational Noise

The Inver Grove Heights Zoning Code regulates noise associated with building operation by the standards set by the MPCA. All future development will be required to comply with these requirements.

## 20. TRANSPORTATION

- a) **Describe traffic-related aspects of project construction and operation. Include 1) existing and proposed additional parking spaces; 2) estimated total average daily traffic generated; 3) estimated maximum peak hour traffic generated and time of occurrence; 4) source of trip generation rates used in the estimates; and 5) availability of transit and/or other alternative transportation modes.**

Parking spaces added: [2005]: 21,207 [2007]: 23,170

Existing spaces (if project involves expansion): [2005]: 300

Estimated total Average Daily Traffic (ADT) generated: [2005]: 91,310 [2007]: 102,181

Estimated maximum peak hour traffic generated (if known) and its timing:

[2005]: P.M. Peak Hour: 3,583 trips in 4,468 trips out

[2007]: P.M. Peak Hour: 3,975 trips in 4,463 trips out

- b) **Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW. Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: <http://www.dot.state.mn.us/accessmanagement/resources.html>) or a similar local guidance.**

*AUAR Guidance: For AUAR reviews, a detailed traffic analysis will be needed, conforming to the MnDOT guidance as listed on the EAW form. The results of the traffic analysis must be used in the response to Items 16 and 17.*

### INTRODUCTION

#### 2005

The proposed development of the land uses assumed for this AUAR will increase the traffic volumes on roadways within the city. A traffic impact analysis of the assumed development has been conducted in order to identify whether roadway and/or other transportation improvements will need to be undertaken. The analysis was performed at a planning level and attempts to identify the traffic related impacts of the potential development. Identified impacts are then evaluated to determine what mitigation efforts need to be enacted so that transportation service can be provided at an acceptable level.

The project area is shown in Figure 21-1 (2005 AUAR). The roadways and intersections for analysis were determined in conjunction with the City of Inver Grove Heights staff.

There were four major roadways analyzed as part of this review.

- County Road 26 (70th Street) – east-west “A” Minor Arterial
- County Road 63 (Argenta Trail) – north-south Community Collector Road
- Trunk Highway 3 (South Robert Trail) – north-south “A” Minor Arterial
- County Road 73 (Babcock Trail) – north-south Community Collector Road

In addition to examining the corridors as a whole, the following intersections were also examined:

- CR 63 and CR 26
- TH 3 and CR 26
- CR 73 and CR 26
- TH 55 and TH 3 interchange ramps
- TH 55 and CR 63 proposed future interchange ramps

These intersections were analyzed for traffic volumes and approach geometry, both existing and proposed. The analysis also assumed an interchange at CR 63 and Interstate 494 would be constructed and in-place for the future condition. Traffic volumes are presented at this potential intersection of Interstate 494 and CR 63 without an attempt to determine lane geometry.

2007, 2014, 2019, 2025

No update.

### **EXISTING CONDITIONS**

2005

The most recent daily traffic volume information for the primary roadways in the project area was obtained from 2003 Minnesota Department of Transportation (MnDOT) Average Annual Daily Traffic (AADT) maps. As a part of this study, turning movement counts were taken during the morning and afternoon peak traffic periods on Tuesday, November 9, 2004 at the following intersections:

- CR 26 and CR 63
- CR 26 and TH 3
- CR 26 and CR 73
- TH 3 and TH 55 eastbound and westbound ramp terminals

Currently, all four subject roads are two-lane roads, and their intersections are controlled with a four-way stop condition. The intersection at CR 26 and CR 63 has a single lane for all movements of traffic. The intersection of TH 3 and CR 26 has a single lane for all movements in addition to a designated right turn lane for the northbound and southbound directions.

The intersection of CR 73 and CR 26 has designated left turn lanes as well as one through lane and one through/right turn lane in the eastbound and westbound directions. The existing lane configurations with the existing traffic volumes are shown in Figure 21-2 (in Appendix D and E).

The daily capacity of any individual roadway is based upon many factors. These factors may include the number of lanes provided, number of access points per mile, number of signalized intersections per mile, percentage of truck traffic, and the physical grade of the roadway. However, for planning purposes, a generalized average daily traffic (ADT) threshold for the roadways is used. Table 29 shows the generalized ADT volume thresholds for a roadway type and number of lanes in terms of level of service. Level of service (LOS) is a quality measure describing operational conditions within a traffic stream, generally in terms of service measures such as speed, freedom to maneuver, traffic interruptions, and comfort. A LOS A represents the best result with little or no delay. A LOS F represents the worst result with excessive delay and queues. A LOS D is usually the lowest accepted by most agencies within the metro area.

Table 29: Generalized Average Daily Traffic Volume Thresholds<sup>31</sup>

| Facility Type      | Number of Lanes | Maximum ADT Volume at Level of Service <sup>32</sup> |        |        |                 |        |
|--------------------|-----------------|------------------------------------------------------|--------|--------|-----------------|--------|
|                    |                 | A                                                    | B      | C      | D <sup>33</sup> | E      |
| Principal Arterial | 5               | 11,400                                               | 18,200 | 29,100 | 32,600          | 36,300 |
|                    | 4               | 7,600                                                | 12,100 | 19,400 | 23,300          | 27,600 |
|                    | 3               | 4,900                                                | 7,900  | 12,700 | 17,000          | 21,100 |
|                    | 2               | 3,100                                                | 5,000  | 8,000  | 12,000          | 15,900 |
| Minor Arterial     | 4/5             | 8,500                                                | 13,600 | 17,000 | 25,200          | 28,600 |
|                    | 3               | 4,300                                                | 6,900  | 11,100 | 14,800          | 18,500 |
|                    | 2               | 2,700                                                | 4,300  | 6,900  | 10,300          | 13,700 |
| Collector          | 5               | 9,000                                                | 14,400 | 23,100 | 25,900          | 28,600 |
|                    | 4               | 6,100                                                | 9,800  | 15,700 | 19,100          | 22,500 |
|                    | 3               | 3,700                                                | 5,900  | 9,400  | 12,500          | 15,700 |
|                    | 2               | 2,200                                                | 3,600  | 5,800  | 8,800           | 11,700 |

Based on the information presented in both Table 29 and Figure 21-2 (in Appendix D and E), the LOS for each roadway can be determined. All roadways are currently operating acceptably with CR 26 at a LOS C between CR 63 and TH 3 and east of CR 73. CR 26 is operating at a LOS D between TH 3 and CR 73 and west of CR 63. North of CR 26, CR 63 is operating at a LOS A, while between CR 26 and TH 55 it is operating at a LOS B. South of TH 55, CR 63 is operating at a LOS D. TH 3 has a LOS D north of CR 26, a LOS C between CR 26 and TH 55, and a LOS D south of TH 55. CR 73 operates at a LOS B and C north and south of CR 26, respectively.

The AM and PM peak hour volumes of each intersection were analyzed using the Synchro/SimTraffic software package, which uses the methodology presented in the Highway Capacity Manual. These results are also presented in terms of LOS. Figure 21-3 (in

<sup>31</sup> Source: Florida DOT, MnDOT

<sup>32</sup> ADT Volumes above the LOS E maximum threshold would be considered LOS F.

<sup>33</sup> LOS D is usually the lowest acceptable LOS allowed by most agencies within the metro area.

Appendix D and E) shows the existing LOS for each movement and the overall intersection. More detailed LOS results and queue analyses are provided in Attachment D of the 2005 AUAR. Generally, the intersections within this project area are performing adequately. The lone exception is the intersection of TH 3 and CR 26, which currently has individual movements at a LOS E or LOS F and an overall intersection LOS E during the PM peak hour. This suggests some improvements are needed today.

### 2007 and 2014

No update.

### 2019

Traffic counts were completed for County Road (CR) 63, and CSAH 26 (Lone Oak Road) between 2014 and 2019. The counts have been used for the roadway reconstruction projects within the study area. The updated counts will be included in the Regional Roadway Visioning Study that will be updated in 2020. Appendix B for a list of street projects the City completed between 2014 and 2019.

### 2025

The Regional Roadway Visioning Study was updated in 2022. See Appendix A for a list of street projects the City completed between 2020 and 2025.

## ASSUMED LAND USE

### 2005

To begin analyzing the project area, it was necessary to project the trips that would be generated as a result of the land use assumptions. The determination of the trip generation characteristics of the development begins with assumptions concerning the expected land use and densities of the development. Information provided by the City of Inver Grove Heights identified the land use characteristics of the area. The project area was broken down into nine transportation analysis zones (TAZ), shown in Figure 21-4 (in Appendix D and E). Land uses, and densities of each development were assumed for each TAZ. Table 30 shows the land use and size of each land use within each TAZ.

Table 30: Land Use Types and Sizes Per Zone

| TAZ | Land Use Types              | Size    |    |
|-----|-----------------------------|---------|----|
| 1   | Medium Density Residential  | 545     | DU |
|     | Office                      | 338,680 | SF |
| 2   | High Density Residential    | 687     | DU |
|     | Medium Density Residential  | 320     | DU |
|     | Low/Mid Density Residential | 352     | DU |
|     | Low Density Residential     | 168     | DU |
|     | Mixed Use—Residential       | 260     | DU |
|     | Mixed Use—Commercial        | 94,745  | SF |
|     | Office                      | 892,980 | SF |
| 3   | High Density Residential    | 96      | DU |
|     | Medium Density Residential  | 493     | DU |
|     | Low/Mid Density Residential | 624     | DU |
|     | Low Density Residential     | 48      | DU |

| TAZ      | Land Use Types              | Size      |    |
|----------|-----------------------------|-----------|----|
|          | Mixed Use—Residential       | 290       | DU |
|          | Mixed Use—Commercial        | 105,635   | SF |
|          | Park                        | 58        | AC |
| 4        | Low/Mid Density Residential | 271       | DU |
|          | Commercial                  | 660,240   | SF |
| 5 [2005] | Medium Density Residential  | 166       | DU |
|          | Low/Mid Density Residential | 282       | DU |
|          | Low Density Residential     | 163       | DU |
|          | Commercial                  | 714,495   | SF |
|          | Office                      | 203,100   | SF |
|          | Industrial                  | 18.7      | AC |
| 5 [2007] | Medium Density Residential  | 114       | DU |
|          | Low/Mid Density Residential | 298       | DU |
|          | Low Density Residential     | 163       | DU |
|          | Commercial                  | 1,164,905 | SF |
|          | Office                      | 95,600    | SF |
|          | Industrial                  | 8.8       | AC |
| 6        | Medium Density Residential  | 29        | DU |
|          | Low/Mid Density Residential | 388       | DU |
|          | Low Density Residential     | 220       | DU |
|          | Mixed Use—Residential       | 135       | DU |
|          | Mixed Use—Commercial        | 49,005    | SF |
|          | Commercial                  | 50,095    | SF |
|          | Industrial                  | 40        | AC |
|          | Public/Institution—Church   | 24        | AC |
| 7        | Low/Mid Density Residential | 39        | DU |
|          | Low Density Residential     | 213       | DU |
| 8        | Medium Density Residential  | 371       | DU |
|          | Low/Mid Density Residential | 674       | DU |
|          | Low Density Residential     | 256       | DU |
| 9        | Industrial                  | 48        | AC |

AC = Acres      DU = Dwelling Units      SF = Square Feet of Gross Building Area

Note: Only the proposed future land uses are shown. Existing developments are not included in this summary.

Using the land use and density information, the projected trip generation was determined using the Institute of Transportation Engineers (ITE) report titled Trip Generation, 7th Edition, 2003. This industry standard document provides average rates of land uses based upon studies completed across the nation. [Table 31](#) provides the estimated 2025 trip generation for each land use.

Table 31: Estimated 2025 Vehicle Trips

| TAZ | Estimated 2025 Vehicle Trips <sup>34</sup> |         |              |         |                  |
|-----|--------------------------------------------|---------|--------------|---------|------------------|
|     | AM Peak Hour                               |         | PM Peak Hour |         | Daily<br>(2-Way) |
|     | Entering                                   | Exiting | Entering     | Exiting |                  |
| 1   | 503                                        | 262     | 276          | 512     | 6,923            |

<sup>34</sup> Trip generation before deductions for pass-by, multi-use, and diverted trips. This is not the expected new traffic on the roadway system.

| TAZ                      | Estimated 2025 Vehicle Trips <sup>34</sup> |         |              |         |                  |
|--------------------------|--------------------------------------------|---------|--------------|---------|------------------|
|                          | AM Peak Hour                               |         | PM Peak Hour |         | Daily<br>(2-Way) |
|                          | Entering                                   | Exiting | Entering     | Exiting |                  |
| 2                        | 1,467                                      | 978     | 1,144        | 1,687   | 26,951           |
| 3                        | 247                                        | 748     | 880          | 580     | 16,647           |
| 4                        | 333                                        | 410     | 960          | 1,103   | 31,852           |
| 5 [2005]                 | 795                                        | 603     | 1,274        | 1,636   | 40,096           |
| 5 [2007]                 | 778                                        | 705     | 1,760        | 2,128   | 58,214           |
| 6                        | 438                                        | 505     | 648          | 652     | 13,742           |
| 7                        | 47                                         | 142     | 160          | 94      | 2,412            |
| 8                        | 202                                        | 659     | 721          | 411     | 11,074           |
| 9                        | 299                                        | 61      | 77           | 272     | 2,486            |
| Subtotal34 [2005]        | 4,331                                      | 4,366   | 6,139        | 6,947   | 152,183          |
| Subtotal34[2007]         | 4,314                                      | 4,470   | 6,626        | 7,439   | 170,301          |
| New Vehicle Trips [2005] | 2,598                                      | 2,620   | 3,683        | 4,168   | 91,310           |
| New Vehicle Trips [2007] | 2,587                                      | 2,682   | 3,975        | 4,463   | 102,181          |

Only the totals of 'New Vehicle Trips' shown in [Table 31](#) represent new traffic on the roadway system in the study area. These trips are established by reducing the total development trip generation to account for the following factors:

- **Pass-By** – Pass-by trips account for trips that are already on the road but see something that sparks their interest and decide to stop. They would already be on the road and are not considered a new trip despite the new decision to stop.
- **Multi-Use** – Multi-use trips account for those that make multiple stops within the project area. An example of this behavior is a driver that makes several stops at various stores in different locations.
- **Internal** – Some of the trips generated do not use the primary roadways for their trip purpose.
- **Other Modes** – Other modes of transportation include the use of transit systems, bicyclists, pedestrians, and multi-modal transportation.

The total volume of new trips on the area roadways is estimated at approximately 91,310 following application of the reduction factors.

With the new traffic determined, these volumes were then distributed to the study area roadway system based upon knowledge of the area, the existing flow of traffic, and input from the City. Traffic distribution was adjusted to reflect new roadways and connections within the study area, including a proposed new interchange at I-494 and CR 63. Some trips generated were diverted onto the 'ring roads' surrounding a mixed-use commercial area in TAZ 2, 3, and 6. The 'ring road' surrounding the mixed land use area in TAZ 6 is currently available, while the 'ring roads' in TAZ 2 and 3 are proposed. The traffic flowing in this area was adjusted to reflect drivers using those roads to avoid the main intersection of TH 3 and CR 26. The City has also proposed the completion of a collector roadway connecting the city of Eagan to CR 73. This new east-west roadway would be established at approximately 65th Avenue. This new collector roadway would be expected act as a reliever to CR 26 and an alternate route across the northern portion of the study area. Another future connection

would extend Yankee Doodle Road north through the new TH 55/CR 63 interchange and then east to an eventual intersection with TH 3. These roadways were all considered in the distribution of the projected development volumes. Figure 21-5 (in Appendix D and E) shows the projected development a.m. and p.m. peak hour volumes for the subject intersections.

With projected development volumes determined, the existing traffic was then increased to account for the following factors:

- Background Growth – Daily trips that increase as the population in this regional area increases.
- New Interchanges – As better access becomes available to drivers; their driving behavior and choices would change as well. For instance, motorists will likely shift from TH 3 to CR 63 if a new interchange at I-494 and CR 63 is built.
- New Traffic – With the addition of a new interchange, drivers from regions outside the project area may change their driving patterns and enter/exit the project area to use the new interchange

A new interchange was assumed at the juncture of I-494 and CR 63. While projected traffic volumes were determined for this new interchange, an interchange design, including the necessary approach lanes, was not examined. It is assumed that if a new interchange is determined for this location, the design will be established at that time. The interchange that drivers are currently using to access I-494 is by way of TH 3. This non-standard interchange may cause confusion to some drivers, causing them to change their routes to a simpler, more common intersection, if available. The trips associated with the new interchange were adjusted to account for both existing trips and new trips generated by the new intersection. The projected 2025 volumes are the combination of the development volumes added to the existing volumes with some additional changes.

The projected ADT was determined in the same manner as the peak hour volumes. New daily trips generated by the proposed development were distributed to the roadway system assuming the new roadway discussed earlier. The existing volumes were increased to account for background growth and traffic shifts of existing traffic were determined based upon the new roadways. The sum of the existing traffic, background growth and traffic shifts, and the new development traffic is the 2025 projected traffic. The projected ADT volumes are shown in Figure 21-6 (in Appendix D and E) along with the turning movement volumes at the study intersections.

Among regional roadways, the highest impacts of the proposed development will be to I-494 and TH 55 due to their proximity to the project location. However, no significant increase in congestion levels are anticipated due to the additional vehicle trips added to the regional roadway system. The 2003 AADT on I-494 is 83,000 according to MnDOT traffic volumes. The proposed development would increase traffic on I-494 west of CR 63 by approximately 15,550 vehicles. East of CR 63 traffic would be increased by less than 4,600 vehicles. The 2003 AADT on TH 55 is 19,000 and 18,100 east of TH 3 and west of CR 63, respectively. TH 55 west of CR 63 can expect to see an increase in traffic of less than 5,600 vehicles. East of TH 3, the highway can expect to see an increase in traffic of less than 2,500 vehicles. The TH 55 and I-494 corridors currently operate at satisfactory levels and are expected to continue to operate at satisfactory levels even after full development of the project area.



### 2007

The total volume of new daily trips on the area roadways is estimated at approximately 102,181 following application of reduction factors.

Figure 21-5A (in Appendix D) shows the updated project development a.m. and p.m. peak hour volumes for the subject intersections.

The updated projected ADT volumes are shown in Figure 21-6A (in Appendix D) along with the turning movement volumes at the study intersections.

### 2014, 2019, and 2025

No update.

#### **c) Identify measures that will be taken to minimize or mitigate project related transportation effects.**

### 2014

- The City of Inver Grove Heights, the City of Eagan, and Dakota County have completed and adopted the 2010 Regional Roadway System Visioning Study for northeast Eagan and northwest Inver Grove Heights.
- The City completed and adopted the Northwest Area Collector Street Plan, dated May 2012.
- The City and Dakota County are conducting a design study for CR 28 and CSAH 63 from south of TH 55 to south of CSAH 26 in advance of improving these roadways in 2016. A 2014 feasibility study for the Argenta Trail Corridor from south of CSAH 26 to I-494 will also be conducted to consider the location of the future arterial connection to the potential future interchange along I-494 between TH 149 and TH 3 which is currently unfunded
- City Project No. 2009-01 Trunk Highway 3 and Amana Trail/proposed 80<sup>th</sup> Street Roundabout was completed.
- City Project No. 2010-41 Trunk Highway 3 Right Turn Lane—Argenta Hills 2<sup>nd</sup> Addition was completed.

### 2019

The City has identified the following planned and programmed transportation improvements in the 2040 Comprehensive Plan for the Northwest Expansion Area:

- Construction of a 2-lane urban roadway on CR 28, 0.62 miles east from TH 3
- Expand CSAH 26 to a 4-lane roadway
- New interchange at I-494 and CSAH 63

### 2025

The following transportation-related plans and studies have been completed for the AUAR study area since 2020:

- Dakota County Principal Arterial Study
- Dakota County 2040 Transportation Plan



- Dakota County Regional Roadway System Visioning Study Update
- Dakota County Road 63 (Argenta Boulevard) & I-494 Interchange Footprint Study

Dakota County has identified the following planned transportation improvements within the Northwest Expansion Area in its 2022 Regional Roadway System Visioning Study:

- Extend 65<sup>th</sup> Street between Robert Trail and Babcock Trail
- Upgrade CR 63, between Amana Trail and I-494, and CR 28, between Dodd Road and Amana Trail, to principal arterials
- Roadway expansion of Hwy 3

The City has identified the following planned and programmed transportation improvements in the 2040 Comprehensive Plan for the Northwest Expansion Area:

- Construction of a 2-lane urban roadway on CR 28, 0.62 miles east of Hwy 3
- Expand CR 26 to a 4-lane roadway
- New interchange at I-494 and CR 63

Additionally, the City will be conducting a study in 2025 regarding the realignment of 80th Street between Highway 3 and Austin Way.

## 21. CUMULATIVE POTENTIAL EFFECTS

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*AUAR Guidance: Because the AUAR process by its nature is intended to deal with cumulative potential effects from all future developments within the AUAR area, it is presumed that the responses to all items on the EAW form automatically encompass the impacts from all anticipated developments within the AUAR area.*

*However, the total impact on the environment with respect to any of the items on the EAW form may also be influenced by past, present, and reasonably foreseeable future projects outside of the AUAR area. The cumulative potential effect descriptions may be provided as part of the responses to other appropriate EAW items, or in response to this item.*

### **a) Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.**

Cumulative effects are defined as the “effect on the environment that results from the incremental effects of a project in addition to other projects in the environmentally relevant area that might reasonably be expected to affect the same environmental resources, including future projects actually planned or for which a basis of expectation has been laid, regardless of what person undertakes the other projects or what jurisdictions have authority over the projects.”<sup>35</sup> The geographic areas considered for cumulative effects are those areas adjacent to the AUAR study area, and the timeframe considered includes projects that would be constructed in the reasonably foreseeable future.

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<sup>35</sup> Minnesota Rules, part 4410.0200, subpart 11a

- b) Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.**

#### 2005

Much of the area around the Northwest Expansion Area is already developed, including areas in Eagan to the west, Mendota Heights and Sunfish Lake to the north, and portions of Inver Grove Heights to the east. The difficult topography of the Expansion Area has contributed to delay of development in this area, so that it is a relatively large area of “infill” development within this part of the metro area. Therefore, cumulative impacts resulting from future projects in the area around the AUAR area are likely to be limited.

The City of Eagan is currently looking at a variety of options for additional development in the area to the west of the AUAR area, near I-494. Depending on the land use options identified for the future of this area, development here could result in traffic impacts that along with development in the AUAR area are significant for regional roadways. The Cities of Eagan and Inver Grove Heights have been working together and sharing traffic data from the AUAR study and studies in Eagan and will use this information to examine potential cumulative impacts on roadways in the area.

The traffic analysis section (Section 20) notes the need to expand several regional roadways to accommodate the traffic expected from development of the AUAR area. This includes expanding TH 3 to a 4-lane roadway within the project area. Other recent environmental review documents completed for communities in Dakota County (Farmington and Empire Township) have also indicated the need to expand the capacity of TH 3. This route is currently designated for “Preservation” by MnDOT. These issues have been discussed with MnDOT staff during other AUAR processes, and the agency is aware of these issues.

The stormwater management system proposed for the AUAR area is planned to avoid impacts to adjacent areas, and therefore no cumulative impacts are expected with projects in adjacent areas.

The Comprehensive Plan completed by the City of Inver Grove Heights, which includes proposed development in the AUAR area, addresses the growth planned for the community by the Metropolitan Council, and plans for the infrastructure needed to accommodate this growth, in light of growth expected in surrounding areas. The proposed infrastructure is consistent with the capacity of regional systems to serve this area. The City's Comprehensive Plan plus the special studies completed for the AUAR area, including the Natural Resources Inventory and Management Plan, sewer and water studies, stormwater studies, traffic management studies, and related plans along with this AUAR, have identified the potential impacts of development across the AUAR area, and have prepared strategies and approaches to avoid impacts where possible, and mitigate for other impacts, while maintaining the amount and types of growth proposed in the City's Comprehensive Plan.

## 2007

The City of Eagan completed the Northeast Land Use Study in June 2005. The result of that study was that the current Comprehensive Plan should continue to guide development in the northeast area of Eagan.

Dakota County, along with the City of Eagan, the City of Inver Grove Heights, FHWA, MnDOT, Metropolitan Council, the City of Mendota Heights, and the City of Sunfish Lake have completed the Dakota County North-South Corridor Study: Eagan-Inver Grove Heights Travel Demand Study. The objective of this study was to conduct a travel demand model study to forecast future traffic flow concentrations and patterns as a result of the increased future development identified by local plans in the northeast Eagan and northwest Inver Grove Heights area. The travel demand model study included forecasting travel demand on all major city, county, and state highways within the study area. Completion: The study was completed in July 2007. Dakota County, the City of Eagan, and the City of Inver Grove Heights are in the process of approval consideration at the Board/Council level.

## 2014

No update.

## 2019

The 2040 Comprehensive Plan was approved in 2019 and outlines the needed infrastructure and resources for the AUAR study area and surrounding communities to support the expected growth.

## 2025

One adjacent project is planned by MnDOT adjacent to the study area:

- Highway 52 Improvements: 1 mile north of the study area, MnDOT will be redecking bridges over I-494 in 2025.

The city of Inver Grove Heights has the following planned projects within or adjacent to the study area:

- CSAH 26 (70th Street): The City will be installing trunk watermain (16") from Angus Avenue to Babcock Trail.
- CSAH 28 (80th Street): IGH will be conducting a study later this year regarding the realignment of 80th Street between Highway 3 and Austin Way. Improvements will include trunk watermain and sewer. There is currently no expected year of construction, and this project will be dependent on development and realignment timing.

**c) Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.**

Future roadway and private development projects may result in impacts to transportation, water resources, and utilities. These impacts will be addressed via the

regulatory permitting and approval processes and will be individually mitigated to ensure minimal cumulative impacts occur.

## 22. OTHER POTENTIAL ENVIRONMENTAL EFFECTS

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*AUAR Guidance: If the project may cause any additional environmental effects not addressed by Items 1 to 19, describe the effects here, discuss the how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.*

2005

None identified.

2007

The AUAR Update does not introduce any other adverse environmental impact that has not been addressed previously.

2014, 2019, and 2025

No update.

## 23. MITIGATION PLAN

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This Mitigation Plan is submitted as part of the AUAR to provide reviewers and regulators with an understanding of the actions that are advisable, recommended, or necessary to protect the environment and minimize potential impacts by the proposed development scenarios. This Mitigation Plan will be revised and updated based on comments received during the AUAR comment period.

This Mitigation Plan is intended to satisfy the AUAR rules that require the preparation of a mitigation plan that specifies measures or procedures that will be used to avoid, minimize, or mitigate the potential impacts of development within the AUAR study area. Although mitigation strategies are discussed throughout the AUAR document, this plan will be formally adopted by the RGU as their action plan to prevent potentially significant environmental impacts.

The primary mechanism for mitigation of environmental impacts is the effective use of ordinances, rules, and regulations. The plan does not modify the regulatory agencies' responsibilities for implementing their respective regulatory programs nor create additional regulatory requirements. The plan specifies the legal and institutional arrangements that will assure that the adopted mitigation measures are implemented.

### Introduction (2005)

The Mitigation Plan is used by the City of Inver Grove Heights to guide development of the Northwest Expansion Area through avoidance, minimization, and/or mitigation of environmental impacts. The plan is not intended to modify the regulatory agencies' responsibilities for implementing their respective regulatory programs, or to create additional regulatory requirements. Elements of the 2005 Mitigation Plan that have been completed or updated to date include the following:

- Completed the 2010 Regional Roadway Visioning Study
- Complete the Northwest Area Collector Street Plan

- Asher Water Tower was reconstructed
- The City has built stormwater management facilities and protected regional basins with the approved developments
- Adopted Northwest Area Stormwater manual
- The Northwest Area Regional Basin map and Stormwater Model was prepared; this includes mapping of the 100-year critical storm elevations for the landlocked basins
- Well field development occurred adding Well No. 9 in the City
- Adopted the 2030 Comprehensive Plan, 2010

The City will continue to implement Mitigation Plan as the remaining portions of the Northwest Area are developed.

### Cover Types

#### 2005

The Natural Resources Inventory and Management Plan for the Northwest Expansion Area includes general recommendations for management and restoration of each natural community type, as well as specific recommendations for protection, management, and restoration of the natural areas in study area. This plan and its recommendations were accepted by the City of Inver Grove Heights in January 2004. These management recommendations have been incorporated into the Mitigation Plan for this AUAR.

#### **MITIGATION PLAN RECOMMENDATIONS FOR NATURAL COMMUNITIES (ADDITIONAL RECOMMENDATIONS THAT APPLY SPECIFICALLY TO WETLAND COMMUNITIES ARE INCLUDED IN SECTION 12)**

- Implement the Land Use Plan and Surface Water Management Plan for the AUAR study area. These plans recommend protection of large areas of the existing upland and wetland open spaces. The highest level of protection is proposed for the upland and wetland natural communities in the Manage 1 and Manage 2 Classes (Figure 10-3 in Appendix D and E), and areas identified for stormwater infiltration (Figure 17.1 in Appendix D and E). The protection of infiltration areas is discussed in Section 17. Water Quality—Surface Water Runoff. The City anticipates adoption of ordinances to implement these plans before development occurs in the AUAR area.
- Adopt a Zoning Ordinance that provides for protection of higher quality natural community areas. The City is currently developing a new Zoning Ordinance, called Subdivision 37-Northwest Area Planned Unit Development Overlay District. The draft ordinance proposes the following:
  - 20% of each development area be set aside as permanent open space
    - Half of this open space area be left in its natural state
    - The remaining half of this open space area may be used for passive or active recreation, or the location of stormwater management facilities
  - Priorities for design of the remaining developable areas (80%) include

- Avoiding impacts to areas identified as Manage 1 and Manage 2 communities in the Natural Resource Inventory and Management Plan
  - Avoiding impacts to identified corridors, buffers, and stormwater management areas
  - Avoiding impacts to identified park and trail areas
- The ordinance will provide a “density bonus” on developable portions of the property, so that the landowner/developer can develop the total number of units within the developable portion of the site that would have been allowed on the property before exclusions for natural areas, corridors, and parks/trails.
- Prior to adoption of the final zoning and subdivision ordinances for the area, the City will conduct public hearings, gather more information and seek input from the community, the landowners and potential developers. As a result of this investigative process, the ordinances as adopted may vary from the draft ordinance, and the City may also adopt alternate means to achieve the proposed mitigation. However, the goals and objectives relating to mitigation and the desired quality of development will remain substantially similar to those envisioned by the draft ordinance.
- Implement the recommendations of the Natural Resource Inventory and Management Plan to protect and restore natural community areas in the Northwest Expansion Area. This plan makes general and specific recommendations to reduce the impact of development in the Northwest Expansion Area, including the following:
  - Create and maintain buffer strips around natural resource areas
  - Avoid impacts to high quality sites (identified as Manage 1 and 2 areas in the Plan)—preserve these areas and if needed, redirect unavoidable impacts to lowest quality areas
  - Minimize the area of grading or clearing in natural communities to develop buildings, lots, and other structures
  - Implement techniques to reduce the amount of phosphorus entering wetlands and other waterbodies
  - Implement strategies to manage and restore natural community areas identified in the plan
  - Several sites within the City are well-suited for use as wetland restoration or banking sites. This includes sites containing degraded wetlands, or in some cases, sites with proper hydrology and soils for restoration as wetlands. These sites should be considered for wetland restoration or banking sites as the City implements its surface water management plan.
  - Many of the forest/woodland areas within the city lack sufficient groundcover to prevent sheet erosion. Actively eroding areas degrade the quality of the woodland as well as wetlands downstream. The City and prospective developers should identify areas of potential sheet erosion and restore groundcover in these areas to prevent erosion and sedimentation.

- Harmon Park and the Inver Wood Golf Course represent opportunities to restore prairie and savanna. The City should seek grant funds or willing partners to restore natural communities on this site.
- Protect the Greenway corridors identified in the Natural Resource Inventory and Management Plan and use the corridors to provide trails and to implement the Surface Water Management Plan where this is compatible with the natural resources in the corridors.
- Identify and implement strategies to manage and restore some significant resources within the city, including the Argenta Trail wetlands, Marcott Chain of Lakes and associated upland areas, Nichols' Sedge Meadow, Kladek's Prairie, and several other natural areas identified in Section 7.4 of the Management Plan.
- Implement the City's Stormwater, Wetland, and Tree Preservation ordinances to protect natural communities in the Northwest Expansion Area. These ordinances are currently being revised by the City to reflect the Surface Water Management Plan and Natural Resources Inventory and Management Plan. The new ordinances are scheduled to be completed and adopted before development occurs in the Expansion Area.

#### 2007

No change in the Natural Resources Inventory with this update. The City has implemented the following mitigation measures:

- The City of Inver Grove Heights adopted the Northwest Area Overlay Zoning Ordinance (Section 515.80, Subdivision 39) in May 2007. The Ordinance requires the preservation of significant natural resources through open space regulations.
- The City of Inver Grove Heights adopted a revised Tree Protection and Preservation Ordinance (Section 515.90, Subdivision 28) in June 2007.
- The City of Inver Grove Heights adopted the Northwest Area Stormwater Manual, dated May 29, 2007.

#### 2014

The Northwest Area Regional Basin Map and Stormwater Model was prepared on March 1, 2011. The map and stormwater model are being updated in 2014. Updates to the map and model will be a required condition for approval of future developments.

#### 2019

The City has drafted their 2040 Comprehensive Plan that outlines several goals and policies to address natural resource preservation and protection measures as outlined in Section 12 (Physical Impacts on Water Resources).

#### 2025

Developers should look within the same watershed or sub watershed for wetland banking replacement if wetland impacts are unavoidable.

#### **Fish, Wildlife, and Sensitive Resources**



### 2005

The significant wildlife habitat in the AUAR study area includes the remaining woodland and wetlands on the site. These are identified in the City's Natural Resource Inventory and Management Plan.

- The City will implement the recommendations included in Section 10—Cover Types to protect Fish and Wildlife Habitat in the Northwest Expansion Area.

### 2007

No change to existing fish, wildlife, and sensitive resources or habitat with this update.

### 2014

No update.

### 2019

The City will implement the recommendations included in Section 8 (Cover Types) and Section 14 (Fish, Wildlife, and Sensitive Resources) to protect Fish and Wildlife Habitat in the Northwest Expansion Area.

### 2025

Future developers will implement the following recommendations included in Section 8 (Cover Types) and Section 14 (Fish, Wildlife, and Sensitive Resources) to protect Fish and Wildlife Habitat in the Northwest Expansion Area:

- To mitigate impacts to the loggerhead shrike, tree and shrub removal is required to be avoided during the breeding season, April through July.
- Tree clearing activities should be restricted to when bats are not likely to be present, between November 1 to March 31. Coordination with USFWS before tree clearing is recommended.
- Mowing and vegetation disturbance should occur in early spring, prior to the active season. Disturbed areas will be reseeded using native seed mixes.

## Physical Impacts on Water Resources

### 2005

Protection measures for waterbodies in the AUAR area include the following:

- Implement the recommendations of the Surface Water Management Plan and *Subdivision 37- Northwest Area Planned Unit Development Overlay District* for the Northwest Expansion Area for managing development and the potential impacts of runoff quantity and quality to waterbodies in the AUAR area (additional discussion in Section 17 of this analysis and in Section 17 of the Mitigation Plan). Prior to adoption of the final zoning and subdivision ordinances for the area, the City will conduct public hearings, gather more information and seek input from the community, the landowners and potential developers. As a result of this investigative process, the ordinances as adopted may vary from the draft ordinance, and the City may also adopt alternate means to achieve the



proposed mitigation. However, the goals and objectives relating to mitigation and the desired quality of development will remain substantially similar to those envisioned by the draft ordinance.

- Wetlands in Gun Club Lake Watershed (not included in the Surface Water Plan for the Northwest Expansion Area) that potentially need to be mitigated for stormwater bounce should be identified through hydrologic and hydraulic modeling. This could be completed on a site-by-site basis, or a comprehensive effort that includes the entire area. Protection requirements for wetlands in this watershed are those included in the Natural Resource Inventory and Management Plan. Combinations of conventional and alternative stormwater systems can be used to mitigate excessive stormwater bounce in wetlands in the Gun Club Lake Watershed, with an emphasis on alternative infiltration methods.
- Assure no net loss of wetlands in the study area as it develops by protecting existing wetlands or mitigating for wetland losses based on the requirements of the Wetland Conservation Act and the City's Wetland Ordinance.
- Implement the recommendations in the Natural Resource Inventory for management of wetlands, including vegetated buffer strips, structural setbacks, stormwater pretreatment requirements, and restoration and management recommendations for specific wetland included in Section 7.4 of the Natural Resources Inventory Management Plan.
- Update the City's Wetland Ordinance, including buffer requirements. This ordinance is scheduled to be updated and adopted before development occurs in the Northwest Expansion Area.
- Require the use, management, and enforcement of BMPs to control erosion and sedimentation during and after construction as required by the NPDES construction permit.

#### 2007

No change in the physical impact in water resources with this update. The City has implemented the following mitigation measures:

- The City of Inver Grove Heights adopted the Northwest Area Overlay Zoning Ordinance (Section 515.80, Subdivision 39) in May 2007. The Ordinance requires the preservation of significant water resources through open space regulation.
- The City of Inver Grove Heights adopted the Northwest Area Stormwater Manual, dated May 29, 2007.
- The City of Inver Grove Heights adopted the Hydrologic & Hydraulic modeling study for the Gun Club Lake Watershed in 2007.

#### 2014

No update.

#### 2019

The City has drafted their 2040 Comprehensive Plan that outlines several goals and policies to address natural resource preservation and protection measures as outlined in Section 12 (Water Resources).

## 2025

Developers should look within the same watershed or sub watershed for wetland banking replacement if wetland impacts are unavoidable.

### Water Use

## 2005

The Mitigation Plan includes the following protection strategies related to Water Supply:

- The City will require that unsealed, abandoned wells are properly sealed and abandoned to meet codes required by the Minnesota Department of Health.
- The City will work with the golf course to locate the new municipal supply wells at a sufficient distance from the irrigation well to not interfere with operation of the existing well.

## 2007

This update did not perform further research on either existing wells or probable wells. The City of Inver Grove Heights has adopted the completed feasibility study of these improvements, called the Northwest Area Water and Sanitary Extensions Feasibility Report, dated May 2005. The City awarded the first phase of these improvements, Northwest Area Utility Improvements Lift Station R-9.1, in July 2007.

- The City Council approved a consultant contract for the Well Field Development on August 31, 2007.

## 2014

No update.

## 2019

The City has drafted their 2040 Comprehensive Plan that outlines plans to add new water and sewer connections to support future growth in the Northwest Expansion Area.

## 2025

If any well compliance concerns arise with individual developments within the study area, developers should coordinate with the Dakota County Delegated Well Program.

### Erosion and Sedimentation

## 2005:

- The developer will be required to submit a plan for soil erosion and sediment control during construction and after development as a part of the Preliminary Plat.
- The Mitigation Plan includes provisions in Sections 10 and 17 that require the developer to minimize erosion and sedimentation by identifying and protecting areas of existing native vegetation to minimize soil exposure and resulting erosion and sedimentation during development.

- The City will require the use, management, and enforcement of BMPs to control erosion and sedimentation during and after construction as required by the NPDES construction permit, the City's proposed Subdivision 37—Northwest Area Planned Unit Development Overlay District Ordinance, and its new Erosion and Sedimentation Control Ordinance. The new ordinance increases the size of vegetated buffers required in areas of steep slopes and includes other provisions to minimize erosion.

#### 2007

No change to response with this update. The City has implemented the following mitigation measures:

- The City of Inver Grove Heights adopted the Northwest Area Overlay Zoning Ordinance (Section 515.80, Subdivision 39) in May 2007. This ordinance has provisions to identify, avoid and protect steep slopes
- The City of Inver Grove Heights adopted the Northwest Area Stormwater Manual, dated May 29, 2007.

#### 2014

The City of Inver Grove Heights will be updating the erosion and sediment control ordinances to be in conformance with the MS4 reauthorization requirements.

#### 2019

The City has drafted their 2040 Comprehensive Plan that addresses erosion and sediment control as part of future development. This includes an implementation plan for operating, managing, and maintaining the City's stormwater system to ensure proper functioning of the system and to meet the requirements of the City's NPDES Phase II MS4 Permit and other agency requirements.

#### 2025

No update.

### Water Quality – Surface Water Runoff

#### 2005

The stormwater management approach laid-out earlier in this section describes an approach driven by the need to protect and preserve the infiltration capacity of the existing natural basins within the Northwest Expansion Area. These basins, identified in Figure 17-2 (in Appendix D and E), are the backbone of the proposed stormwater management system and provide the means to prevent degradation of downstream resources. This approach provides a preliminary framework to allow the City and developers to proceed with some knowledge of the design specifics that will be needed. The City will assure that the developers will design and build the final local drainage and stormwater management system within this overall framework. Tools to accomplish this include but are not limited to adoption of the Draft Subd. 37. Northwest Area Planned Unit Development Overlay District and development and implementation of the accompanying stormwater design manual to provide guidance in the selection, design,

and construction of site specific, alternative stormwater management BMPs and operation and maintenance requirements.

Prior to adoption of the final zoning and subdivision ordinances for the area, the City will conduct public hearings, gather more information and seek input from the community, the landowners, and potential developers. As a result of this investigative process, the ordinances as adopted may vary from the draft ordinance, and the City may also adopt alternate means to achieve the proposed mitigation. However, the goals and objectives relating to mitigation and the desired quality of development will remain substantially similar to those envisioned by the draft ordinance.

In addition, the City of Inver Grove Heights acquired a Phase II NPDES permit in 2003. This federal permit is administrated by the MPCA. The City also adopted a Stormwater Pollution Prevention Program (SWPPP). The SWPPP includes controls including but not limited to:

- Public education and outreach;
- Public participation and involvement;
- Illicit discharge detection and elimination;
- Construction site runoff control;
- Post-construction site runoff control; and
- Pollution prevention/good housekeeping.

Wetlands in the Northwest Expansion Area are proposed to be regulated for stormwater discharge. Mitigation of runoff to wetlands that realize an increase in stormwater bounce in excess of the proposed wetland management class standard is proposed. Wetland storm bounce can be mitigated through a higher infiltration BMP standard for the contributing subwatershed or diversion of runoff to basins with excess storage can be considered.

As discussed previously in the water quality assessment in Section 17, initial modeling showed that only three basins within the Northwest Expansion Area require stormwater bounce mitigation in order to comply with the proposed wetland storm bounce standard. It should be noted that the smart land use planning, infiltration BMPs, and preservation of existing natural basins assumed in the future runoff condition modeling is not considered mitigation but are integral parts of the expected development.

Departure from this proposed stormwater management approach could result in additional wetland bounce and increased need for mitigation of runoff. Developers will be responsible for coordinating with the City to ensure that the final drainage and runoff management system is designed and constructed in accordance to the plan and its accompanying regulatory tools.

Wetlands in GCLWMO that potentially need to be mitigated for stormwater bounce should be identified through Hydrologic & Hydraulic modeling. This could be completed on a site-by-site basis, or a comprehensive effort that includes the entire area. As development impacts other high-quality wetlands, the mitigation approach should be

the same. Combinations of conventional and alternative stormwater systems can be used to mitigate excessive stormwater bounce, with an emphasis on, and priority given to alternative infiltration methods.

Many alternative practices are installed because, once established, they may require less maintenance than traditional facilities. This does not mean, however, that alternative approaches can be installed and subsequently ignored. The City is planning to develop a maintenance program for stormwater facilities in the Northwest Expansion Area, and train City personnel or others charged with maintenance about the function and operational design of the particular practice so that they know what to look for in performance.

Formally establishing a City controlled operations and maintenance program is essential to effectively implementing alternative stormwater management. The following steps are adapted from EPA's recommended steps to establish such a program:

1. Establish a regulatory framework (ordinance or regulations) within which to formalize a cooperative agreement with a homeowner, developer, or any other entity, including the City, that will be maintaining an alternative system;
2. Incorporate maintenance into design and construction specifications, including pre-treatment;
3. Identify the mechanism for stable, long-term funding (even if it is the homeowner);
4. Formalize a regular inspection schedule, criteria for departing from the schedule (ex. after a large event or when a problem is evident) and keep a log of inspections;
5. Define triggers for action (ex. 5 inches of sediment accumulation will trigger action to clean a forebay);
6. Prevent sediment, debris, and litter from moving into and accumulating in the system;
7. Make provisions for monitoring (visual or actual sampling) of treatment criteria;
8. Develop a training and education program, possibly with a certification element;
9. If water is not draining down after 4 to 6 days, remove accumulated fine sediments until coarse soils are exposed and replant with raingarden vegetation; and
10. Develop an informational booklet for homeowners on need and role of infiltration raingardens in neighborhoods.

## 2007

No change to the stormwater plan is anticipated due to the change in land use. The hydrologic modeling completed for the AUAR used maximum impervious surface cover to account for different development densities. Section 6 of the AUAR defines maximum impervious surface coverage for both commercial and industrial as 70%.

At this time many of the stormwater recommendations set forth in the original document have passed in to city ordinance under Section 39 of the Inver Grove Heights Northwest Area Overlay Zoning Ordinance. The stormwater ordinance requires the preservation of ponding and infiltration areas through the open space regulation. Stormwater manual adopted May 29, 2007.

- The City of Inver Grove Heights adopted the Hydrologic & Hydraulic modeling study for the Gun Club Lake Watershed in 2007.

#### 2014

No updates.

#### 2019

The City's guiding documents for development projects include:

- June 2014, Northwest Area Regional Basin map by EOR
- June 2017, Robert District Basin Map update

See Appendix B for a list of projects the where the City constructed stormwater system facilities between 2014 and 2019.

The City's 2040 Comprehensive Plan also addresses goals for managing stormwater and providing cost effective municipal infrastructure for future growth.

#### 2025

Proposed stormwater infiltration within a current or possible future DWSMA should be consulted with the Minnesota Department of Health (MDH).

### **Water Quality – Wastewaters**

#### 2005

Sanitary sewer and water system alignments are designed to avoid impacts to the regional infiltration areas identified in the City's Surface Water Management Plan. It is important to avoid disturbance and construction activities within these areas to preserve their function to infiltrate stormwater. Impacts to small, local infiltration areas have been avoided where possible as well. If sanitary sewer infrastructure must be constructed in or near these local basins, impacts will be limited to the smallest possible area, and to the sides of the basins, to preserve the infiltration capacity of the bottom areas of the basins.

The proposed alignments have also been routed to avoid impacts to the high-quality natural resource areas identified in the City's Natural Resource Inventory and Management Plan (the areas identified as Manage 1 and Manage 2 areas). Where Manage 3 and Manage 4 areas cannot be avoided, construction practices will minimize impacts to the Manage 3 and Manage 4 areas, and restore these areas as needed. These recommendations are consistent with the City's Natural Resources Inventory and Management Plan.

Trench excavation during the installation of both sanitary sewer and watermain will result in some impacts to the surrounding areas. Trench widths will only be as wide as they need to be to comply with the current safety regulations, and where necessary, trenches

will be further minimized through the use of mechanical trench stabilization techniques. It is anticipated that trenchless construction techniques will be utilized to install utilities in areas of valuable natural resources. The installation of watermain generally requires minimal trench widths as the pipes are proposed to be installed with 7.5 feet of cover. Sanitary sewer installation will require additional trench width and depth due to the rolling topography of the Northwest Area. Trench depths as deep as 50 feet may be encountered, but these areas are anticipated to be limited and located away from areas containing natural resources in an effort to avoid impacts.

The recommendations to avoid impacts to natural resource areas and stormwater infiltration areas are included in the Mitigation Plan.

#### 2007 and 2014

No updates.

#### 2019

According to the 2040 Comprehensive Plan, there are five new lift stations and several sanitary sewer lines planned within the AUAR study area.

See Appendix B for a list of projects the where the City sanitary sewer system facilities between 2014 and 2019.

#### 2025

See Appendix A for a list of projects the city completed between 2020 and 2025.

### **Solid Wastes; Hazardous Wastes; Storage Tanks**

#### 2005

1. Past and present land uses have resulted in disposals of solid and hazardous wastes and release of contaminants in the AUAR area that may impact public health and safety and the environment. The City will work with the project developers to identify sites of potential contamination and to develop a contingency plan in case contaminated soil and/or groundwater are encountered during site development.
2. It should be noted that additional disposals and releases could also occur between the time of final AUAR approval and actual development plans for the site. In light of this reality, the issue of potential contamination should be addressed during the site development process. Typically, a Phase I ESA would be required by a lender in conjunction with a property transaction where some type of financial assistance (i.e., loan) is being sought. The Phase I ESA would presumably identify any potential site contamination concerns that exist at that time, allowing the issue to be resolved prior to construction.

#### 2007, 2014, 2019, and 2025

No changes to mitigation strategies are proposed with this update.

### **Traffic**

## 2005

The corridors and intersections were re-examined with the projected traffic to determine infrastructure improvements that may be needed to maintain adequate traffic operations. Based on this analysis, it is recommended that the four primary roads be improved to accommodate future growth. Projected ADT volumes on CR 63 suggest a five- or six-lane roadway may be needed from the assumed I-494 interchange to the proposed TH 55 interchange. The exact number of lanes will depend upon the number and type of access provided along the corridor. South of TH 55, CR 63 is recommended to provide four lanes for through traffic. TH 3 should also be widened to provide four lanes along its entire length in the study area. The projected daily traffic volumes on CR 73 are at the edge of a LOS D for a two-lane collector roadway and may need to provide three lanes depending upon the number and type of access. If proper access control is maintained, it is likely that CR 73 could provide satisfactory traffic operations as a two-lane roadway. CR 26 is recommended to provide four lanes for through traffic, except between CR 63 and TH 3. In that section, projected ADT volumes suggest a five- or six-lane roadway will be required, depending upon the number and type of access along that roadway section. Table 32 shows the recommended number of lanes based on 2025 ADT volumes.

Table 32: 2025 Lane Recommendations

| Road                               | Segment                           | 2003<br>AADT<br>Volume <sup>36</sup> | AADT Volume |        | Number of Lanes |                   |
|------------------------------------|-----------------------------------|--------------------------------------|-------------|--------|-----------------|-------------------|
|                                    |                                   |                                      | 2025        | 2007   | Existing        | Recommended       |
| CR 63<br>(Argenta Trail)           | North of CR 26,<br>South of I-494 | 2,150                                | 29,575      | 30,300 | 2               | 5/6 <sup>37</sup> |
|                                    | South of CR 26,<br>North of TH 55 | 3,400                                | 26,700      | 28,500 | 2               | 5/6 <sup>37</sup> |
|                                    | South of TH 55                    | 6,500                                | 20,950      | 21,500 | 2               | 4                 |
| TH 3 (S.<br>Robert Trail)          | North of CR 26                    | 8,200                                | 21,250      | 23,500 | 2               | 4                 |
|                                    | South of CR 26                    | 6,700                                | 19,925      | 21,825 | 2               | 4                 |
|                                    | South of TH 55                    | 7,600                                | 18,650      | 19,350 | 2               | 4                 |
| CR 73<br>(Babcock Trail)           | North of CR 26                    | 2,450                                | 8,850       | 9,450  | 2               | 2/3 <sup>37</sup> |
|                                    | South of CR 26                    | 2,220                                | 9,200       | 9,950  | 2               | 2/3 <sup>37</sup> |
| CR 26<br>(70 <sup>th</sup> Street) | West of CR 63                     | 6,000                                | 20,850      | 21,950 | 2               | 4                 |
|                                    | East of CR 63,<br>West of TH 3    | 5,700                                | 30,225      | 31,725 | 2               | 5/6 <sup>37</sup> |
|                                    | West of TH 3,<br>East of CR 73    | 7,200                                | 25,175      | 26,475 | 2 or 4          | 4                 |
|                                    | East of CR 73                     | 10,000                               | 17,700      | 18,300 | 2               | 4                 |

Analysis of the 2025 AM and PM peak hour projections at the study intersections determined recommendations for the lane geometry. Based upon those analyses, the following lane geometry at each intersection is recommended:

<sup>36</sup> Annual Average Daily Traffic from MnDOT flow maps

<sup>37</sup> Number of lanes will depend of number and type of roadway access points



#### Intersection of CR 26 and CR 63

- Signalized intersection.
- Potential for dual left turns in the southbound and westbound directions. For the purposes of this analysis, a third westbound through lane on CR 26 was assumed to terminate at this intersection as a westbound left turn lane.
- Single left turn lane in northbound and eastbound directions.
- Single right turn lane in all directions. For the purposes of this analysis, the northbound right turn lane was assumed to provide a free movement into a third westbound through lane on CR 26.
- Two through lanes for the eastbound and westbound approaches.
- Three through lanes for the northbound and southbound approaches.

#### Intersection of CR 26 and TH 3

- Signalized intersection.
- Potential for dual left turn lanes in the eastbound and westbound directions. For the purposes of this analysis, a third eastbound through lane on CR 26 was assumed to terminate at this intersection as an eastbound left turn lane.
- Single left turn lanes in northbound and southbound directions.
- Designated right turn lanes in all four directions. For the purposes of this analysis, the southbound right turn lane was assumed to provide a free movement into a third eastbound through lane on CR 26.
- Two through lanes for all four approaches.

#### Intersection of CR 26 and CR 73

- Signalized intersection.
- Single left turn lane in all four directions.
- Designated right turn lane in all four directions.
- Two through lanes in eastbound and westbound directions.
- One through lane for the northbound and southbound approaches.

#### Intersection of TH 3 and TH 55 Westbound

- Signalized intersection.
- Two through lanes in northbound and southbound directions.
- Single left turn lane in northbound direction.
- Single right turn lane for the southbound approach.
- Two approach lanes for the westbound movement on the exit ramp.

#### Intersection of TH 3 and TH 55 Eastbound

- Signalized intersection.

- Two through lanes in northbound and southbound directions.
- Single left turn lane in southbound direction.
- Single right turn lane for the northbound approach.
- Two approach lanes for the eastbound movement on the exit ramp.

#### Intersection of CR 63 and TH 55 Westbound

- Signalized intersection.
- Two through lanes in northbound and southbound directions.
- Single left turn lane in northbound direction.
- Single right turn lane in southbound direction. For the purposes of this analysis, a third southbound through lane on CR 63 was assumed to terminate at this intersection as this southbound right turn lane.
- Two approach lanes for the eastbound approach on the exit ramp.
- A third northbound through lane on CR 63 was not needed at this intersection but was assumed to be provided at some point to the north of this intersection.

#### Intersection of CR 63 and TH 55 Eastbound

- Signalized intersection.
- Two through lanes in northbound and southbound directions.
- Single left turn lane in northbound direction.
- Single right turn lane in southbound direction.
- Two approach lanes for the eastbound approach on the exit ramp.

A pictorial representation of the proposed geometry for the project area is shown along with the 2025 projected volumes in Figure 21-6 (in Appendix D and E). Although this report recommends signalized intersections, a Signal Justification Report will need to be completed for each intersection prior to the installation of any signal system.

A summary of the LOS for each intersection with the recommended lane geometry and projected AM and PM peak hour volumes is shown in Figure 21-7 (in Appendix D and E). More detailed LOS results and queue analyses are provided in 2005 document. As shown, each intersection is expected to provide acceptable traffic operations with a LOS D or better. Most individual movements also operate at a LOS D or better with four exceptions. During the PM peak hour, the left turn movement for the westbound, eastbound, and northbound approaches at the intersection of CR 63 and CR 26 are expected to operate at a LOS E. Similarly, the left turn movement for the eastbound approach on CR 26 at TH 3 is expected to operate at a LOS E during the PM peak hour. While these results are not desirable, it is likely the effect of a longer cycle length necessary to provide enough green time for other directions. Given the overall acceptable level of service for each intersection, additional capacity in the form of more approach lanes would not be cost effective. Thus, these movements will likely

experience some added delay during the PM peak hour. At other times, these left turn movements are expected to provide satisfactory traffic operations.

The traffic analysis has been conducted assuming an interchange at I-494 and CR 63. Although projected volumes for a potential interchange are provided, the design and number of lanes was not. If an interchange is approved at this location, the design would be determined at that point.

This potential interchange is discussed in the City of Inver Grove Heights thoroughfare plan and is necessary to help serve the area traffic demands and the traffic generated by future development in the City's northwest area. The interchange proposal will need to undergo an analysis and approval process required by the Metropolitan Council, MnDOT, and FHWA. Since such approvals are complex and time consuming, this process should commence as early as possible. The interchange will help to reduce volumes on adjacent interchanges along I-494. Interchange spacing does not appear to be an issue. Pending approval of an interchange, programming and funding of an interchange would need to be accomplished by MnDOT.

#### 2007

All of the previously recommended geometry and traffic control is sufficient with the new intersection turning movement volumes. All approaches and intersections operate at LOS D or better.

Figure 21-6A (in Appendix E) shows a pictorial representation of the proposed geometry and traffic control along with the updated 2025 volumes. The geometry and traffic control remain unchanged from Figure 21-6 (in Appendix D and E). An Intersection Control Evaluation (ICE) must now be performed prior to installing new forms of traffic control.

The updated LOS summary can be found in Figure 21-7A. The only change to intersection level of service is at the CR 26/CR 63 intersection, which changed from LOS C to D with updated land uses.

The City of Inver Grove Heights, City of Eagan, and Dakota County, in partnership with FHWA, MnDOT, and Metropolitan Council, completed the Dakota County North-South Corridor Travel Demand Study in July 2007. These agencies will complete a detailed study of the transportation system in the study area, the screening of alternatives, and a formal review and documentation within the next two years.

#### 2014

No updates.

#### 2019

The City has identified the following planned and programmed transportation improvements in the 2040 Comprehensive Plan:

- Construction of a 2-lane urban roadway on CR 28, 0.62 miles east from TH 3
- Expand CSAH 26 to a 4-lane roadway
- New interchange at I-494 and CSAH 63

See Appendix B for a list of street projects the City completed between 2014 and 2019.

## 2025

See Appendix A for a list of street projects the City completed between 2019 and 2025.

### Dust, Odors, Noise

## 2005

The analyses of traffic noise impacts for this proposed development indicate that areas near the project area roadways will have noise levels above State noise standards for residential areas. Any site plan that proposes residential development in the impact areas should conduct a detailed noise study to define any required noise mitigation strategies. Potential mitigation strategies may include one or a combination of the following:

- Buffer zones
- Noise barriers
- Strategic building placement
- Building construction requirements

#### *Buffer Zones*

Table 3-1 of the 2005 document provides an assessment of the distance from the roadways that State daytime noise standards are exceeded. One potential strategy for mitigating the impact is to buffer the areas between the residences and the roadways with vegetation or a combination of vegetation and noise barriers. At least 100 feet of dense coniferous vegetation is recommended to provide reduction in noise volumes.

#### *Noise Barriers*

Noise barriers (e.g., walls or berms) between the roadways and the residential areas could also be constructed to reduce noise impacts. The effectiveness of barriers depends on the height and extent of the barriers and the specific location of the barriers relative to the roadways and the residential areas.

#### *Strategic Building Placement*

Buildings can act as barriers if located to protect areas for outdoor use or to protect residences.

#### *Building Construction Requirements*

Specifying noise mitigating construction materials and techniques can reduce the impact of traffic on indoor noise levels.

## 2007

Traffic volumes have changed as a result of the project, and noise levels may change accordingly. However, traffic volume changes would need to change by a factor of two to be perceptible. The traffic volume changes are well below changing by a factor of two, and noise level changes will be less than perceptible levels.

### 2014 and 2019

No updates.

### 2025

Developments will be required to meet applicable MPCA noise standards. A noise study will be completed if necessary on a case-by-case basis.

## Nearby Resources

### 2005

The negative results of the archaeological suggest that the archaeological potential is minimal for small isolated lakes and wetlands in Dakota County. The results also indicate that additional survey further from water would be pointless.

Visual inspection of the farmsteads and schools shown on plats and maps published between 1874 and 1967 proved a few of them to be completely gone but in most cases, there are still older components mixed in with newer construction such as replaced or heavily remodeled residences and modern storage buildings such as garages and pole barns. Only a few retain enough integrity to warrant more intensive evaluation.

- When any of the properties that have been identified as having enough integrity to warrant more intensive evaluation is scheduled for development, federal law (i.e., Section 106 of the National Historic Preservation Act and guidelines issued by the Secretary of the Interior) should be followed. For further detail, refer to individual comments provided above with each of the entries in Section 4.2 for the 2005 AUAR.

### 2007, 2014, 2019, and 2025

No further archaeological, historical, or architectural investigation or research was conducted with this update.

## Compatibility with Plans

### 2005

The City will be seeking approval of a Comprehensive Plan Amendment from the Metropolitan Council that includes the land use changes proposed for the Northwest Area since the adoption of the City's Comprehensive Plan.

### 2007 and 2014

No update.

### 2019

The City of Inver Grove Heights has drafted its 2040 Comprehensive Plan and the AUAR Study area has been updated to reflect the land use changes as described in Section 6 (Project Description) and Section 9 (Land Use).

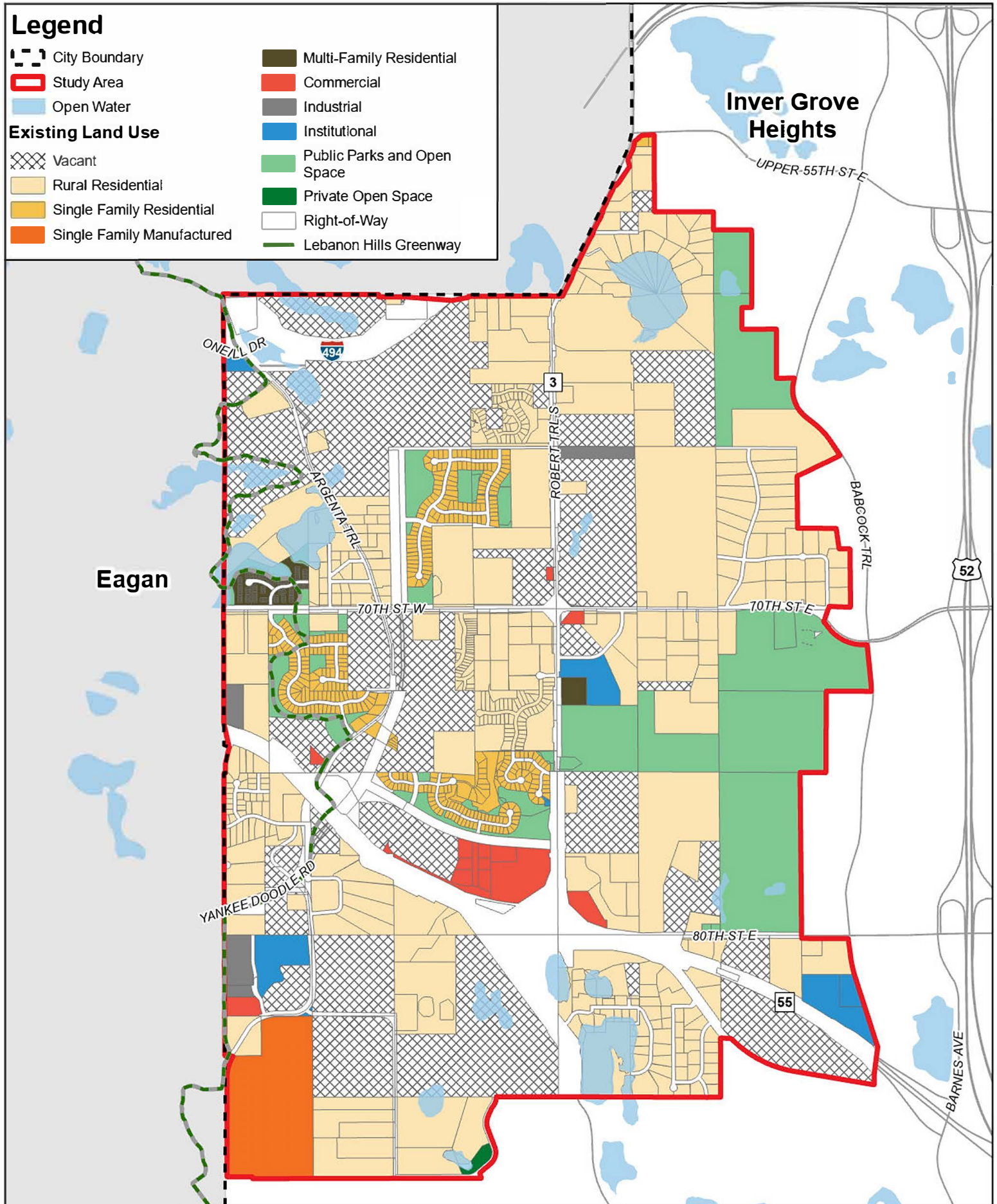
### 2025

No update.



## **Appendix A: 2025 AUAR Figures and Attachments**





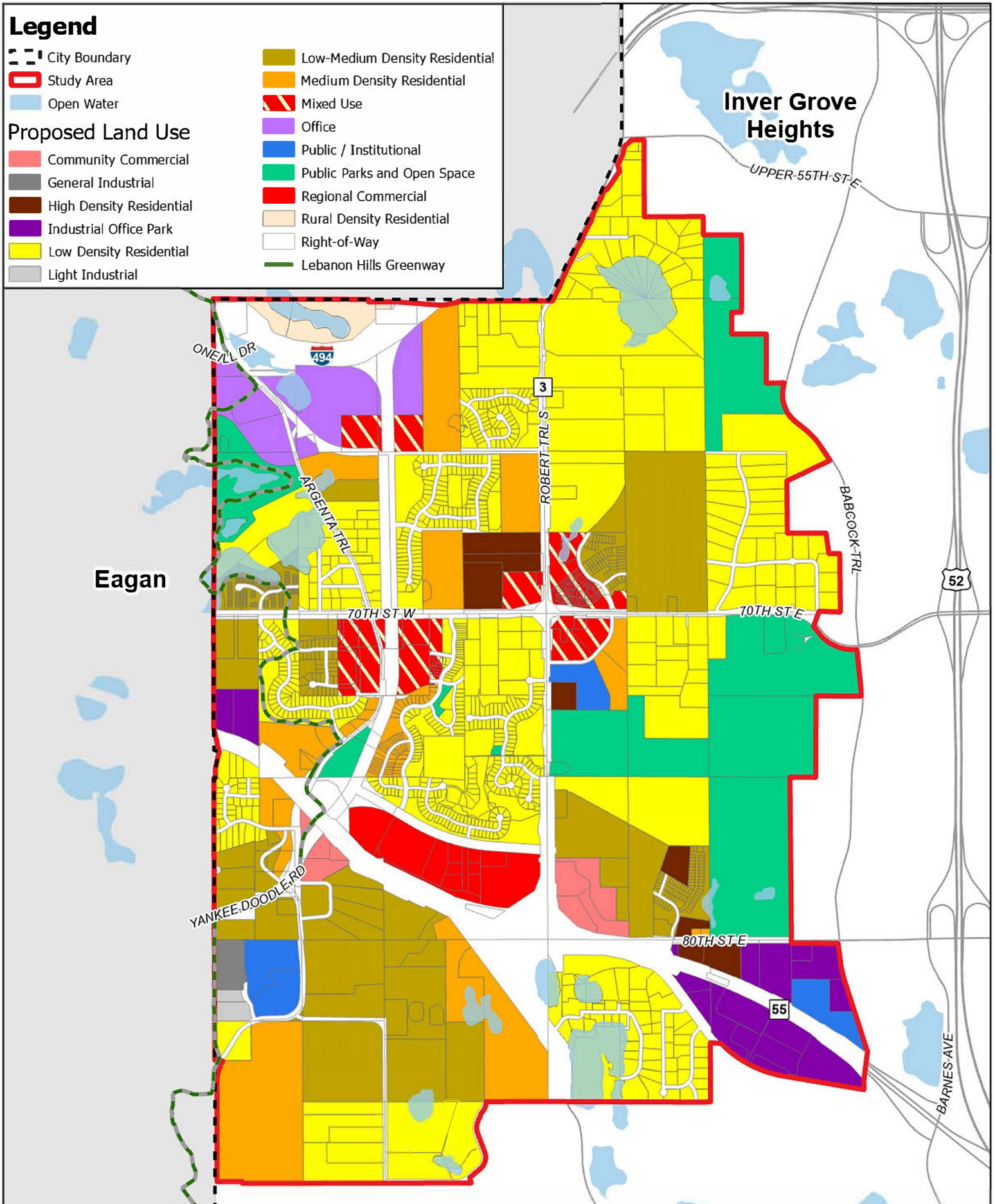
Kimley » Horn



0 1,000 2,000 Feet

Figure 1  
Existing Land Use





Kimley » Horn



0 1,000 2,000 Feet

Figure 2  
Proposed Land Use

## Legend

 Study Area

 City Boundary

 Open Water

## Existing Zoning

 PUD, Planned Unit Development

 A, Agricultural

 E-1, Estate (2.5 acres)

 E-2, Estate (1.75 acres)

 R-1A, Single-family (40,000 sq ft)

 R-1B, Single-family (20,000 sq ft)

 R-1C, Single-family (12,000 sq ft)

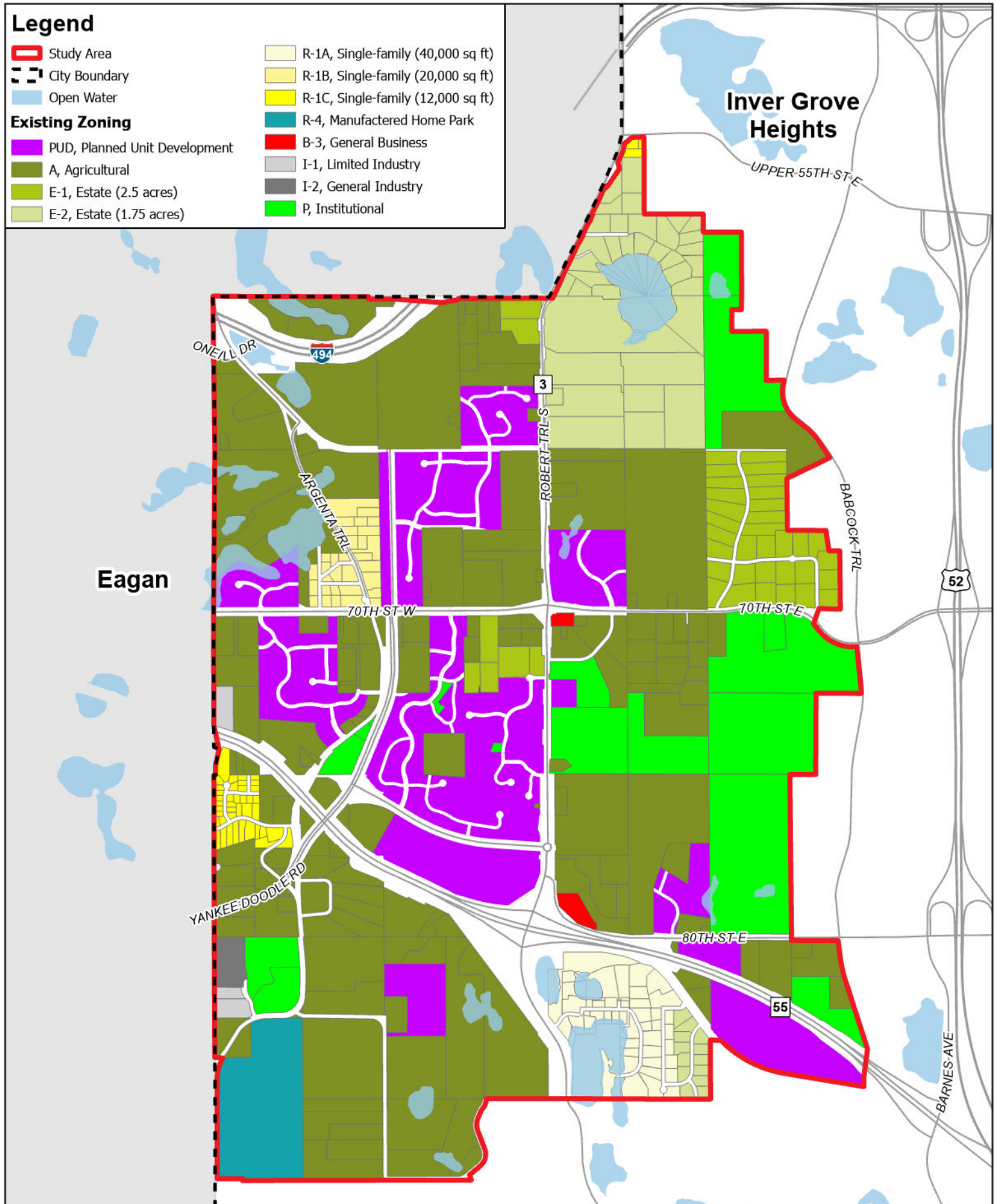
 R-4, Manufactured Home Park

 B-3, General Business

 I-1, Limited Industry

 I-2, General Industry

 P, Institutional



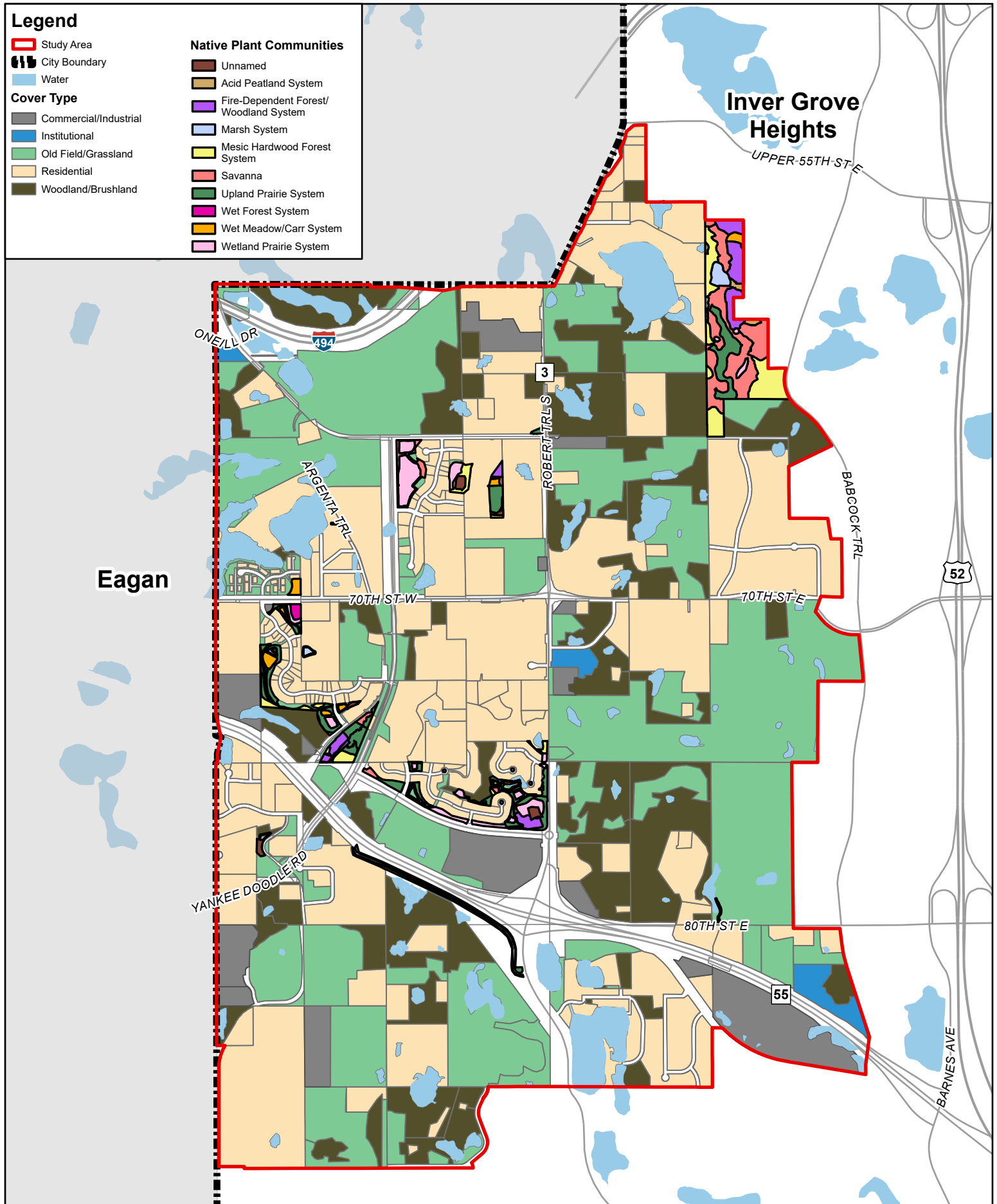
Kimley»Horn



0 1,000 2,000  
Feet

Figure 3  
Existing Zoning





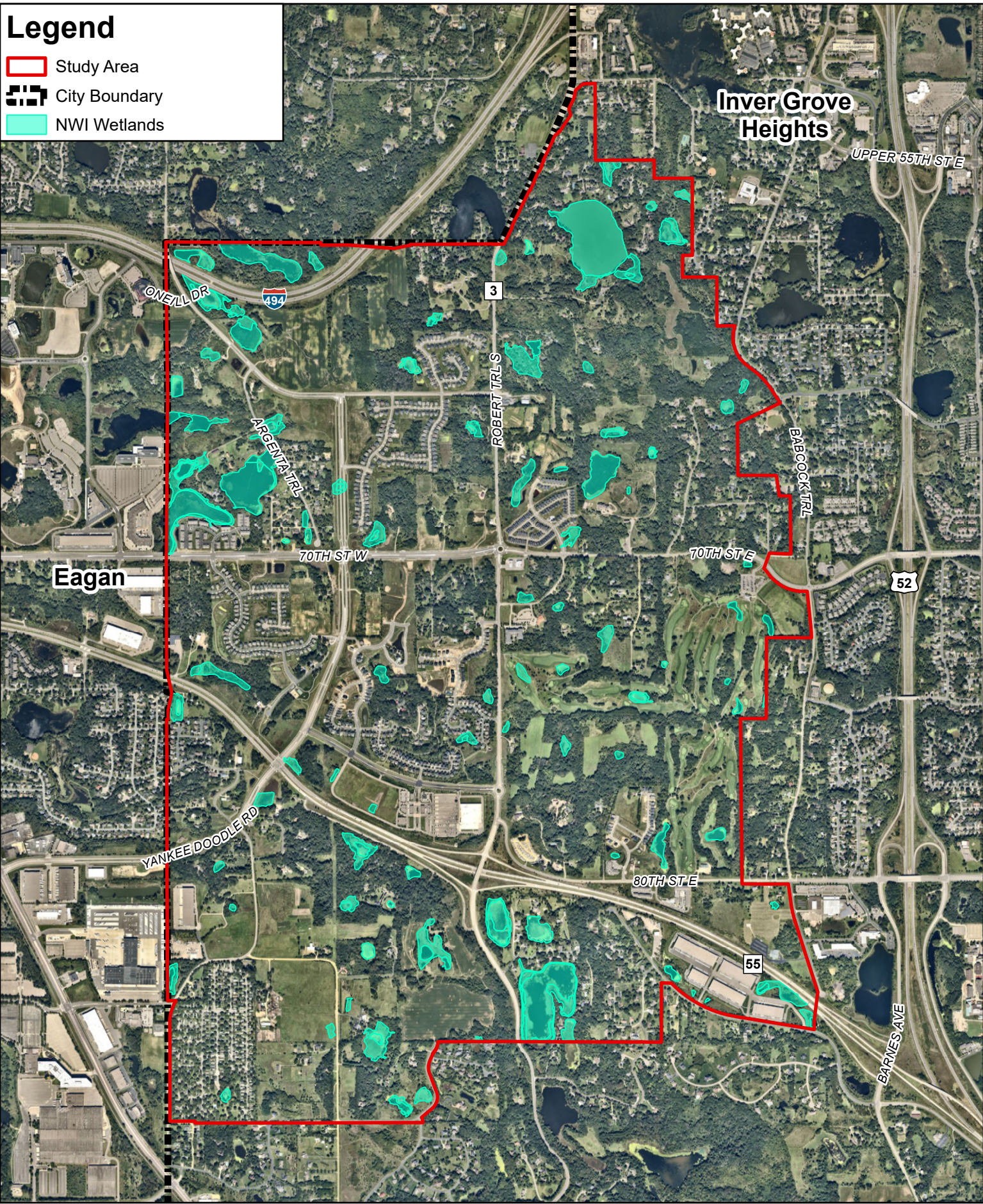
Kimley»Horn



0 1,000 2,000  
Feet

Figure 4  
Cover Types

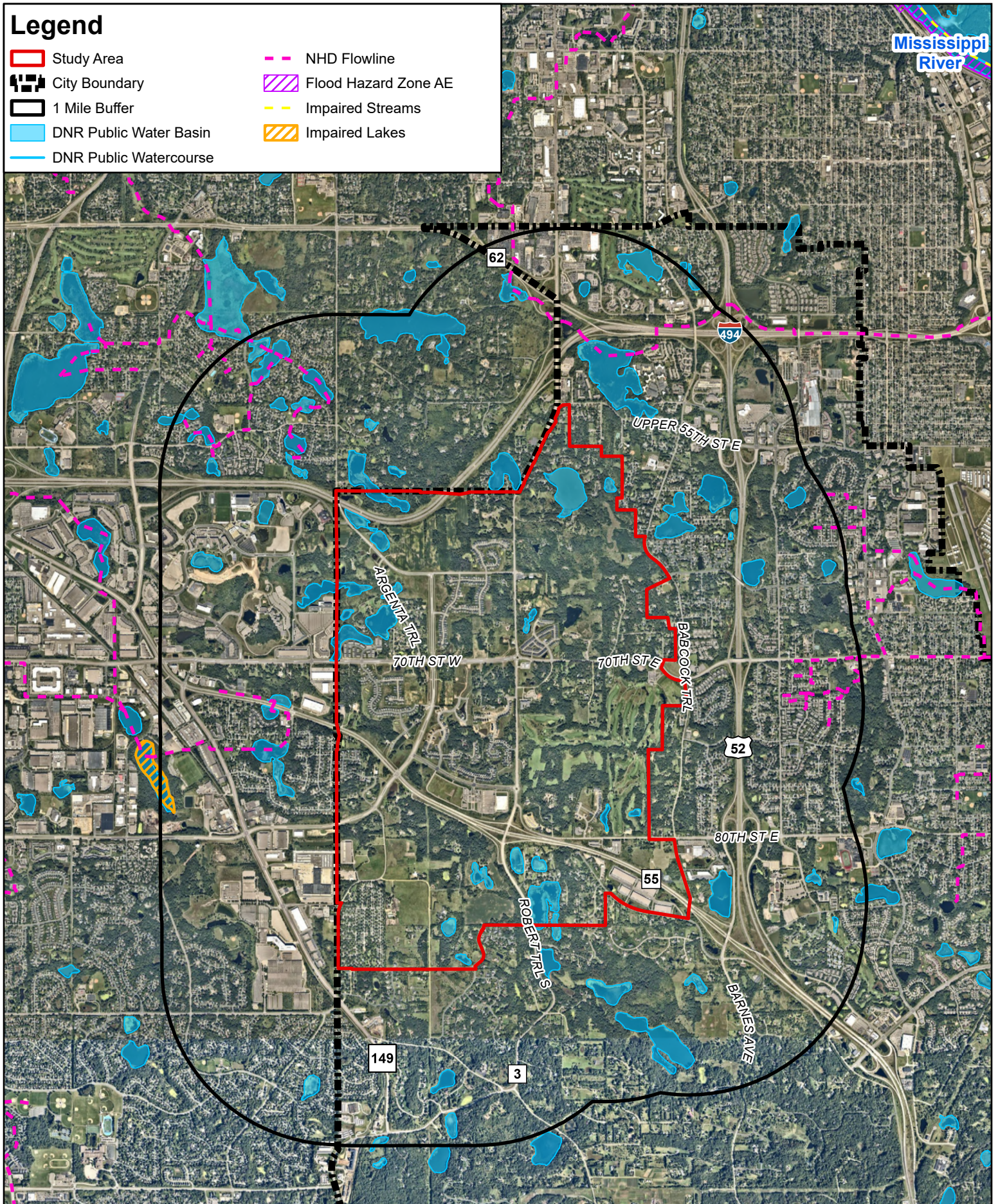






# Legend

- Study Area
- City Boundary
- 1 Mile Buffer
- DNR Public Water Basin
- NHD Flowline
- Flood Hazard Zone AE
- Impaired Streams
- Impaired Lakes
- DNR Public Watercourse



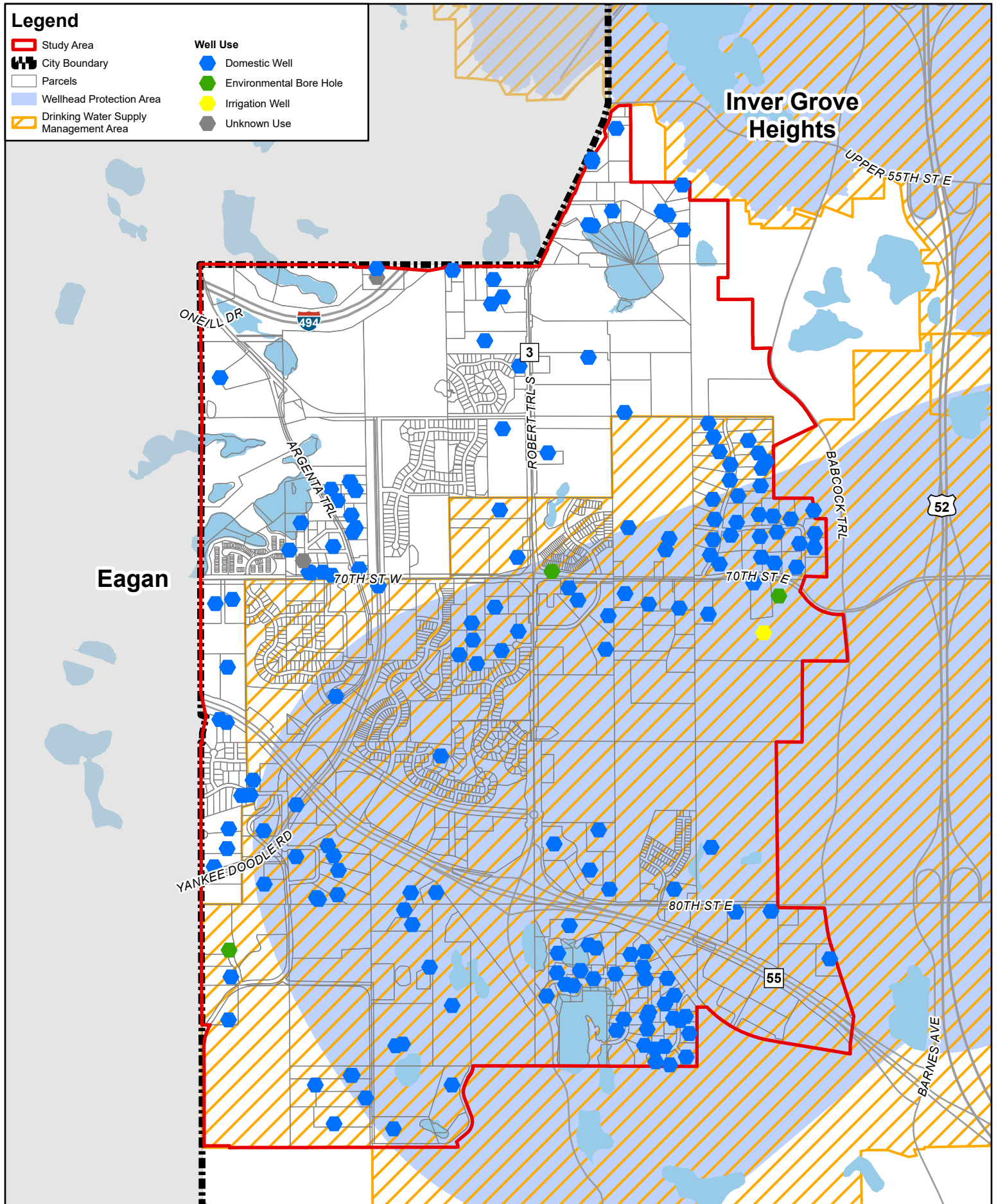
Kimley»Horn

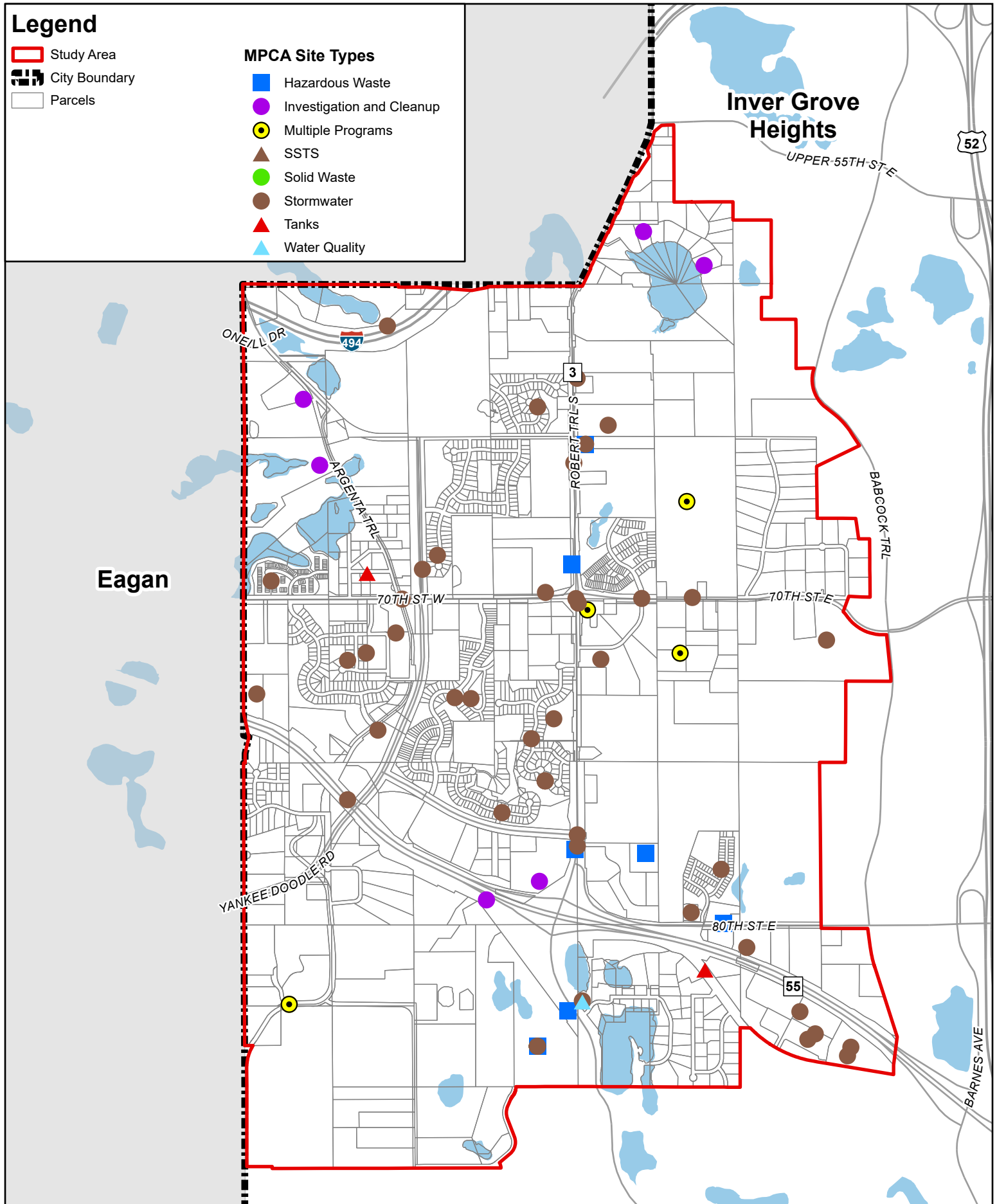


0 0.35 0.7  
Miles

Figure 6  
Surface Water Resources







Kimley»Horn

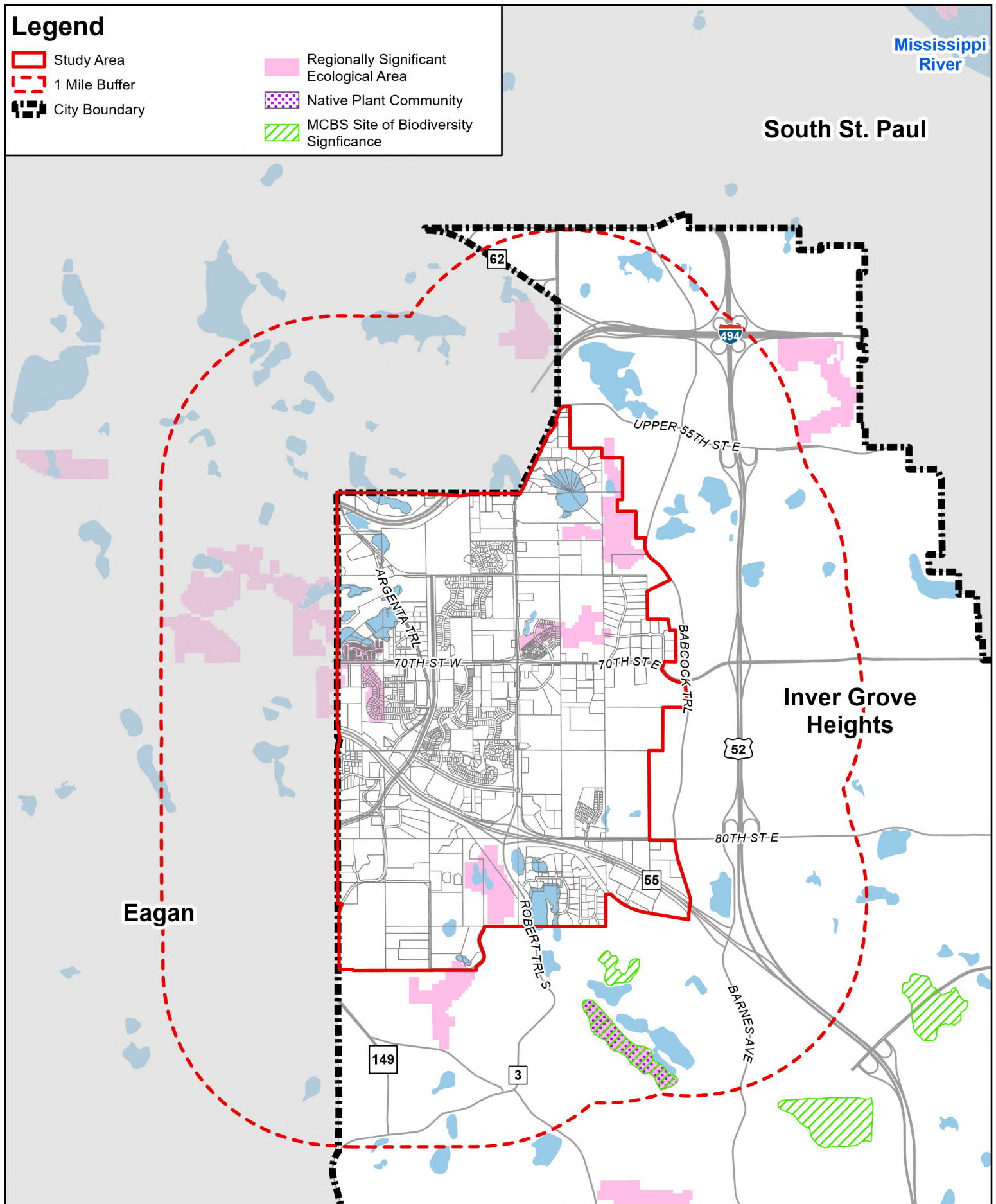


0 1,000 2,000  
Feet

Figure 8  
MPCA Sites

# Legend

- Study Area
- 1 Mile Buffer
- City Boundary
- Regionally Significant Ecological Area
- Native Plant Community
- MCBS Site of Biodiversity Significance



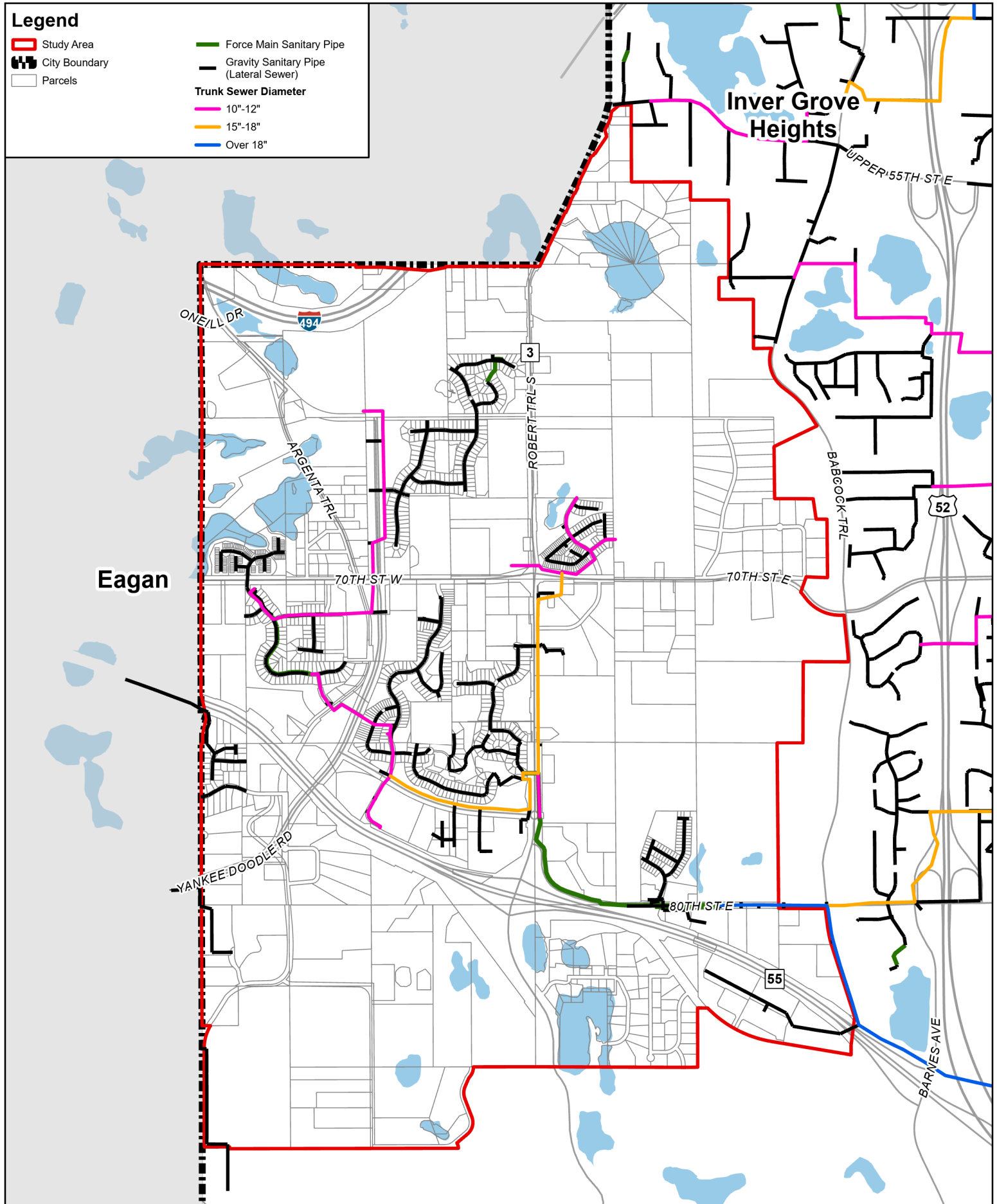
Kimley»Horn



0 0.35 0.7 Miles

Figure 9  
Habitat Areas





## Parcel IDs within Study Area

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### Parcel IDs within Study Area

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### Parcel IDs within Study Area

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### Parcel IDs within Study Area

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| 200321050021 | 201416703100 | 201416703190 |
| 380310052060 | 201416703150 | 201416703210 |
| 200321050032 | 201416703200 | 201416704020 |
| 201416602020 | 201416703250 | 201416704030 |
| 201416603030 | 201416704040 | 201416704090 |
| 201416605040 | 201416705020 | 201416705010 |
| 201416700010 | 201416601030 |              |

### Parcel IDs within Study Area

|              |              |              |
|--------------|--------------|--------------|
| 201416705070 | 201417002100 | 201580003290 |
| 201416705110 | 201417002120 | 201580003320 |
| 201416705150 | 201417002140 | 201580003370 |
| 201416705160 | 201417002170 | 201580003420 |
| 201416801050 | 201417002200 | 201580003430 |
| 201416705090 | 201417002210 | 201580003520 |
| 201416705120 | 201417003020 | 201580003530 |
| 201416800030 | 201417003040 | 201580003600 |
| 201416801020 | 201417003060 | 201580003640 |
| 201416801040 | 201416705040 | 201580003660 |
| 201416802010 | 201416800010 | 201580101010 |
| 201416802020 | 201416800020 | 201580101070 |
| 201416802030 | 201416800040 | 201416802271 |
| 201416802090 | 201416800050 | 201416803050 |
| 201416802110 | 201416801010 | 201416803070 |
| 201416802120 | 201416801030 | 201416804030 |
| 201416802130 | 201416801060 | 201416804040 |
| 201416802190 | 201416802040 | 201416804160 |
| 201416802240 | 201416802050 | 201416804250 |
| 201416802250 | 201416802080 | 201416806010 |
| 201416803030 | 201416802160 | 201417000010 |
| 201416803080 | 201416802170 | 201417001040 |
| 201416802140 | 201416802180 | 201417001060 |
| 201416802150 | 201416802200 | 201417001070 |
| 201416802260 | 201580000060 | 201417002030 |
| 201416803020 | 201580001020 | 201417002090 |
| 201416803040 | 201580002010 | 201417002130 |
| 201416804060 | 201580002050 | 201417002190 |
| 201416804090 | 201580002070 | 201417002220 |
| 201416804110 | 201580002080 | 201417003010 |
| 201416804150 | 201580002100 | 201417003050 |
| 201416804180 | 201580002130 | 201417003070 |
| 201416804190 | 201580002140 | 201417003080 |
| 201416804200 | 201580002190 | 201580000050 |
| 201416804220 | 201580002200 | 201580001030 |
| 201416805010 | 201580002230 | 201580001040 |
| 201416806020 | 201580002240 | 201580001050 |
| 201416806030 | 201580002290 | 201580001060 |
| 201417000020 | 201580003030 | 201580002020 |
| 201417001010 | 201580003050 | 201580002110 |
| 201417001050 | 201580003120 | 201580002150 |
| 201417001080 | 201580003130 | 201580002170 |
| 201417002020 | 201580003250 | 201580002180 |
| 201417002040 | 201580003280 | 201580002210 |

### Parcel IDs within Study Area

|              |              |              |
|--------------|--------------|--------------|
| 201580002250 | 201417002010 | 201416800060 |
| 201580002270 | 201417002060 | 201416801070 |
| 201580002280 | 201417002070 | 201416802060 |
| 201580002300 | 201417002110 | 201416802070 |
| 201580002330 | 201417002150 | 201416802100 |
| 201580002340 | 201417002160 | 201416802210 |
| 201580003010 | 201580000020 | 201416802220 |
| 201580003020 | 201580000030 | 201416802230 |
| 201580003070 | 201580000040 | 201416803060 |
| 201580003110 | 201580001010 | 201416804020 |
| 201580003170 | 201580002030 | 201416804070 |
| 201580003220 | 201580002040 | 201416804130 |
| 201580003230 | 201580002090 | 201416804140 |
| 201580003300 | 201580002160 | 201416804170 |
| 201580003310 | 201580002260 | 201416804210 |
| 201580003340 | 201580002320 | 201416805020 |
| 201580003360 | 201580003080 | 201416805030 |
| 201580003410 | 201580003090 | 201416805050 |
| 201580003440 | 201580003150 | 201416901010 |
| 201580003460 | 201580003180 | 201417001030 |
| 201580003470 | 201580003190 | 201417001090 |
| 201580003510 | 201580003200 | 201417002050 |
| 201580003540 | 201580003240 | 201417002080 |
| 201580003570 | 201580003260 | 201417002180 |
| 201580003680 | 201580003330 | 201417003030 |
| 201580003690 | 201580003350 | 201580000010 |
| 201580100010 | 201580003450 | 201580002060 |
| 201580101050 | 201580003490 | 201580002120 |
| 201580101060 | 201580003550 | 201580002220 |
| 201580101100 | 201580003580 | 201580002310 |
| 201580101110 | 201580003590 | 201580003040 |
| 201416804010 | 201580003610 | 201580003060 |
| 201416804050 | 201580003670 | 201580003100 |
| 201416804080 | 201580101080 | 201580003140 |
| 201416804100 | 201580101120 | 201580003160 |
| 201416804120 | 201650001011 | 201580003210 |
| 201416804230 | 201650001011 | 201580003270 |
| 201416804240 | 201416705050 | 201580003380 |
| 201416805040 | 201416705060 | 201580003390 |
| 201416805060 | 201416705080 | 201580003400 |
| 201416806040 | 201416705100 | 201580003480 |
| 201417000030 | 201416705130 | 201580003500 |
| 201417000040 | 201416705140 | 201580003560 |
| 201417001020 | 201416705170 | 201580003620 |

### Parcel IDs within Study Area

|              |              |              |
|--------------|--------------|--------------|
| 201580003630 | 203280001220 | 203635003080 |
| 201580003650 | 203280001240 | 203635004050 |
| 201580101020 | 203280001290 | 203635004060 |
| 201580101030 | 203280002020 | 203635001020 |
| 201580101040 | 203280002060 | 203635003020 |
| 201580101090 | 203280002070 | 203635003070 |
| 201650001020 | 203280002160 | 203635004020 |
| 201697501010 | 203280002170 | 203635004070 |
| 201697501020 | 203310000010 | 203635004090 |
| 202000001010 | 203330001020 | 202850001012 |
| 202000001010 | 203330001031 | 202850001020 |
| 202000001030 | 203330001031 | 202850001020 |
| 202000001020 | 203280001030 | 203635001010 |
| 202000002010 | 203280001050 | 203635002010 |
| 202000002010 | 203280001060 | 203635002030 |
| 202930000030 | 203280001080 | 203635003010 |
| 202709001010 | 203280001170 | 203635003050 |
| 202930000020 | 203280001270 | 203635003060 |
| 203280000010 | 203280001300 | 203635004010 |
| 203280001010 | 203280002080 | 203635004030 |
| 203280001100 | 203280002090 | 202770000030 |
| 203280001120 | 203280002100 | 202770000080 |
| 203280001140 | 203280002180 | 202770000100 |
| 203280001150 | 203280002190 | 202770000100 |
| 203280000020 | 203310001010 | 202770000160 |
| 203280001020 | 203330001010 | 202770000160 |
| 203280001040 | 202770000062 | 202770000160 |
| 203280001090 | 202850001011 | 203665001014 |
| 203280001130 | 202850001011 | 203665001016 |
| 203280001160 | 203635002020 | 202770000110 |
| 203280001180 | 203635002040 | 202770000110 |
| 203280001230 | 203635003030 | 202770000140 |
| 203280001250 | 203635003040 | 202770000140 |
| 203280001260 | 203635004040 | 203580001010 |
| 203280001280 | 203635004080 | 202770000020 |
| 203280002030 | 203280001070 | 202770000090 |
| 203280002040 | 203280001110 | 202770000130 |
| 203280002120 | 203280001210 | 202770000010 |
| 203280002130 | 203280002010 | 202770000040 |
| 203280002140 | 203280002050 | 202770000070 |
| 203330001032 | 203280002110 | 202770000081 |
| 203560001010 | 203280002150 | 202770000111 |
| 203280001190 | 203280002200 | 202770000111 |
| 203280001200 | 205690001140 | 202770000120 |

### Parcel IDs within Study Area

|              |              |              |
|--------------|--------------|--------------|
| 202770000120 | 205480003110 | 205690012140 |
| 202770000150 | 205480004020 | 205690101010 |
| 202770000150 | 205480004050 | 205690000040 |
| 203672200010 | 205670101021 | 205690000100 |
| 203672201010 | 205690000070 | 205690000110 |
| 203672201020 | 205690000090 | 205690001060 |
| 203672301020 | 205690001010 | 205690001160 |
| 203672101010 | 205690001090 | 205690001210 |
| 203672300010 | 205690001110 | 205690002010 |
| 203672301010 | 205690001190 | 205690002030 |
| 205480001010 | 205690002090 | 205690002120 |
| 205480001040 | 205690002100 | 205690002130 |
| 205480001070 | 205690002110 | 205690002170 |
| 205480001090 | 205690002190 | 205690002200 |
| 205480001120 | 205690003010 | 205690004010 |
| 205480003070 | 205690003050 | 205690005060 |
| 204730000031 | 205690003090 | 205690005100 |
| 204730000031 | 205690003110 | 205690006010 |
| 204730000083 | 205690004030 | 205690006040 |
| 204730000083 | 205690004040 | 205690006060 |
| 205480001020 | 205690005050 | 205690006070 |
| 205480001050 | 205690005070 | 205690007050 |
| 205480001080 | 205690005080 | 205690007070 |
| 205480001100 | 205690006020 | 205690007110 |
| 205480002010 | 205690006030 | 205690008010 |
| 205480003020 | 205690007020 | 205690009010 |
| 205480003040 | 205690007040 | 205690010030 |
| 205480003060 | 205690010060 | 205690010070 |
| 205480004030 | 205690010080 | 205690011020 |
| 205670000021 | 205690011060 | 205690011040 |
| 205670000091 | 205690012020 | 205690011080 |
| 205670000091 | 205690012040 | 205690012050 |
| 205670101061 | 205690012070 | 205690012060 |
| 205690000010 | 205480001030 | 205690012080 |
| 205690000020 | 205480001060 | 205690001150 |
| 205690000050 | 205480001110 | 205690001180 |
| 205690000060 | 205480001140 | 205690002020 |
| 205690000080 | 205480002030 | 205690002040 |
| 205690001020 | 205480003010 | 205690002070 |
| 205690001040 | 205480003030 | 205690002140 |
| 205690001050 | 205480003100 | 205690002150 |
| 205690001080 | 205480004010 | 205690002160 |
| 205690001100 | 205480004040 | 205690002210 |
| 205690001120 |              | 205690003030 |

### Parcel IDs within Study Area

|              |              |              |
|--------------|--------------|--------------|
| 205690003060 | 205690005020 | 205670101050 |
| 205690003070 | 205690005030 | 205670102011 |
| 205690003100 | 205690005090 | 205670102011 |
| 205690004020 | 205690007010 | 205670200020 |
| 205690005040 | 205690007030 | 205670200050 |
| 205690006050 | 205690007090 | 204730000050 |
| 205690007060 | 205690009020 | 204730000050 |
| 205690007080 | 205690010010 | 204730000070 |
| 205690007100 | 205690010020 | 204730000070 |
| 205690007120 | 205690010050 | 204730000090 |
| 205690010040 | 205690011010 | 204730000090 |
| 205690010090 | 205690011030 | 204730000120 |
| 205690010100 | 205690012010 | 204730000120 |
| 205690010110 | 205690012030 | 204735001050 |
| 205690011050 | 205690012120 | 204735001070 |
| 205690011070 | 205690012130 | 204730000110 |
| 205690012090 | 206285001012 | 204730000110 |
| 205690012100 | 206285001011 | 204735001040 |
| 205690012110 | 204730000010 | 205670000110 |
| 205690013010 | 204730000021 | 205670000110 |
| 205480001130 | 205670000050 | 205670101080 |
| 205480001150 | 205670000100 | 204730000040 |
| 205480002020 | 205670000100 | 204730000040 |
| 205480003050 | 205670102010 | 204730000060 |
| 205480003080 | 205670102010 | 204730000060 |
| 205480003090 | 205670102030 | 204730000111 |
| 205480004060 | 205670102030 | 204730000111 |
| 205670101071 | 205670102031 | 204735001010 |
| 205690000030 | 205670102031 | 204735001020 |
| 205690001030 | 205670200070 | 207090002041 |
| 205690001070 | 205670000010 | 207090002042 |
| 205690001130 | 205670000060 | 207090002042 |
| 205690001170 | 205670000060 | 205670101090 |
| 205690001200 | 205670000120 | 205670101101 |
| 205690001220 | 205670000120 |              |
| 205690002050 | 205670101010 |              |
| 205690002060 | 205670101010 |              |
| 205690002080 | 205670101040 |              |
| 205690002180 | 205670101110 |              |
| 205690002220 | 204730000100 |              |
| 205690003020 | 204730000100 |              |
| 205690003040 | 204735001030 |              |
| 205690003080 | 204735001060 |              |
| 205690005010 | 205670000070 |              |

## Existing Wells 2025

| Unique No. | Well Use[1] | Depth Completed | Aquifer[2] |
|------------|-------------|-----------------|------------|
| 585173     | DO          | 360             | OPDC       |
| 443613     | DO          | 231             | QBAA       |
| 127196     | DO          | 295             | QBUA       |
| 800894     | DO          | 278             | QBUA       |
| 417573     | DO          | 345             | QBAA       |
| 679293     | DO          | 390             | OPDC       |
| 426377     | DO          | 380             | OPDC       |
| 437888     | DO          | 340             | OPDC       |
| 171835     | DO          | 249             | QBUA       |
| 129164     | DO          | 239             | QBAA       |
| 826030     | DO          | 197             | QBAA       |
| 136504     | DO          | 212             | QBAA       |
| 418663     | DO          | 280             | QBAA       |
| 636371     | DO          | 323             | QBAA       |
| 812919     | DO          | 318             | QBAA       |
| 441920     | DO          | 307             | OPDC       |
| 208379     | DO          | 140             | QBUA       |
| 466761     | DO          | 330             | OPDC       |
| 1000002209 | DO          | 220             |            |
| 107303     | DO          | 178             | QBAA       |
| 429893     | DO          | 300             | OPDC       |
| 765382     | DO          | 125             | QWTA       |
| 686596     | DO          | 320             | OPDC       |
| 146831     | DO          | 303             | OPDC       |
| 104188     | DO          | 275             | QBAA       |
| 427037     | DO          | 212             | QWTA       |
| 185277     | DO          | 243             | QWTA       |
| 684692     | DO          | 230             | MTPL       |
| 425219     | DO          | 280             | OPDC       |
| 790238     | DO          | 195             | QBUA       |
| 745841     | DO          | 145             | QBUA       |
| 498434     | DO          | 300             | OPDC       |
| 190477     | DO          | 241             | OPDC       |
| 194093     | DO          | 280             | OPDC       |
| 416017     | DO          | 380             | OPDC       |
| 696056     | DO          | 148             | QBAA       |
| 651961     | DO          | 222             | OPDC       |
| 104312     | DO          | 155             | QBAA       |
| 198340     | DO          | 275             | QBAA       |
| 642428     | DO          | 330             | OPDC       |
| 208378     | DO          | 275             | OPDC       |



|            |    |     |      |
|------------|----|-----|------|
| 795489     | DO | 258 | QBAA |
| 558267     | DO | 208 | QBAA |
| 198339     | DO | 300 | OPDC |
| 341133     | EN | 21  |      |
| 756520     | DO | 220 | OPDC |
| 443885     | DO | 162 | QBAA |
| 506652     | DO | 210 | OPDC |
| 457160     | DO | 162 | QBAA |
| 460145     | DO | 215 | QWTA |
| 127186     | DO | 272 | OPDC |
| 457178     | DO | 216 | QBUA |
| 779042     | DO | 340 | OPDC |
| 186044     | DO | 175 | QWTA |
| 418646     | DO | 340 | OPDC |
| 768802     | DO | 320 | OPDC |
| 457166     | DO | 147 | QBAA |
| 127187     | DO | 276 | OPDC |
| 410991     | DO | 250 | OPDC |
| 597774     | DO | 345 | OPDC |
| 429860     | DO | 280 | OPDC |
| 190476     | DO | 326 | OPDC |
| 803264     | DO | 210 | QWTA |
| 198282     | DO | 278 | QWTA |
| 182969     | DO | 308 | OPDC |
| 1000002232 | DO | 160 |      |
| 198345     | DO | 260 | QBAA |
| 182815     | DO | 292 | OPDC |
| 526974     | DO | 280 | OPDC |
| 569783     | DO | 250 | OPDC |
| 627065     | DO | 195 | QBAA |
| 416015     | DO | 173 | QWTA |
| 127188     | DO | 291 | OPDC |
| 408269     | DO | 325 | OPDC |
| 412468     | DO | 320 | OPDC |
| 405088     | DO | 317 | OPDC |
| 573827     | DO | 360 | OPDC |
| 179705     | DO | 125 | QBAA |
| 524250     | DO | 236 | OPDC |
| 761632     | DO | 260 | QWTA |
| 159489     | DO | 175 | QBAA |
| 494802     | DO | 333 | OPDC |
| 474305     | DO | 282 | QBAA |
| 466764     | DO | 275 | OPDC |

|            |    |     |      |
|------------|----|-----|------|
| 198350     | DO | 280 | OPDC |
| 124323     | DO | 255 | QBAA |
| 463545     | IR | 422 | OPDC |
| 498428     | DO | 240 | OPDC |
| 534326     | DO | 320 | OPDC |
| 426386     | DO | 240 | OPDC |
| 775979     | DO | 340 | OPDC |
| 136461     | DO | 295 | OSPC |
| 664148     | DO | 320 | OPDC |
| 208368     | DO | 300 | OPDC |
| 188208     | DO | 276 | OPDC |
| 460111     | DO | 230 | OPDC |
| 185937     | DO | 217 | QWTA |
| 341130     | EN | 26  |      |
| 101043     | DO | 252 | OPDC |
| 129251     | DO | 260 | OPDC |
| 408263     | DO | 280 | OPDC |
| 1000002556 | DO | 350 |      |
| 826047     | DO | 260 | OPDC |
| 412482     | DO | 123 | QWTA |
| 341378     | EN | 41  |      |
| 835624     | DO | 260 | OPDC |
| 736059     | DO | 280 | OPDC |
| 127591     | DO | 302 | QBAA |
| 185980     | DO | 300 | OPDC |
| 424909     | DO | 300 | OSPC |
| 418626     | DO | 260 | OSPC |
| 280306     | UN | 175 | QUUU |
| 198297     | DO | 280 | OPDC |
| 451625     | DO | 252 | OPDC |
| 418664     | DO | 300 | OSPC |
| 207279     | DO | 294 | OPDC |
| 498421     | DO | 240 | OSTP |
| 418669     | DO | 320 | OSPC |
| 704963     | DO | 267 | OPDC |
| 412467     | DO | 320 | OPDC |
| 435200     | DO | 290 | OPDC |
| 629088     | DO | 240 | OSPC |
| 437918     | DO | 300 | OPDC |
| 418617     | DO | 300 | OPDC |
| 426363     | DO | 320 | OPDC |
| 460149     | DO | 315 | OPDC |
| 208367     | DO | 285 | OPDC |

|            |    |     |      |
|------------|----|-----|------|
| 672585     | DO | 365 | OPDC |
| 675280     | DO | 278 | OPDC |
| 426923     | DO | 310 | OPDC |
| 401105     | DO | 306 | OPDC |
| 416018     | DO | 300 | OPDC |
| 429894     | DO | 300 | OPDC |
| 198328     | DO | 280 | OPDC |
| 418641     | DO | 320 | OPDC |
| 124349     | DO | 300 | OPDC |
| 418661     | DO | 280 | OPDC |
| 569761     | DO | 298 | QBUA |
| 404813     | DO | 320 | OPDC |
| 589981     | DO | 280 | OPDC |
| 451545     | DO | 320 | OPDC |
| 666267     | DO | 280 | OPDC |
| 104132     | DO | 260 | OPDC |
| 416023     | DO | 253 | QBAA |
| 127189     | DO | 271 | OPDC |
| 416049     | DO | 358 | OPDC |
| 546339     | DO | 295 | OPDC |
| 437920     | DO | 340 | OPDC |
| 416002     | DO | 320 | OPDC |
| 418660     | DO | 280 | OPDC |
| 208361     | DO | 290 | OPDC |
| 418655     | DO | 320 | OSPC |
| 437855     | DO | 260 | OPDC |
| 426353     | DO | 300 | OPDC |
| 614825     | DO | 312 | OPDC |
| 427141     | DO | 335 | OPDC |
| 506634     | DO | 340 | OPDC |
| 443922     | DO | 250 | OPDC |
| 642435     | DO | 300 | OPDC |
| 585164     | DO | 320 | OPDC |
| 739391     | DO | 300 | OPDC |
| 1000002431 | DO | 280 |      |
| 712733     | DO | 280 | OSPC |
| 595063     | DO | 268 | OSTP |
| 235590     | UN | 177 |      |
| 426908     | DO | 275 | OSTP |
| 208366     | DO | 175 | QBUA |
| 404811     | DO | 300 | OPDC |
| 247444     | DO | 273 | OSTP |
| 524113     | DO | 280 | OPDC |

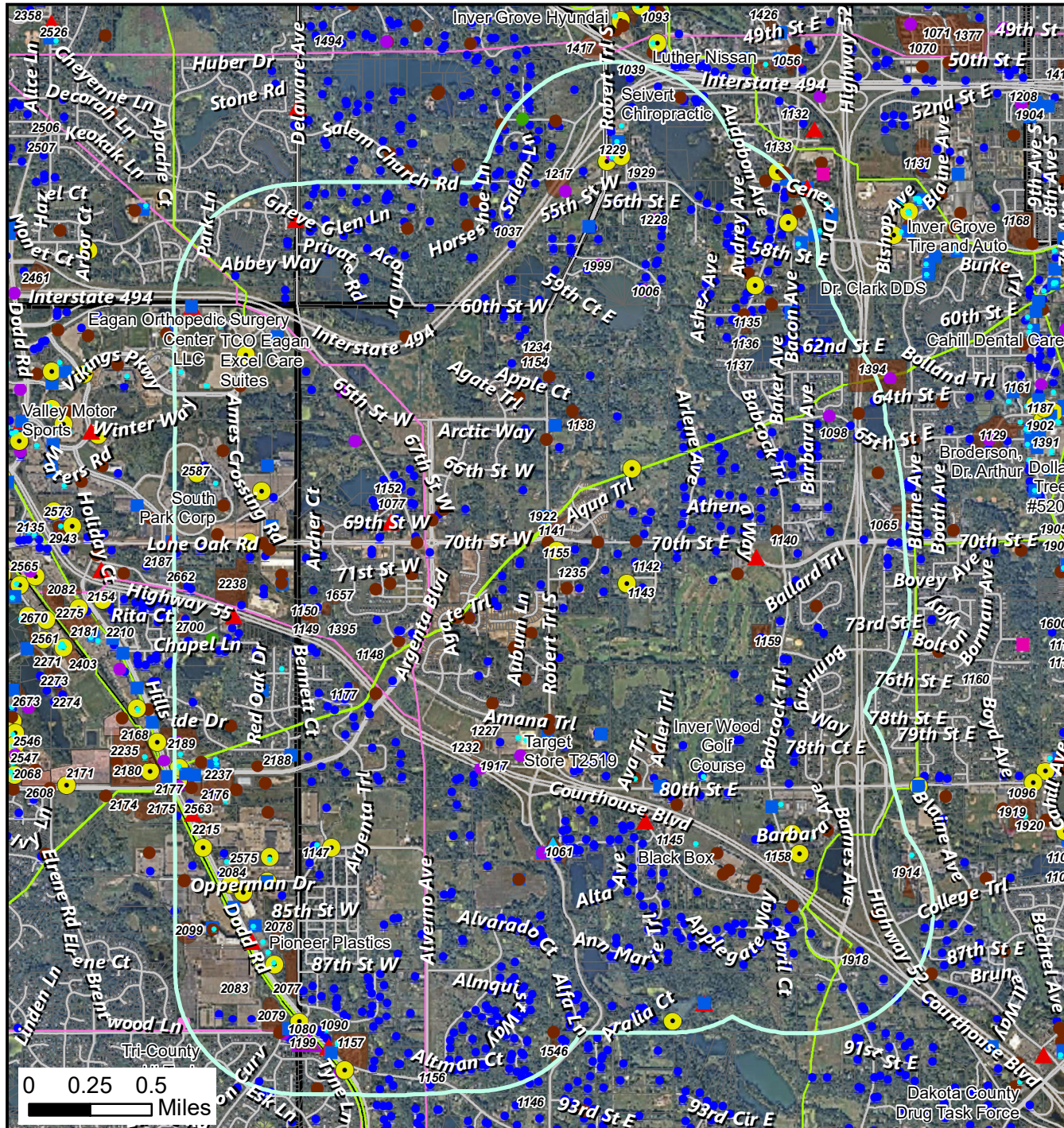
|        |    |     |      |
|--------|----|-----|------|
| 185983 | DO | 290 | OSPC |
| 425266 | DO | 300 | OSTP |
| 107145 | DO | 291 | OPDC |
| 177070 | DO | 317 | OSTP |
| 756541 | DO | 340 | OSPC |
| 100994 | DO | 395 | OPDC |
| 435236 | DO | 360 | OPDC |

[1] Well use codes: DO—Domestic; IR—Irrigation; PN—Public supply, non-community, transient. This field is blank where the use is not provided in CWI.

[2] Aquifer codes: QBAA—Quaternary artesian, QBUA—buried Quaternary, QUUU—Unidentified Quaternary, QWTA—Water Table, OSTP—Saint Peter Sandstone, OPDC—Prairie du Chien, OPCJ—Prairie du Chien-Jordan, MTPL—multiple. This field is blank where geological and/or well construction information was not provided.



# Environmental Review Map



**Inver Grove Heights AUAR**  
**Inver Grove Heights, MN**  
**Review Date: March 21st, 2025**

Hazardous Waste  
Generators

Wells

## MPCA WIMN Sites

- Multiple Programs
- Air Quality
- Environmental Review
- Feedlots
- Hazardous Waste
- Investigation and Cleanup
- Pollution Prevention
- Solid Waste
- Stormwater
- SSTS
- Tanks
- Water Quality

## DC Projects

- Projects
- DC Site Inventory
- DC Solid Waste Facilities
- NPMS Pipelines
- Electric Transmission Lines
- Railroads
- Parcels
- Municipal Boundary

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This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes only. Dakota County is not responsible for any inaccuracies herein contained. If discrepancies are found please contact the Dakota County Environmental Resources Department.



# Environmental Review Report



## Haz Waste Generators

| <u>ID</u> | <u>Generator</u>               | <u>Address</u>         | <u>City</u>         | <u>Waste Name</u>         | <u>Size</u> | <u>Status</u>   |
|-----------|--------------------------------|------------------------|---------------------|---------------------------|-------------|-----------------|
| 46        | Gerke Cleaners                 | 5464 S Robert Trl      | Inver Grove Heights | Perc Sludge               | VSQG        | Out of Business |
| 46        | Gerke Cleaners                 | 5464 S Robert Trl      | Inver Grove Heights | Perc Filters              | VSQG        | Out of Business |
| 46        | Gerke Cleaners                 | 5464 S Robert Trl      | Inver Grove Heights | Perc contact water        | VSQG        | Out of Business |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Paint Related Material    | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Lead Acid Batteries       | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Used Oil                  | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Non-Disposable Rags       | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Dry Cell Batteries        | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Cutting Fluid             | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Fluorescent Lamps         | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Lab Packs                 | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | PCB Ballasts & Capacitors | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | NiCad Batteries           | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Oil Sorbents              | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Oil Filters               | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Magnesium Shavings        | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Aerosol Cans              | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Broken Fluorescent lamps  | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | MEK/IPA Absorbents        | VSQG        | Generator       |
| 161       | Thomson-Reuters                | 610 Opperman DR        | Eagan               | Lithium Batteries         | VSQG        | Generator       |
| 197       | City of Inver Grove Heights    | 8168 Barbara AVE       | Inver Grove Heights | Parts Washer Solvent      | VSQG        | Generator       |
| 197       | City of Inver Grove Heights    | 8168 Barbara AVE       | Inver Grove Heights | Lead Acid Batteries       | VSQG        | Generator       |
| 197       | City of Inver Grove Heights    | 8168 Barbara AVE       | Inver Grove Heights | Used Oil                  | VSQG        | Generator       |
| 197       | City of Inver Grove Heights    | 8168 Barbara AVE       | Inver Grove Heights | Oil Filters               | VSQG        | Generator       |
| 197       | City of Inver Grove Heights    | 8168 Barbara AVE       | Inver Grove Heights | Fluorescent Lamps         | VSQG        | Generator       |
| 239       | Unified Screening and Crushing | 3350 Hwy 149 BOX 21068 | Eagan               | Parts Washer Solvent      | MQG         | Generator       |
| 239       | Unified Screening and Crushing | 3350 Hwy 149 BOX 21068 | Eagan               | Fluorescent Lamps         | MQG         | Generator       |
| 239       | Unified Screening and Crushing | 3350 Hwy 149 BOX 21068 | Eagan               | Floor Dry                 | MQG         | Generator       |
| 239       | Unified Screening and Crushing | 3350 Hwy 149 BOX 21068 | Eagan               | Used Oil                  | MQG         | Generator       |
| 281       | JR's Appliance Disposal Inc.   | 8980 Jefferson TRL W   | Inver Grove Heights | PCB                       | MQG         | Non-Generator   |
| 281       | JR's Appliance Disposal Inc.   | 8980 Jefferson TRL W   | Inver Grove Heights | Mercury Switches          | MQG         | Non-Generator   |
| 281       | JR's Appliance Disposal Inc.   | 8980 Jefferson TRL W   | Inver Grove Heights | Chromate Solution         | MQG         | Non-Generator   |
| 281       | JR's Appliance Disposal Inc.   | 8980 Jefferson TRL W   | Inver Grove Heights | Fluorescent Lamps         | MQG         | Non-Generator   |
| 321       | Micro Parts                    | 3680 Dodd RD           | Eagan               | Metal Sludge              | LQG         | Generator       |
| 321       | Micro Parts                    | 3680 Dodd RD           | Eagan               | Alcohol                   | LQG         | Generator       |
| 321       | Micro Parts                    | 3680 Dodd RD           | Eagan               | Fluorescent Lamps         | LQG         | Generator       |
| 321       | Micro Parts                    | 3680 Dodd RD           | Eagan               | Corrosive Liquid          | LQG         | Generator       |

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| 321 | Micro Parts                          | 3680 Dodd RD              | Eagan               | Corrosive liq-ferric chloride | LQG  | Generator       |
| 321 | Micro Parts                          | 3680 Dodd RD              | Eagan               | Nickel Plating Soln           | LQG  | Generator       |
| 321 | Micro Parts                          | 3680 Dodd RD              | Eagan               | Diversey Solution             | LQG  | Generator       |
| 321 | Micro Parts                          | 3680 Dodd RD              | Eagan               | Flammable Solid/Liquid        | LQG  | Generator       |
| 321 | Micro Parts                          | 3680 Dodd RD              | Eagan               | Electronic Waste              | LQG  | Generator       |
| 321 | Micro Parts                          | 3680 Dodd RD              | Eagan               | Burn Barrel Waste Solids      | LQG  | Generator       |
| 321 | Micro Parts                          | 3680 Dodd RD              | Eagan               | Batteries                     | LQG  | Generator       |
| 321 | Micro Parts                          | 3680 Dodd RD              | Eagan               | Corrosive Liquid-Nitric Acid, | LQG  | Generator       |
| 455 | Sir Speedy Printing Center           | 3670 Dodd RD              | Eagan               | Rags / Press Wash             | MQG  | Out of Business |
| 455 | Sir Speedy Printing Center           | 3670 Dodd RD              | Eagan               | Fixer Solution                | MQG  | Out of Business |
| 485 | Able Craft Fabrications, Inc.        | 3500 Dodd RD              | Eagan               | Parts Washer Solvent          | VSQG | Out of Business |
| 485 | Able Craft Fabrications, Inc.        | 3500 Dodd RD              | Eagan               | Rags / Screen Wash            | VSQG | Out of Business |
| 485 | Able Craft Fabrications, Inc.        | 3500 Dodd RD              | Eagan               | Fluorescent Lamps             | VSQG | Out of Business |
| 485 | Able Craft Fabrications, Inc.        | 3500 Dodd RD              | Eagan               | Used Oil                      | VSQG | Out of Business |
| 522 | Park Dental Salem Square             | 5350 Robert TRL S         | Inver Grove Heights | Amalgam                       | MQG  | Generator       |
| 522 | Park Dental Salem Square             | 5350 Robert TRL S         | Inver Grove Heights | Pharmaceuticals (Not Acute)   | MQG  | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | Lab Packs                     | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | Used Oil                      | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | Oil Filters                   | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | Fluorescent Lamps             | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | Dry Cell Batteries            | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | Electronics                   | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | mercury thermometer           | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | Oil Based Paint               | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | Ballasts Containing PCBs      | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | Medical Waste n.o.s           | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | Propane Cylindars             | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | Lead Acid Batteries           | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | NiCd Batteries                | VSQG | Generator       |
| 529 | Inver Hills Community Colleges       | 2500 80th St E            | Inver Grove Heights | Lithium Batteries             | VSQG | Generator       |
| 538 | Truck Repair and Equipment Co., Inc. | 8245 Argenta TRL          | Inver Grove Heights | Parts Washer Solvent          | MQG  | Generator       |
| 538 | Truck Repair and Equipment Co., Inc. | 8245 Argenta TRL          | Inver Grove Heights | Lead Acid Batteries           | MQG  | Generator       |
| 538 | Truck Repair and Equipment Co., Inc. | 8245 Argenta TRL          | Inver Grove Heights | Used Oil                      | MQG  | Generator       |
| 538 | Truck Repair and Equipment Co., Inc. | 8245 Argenta TRL          | Inver Grove Heights | Fluorescent Lamps             | MQG  | Generator       |
| 538 | Truck Repair and Equipment Co., Inc. | 8245 Argenta TRL          | Inver Grove Heights | Oil Filters                   | MQG  | Generator       |
| 677 | Seivert Chiropractic                 | 5300 S Robert TRL STE 700 | Inver Grove Heights | Fixer Solution                | MQG  | Out of Business |
| 677 | Seivert Chiropractic                 | 5300 S Robert TRL STE 700 | Inver Grove Heights | Scrap Film                    | MQG  | Out of Business |

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| 677  | Seivert Chiropractic     | 5300 S Robert TRL STE 700 | Inver Grove Heights | Fluorescent Lamps         | MQG  | Out of Business |
| 708  | South Park Corp          | 655 E Lone Oak RD         | Eagan               | Parts Washer Solvent      | VSQG | Out of Business |
| 708  | South Park Corp          | 655 E Lone Oak RD         | Eagan               | Fluorescent Lamps         | VSQG | Out of Business |
| 708  | South Park Corp          | 655 E Lone Oak RD         | Eagan               | Lab Packs                 | VSQG | Out of Business |
| 779  | Inver Wood Golf Course   | 1597 80th ST E            | Inver Grove Heights | Parts Washer Solvent      | MQG  | Generator       |
| 779  | Inver Wood Golf Course   | 1597 80th ST E            | Inver Grove Heights | Lead Acid Batteries       | MQG  | Generator       |
| 779  | Inver Wood Golf Course   | 1597 80th ST E            | Inver Grove Heights | Paint Thinner             | MQG  | Generator       |
| 779  | Inver Wood Golf Course   | 1597 80th ST E            | Inver Grove Heights | Antifreeze                | MQG  | Generator       |
| 779  | Inver Wood Golf Course   | 1597 80th ST E            | Inver Grove Heights | Used Oil                  | MQG  | Generator       |
| 779  | Inver Wood Golf Course   | 1597 80th ST E            | Inver Grove Heights | Oil Filters               | MQG  | Generator       |
| 779  | Inver Wood Golf Course   | 1597 80th ST E            | Inver Grove Heights | Gasoline/Diesel Fuel      | MQG  | Generator       |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Paint Thinner             | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Paint Filters             | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Rags / Solvent            | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Hydraulic Oil             | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Fluorescent Lamps         | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Used Oil Filters          | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Used Oil Absorbents       | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Lead Acid Batteries       | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Parts Washer Solvent      | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Aerosols                  | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Lithium Batteries         | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | NiCad Batteries           | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Dry Cell Batteries        | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | PCB                       | VSQG | Out of Business |
| 802  | Delta Airlines - Bldg. N | 2600 Lone Oak PT          | Eagan               | Oil & water mixture       | VSQG | Out of Business |
| 826  | Bituminous Roadways      | 9050 Jefferson TRL        | Inver Grove Heights | Used Oil                  | VSQG | Out of Business |
| 826  | Bituminous Roadways      | 9050 Jefferson TRL        | Inver Grove Heights | Oil Filters               | VSQG | Out of Business |
| 826  | Bituminous Roadways      | 9050 Jefferson TRL        | Inver Grove Heights | Lead Acid Batteries       | VSQG | Out of Business |
| 826  | Bituminous Roadways      | 9050 Jefferson TRL        | Inver Grove Heights | Fluorescent Lamps         | VSQG | Out of Business |
| 826  | Bituminous Roadways      | 9050 Jefferson TRL        | Inver Grove Heights | Parts Washer - System 1   | VSQG | Out of Business |
| 1022 | United Parcel Service    | 555 Opperman DR           | Eagan               | Parts Washer Solvent      | LQG  | Generator       |
| 1022 | United Parcel Service    | 555 Opperman DR           | Eagan               | Lead Acid Batteries       | LQG  | Generator       |
| 1022 | United Parcel Service    | 555 Opperman DR           | Eagan               | Used Oil                  | LQG  | Generator       |
| 1022 | United Parcel Service    | 555 Opperman DR           | Eagan               | Unuseable Material/Spills | LQG  | Generator       |
| 1022 | United Parcel Service    | 555 Opperman DR           | Eagan               | Fluorescent Lamps         | LQG  | Generator       |
| 1022 | United Parcel Service    | 555 Opperman DR           | Eagan               | Antifreeze                | LQG  | Generator       |
| 1022 | United Parcel Service    | 555 Opperman DR           | Eagan               | Oil Filters               | LQG  | Generator       |
| 1022 | United Parcel Service    | 555 Opperman DR           | Eagan               | Paint                     | LQG  | Generator       |
| 1022 | United Parcel Service    | 555 Opperman DR           | Eagan               | Aerosols                  | LQG  | Generator       |
| 1022 | United Parcel Service    | 555 Opperman DR           | Eagan               | Rechargeable Batteries    | LQG  | Generator       |



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| 1022 | United Parcel Service                             | 555 Opperman DR            | Eagan               | Acute Pharmaceuticals (P-List) | LQG  | Generator        |
| 1022 | United Parcel Service                             | 555 Opperman DR            | Eagan               | Oil Contaminated Debris        | LQG  | Generator        |
| 1022 | United Parcel Service                             | 555 Opperman DR            | Eagan               | Paint Contaminated Debris      | LQG  | Generator        |
| 1022 | United Parcel Service                             | 555 Opperman DR            | Eagan               | Parts Washer Solvent           | LQG  | Generator        |
| 1022 | United Parcel Service                             | 555 Opperman DR            | Eagan               | Smokeless Powder               | LQG  | Generator        |
| 1022 | United Parcel Service                             | 555 Opperman DR            | Eagan               | Air Bag Module                 | LQG  | Generator        |
| 1153 | Grease Monkeys Inc                                | 3191 Red Oak DR            | Eagan               | Used Oil                       | VSQG | Out of Business  |
| 1153 | Grease Monkeys Inc                                | 3191 Red Oak DR            | Eagan               | Oil Filters                    | VSQG | Out of Business  |
| 1260 | Value Auto Repair                                 | 6889 S Robert TRL          | Inver Grove Heights | Used Oil                       | VSQG | Out of Business  |
| 1260 | Value Auto Repair                                 | 6889 S Robert TRL          | Inver Grove Heights | Oil Filters                    | VSQG | Out of Business  |
| 1260 | Value Auto Repair                                 | 6889 S Robert TRL          | Inver Grove Heights | Lead Acid Batteries            | VSQG | Out of Business  |
| 1260 | Value Auto Repair                                 | 6889 S Robert TRL          | Inver Grove Heights | Parts Washer Solvent           | VSQG | Out of Business  |
| 1387 | Inver Grove Heights Training and Community Center | 8076 E Babcock TRL         | Inver Grove Heights | Alkaline Batteries             | MQG  | Generator        |
| 1387 | Inver Grove Heights Training and Community Center | 8076 E Babcock TRL         | Inver Grove Heights | Lubricant and Preservative     | MQG  | Generator        |
| 1387 | Inver Grove Heights Training and Community Center | 8076 E Babcock TRL         | Inver Grove Heights | Lithium Batteries              | MQG  | Generator        |
| 1387 | Inver Grove Heights Training and Community Center | 8076 E Babcock TRL         | Inver Grove Heights | Magnesium Batteries            | MQG  | Generator        |
| 1387 | Inver Grove Heights Training and Community Center | 8076 E Babcock TRL         | Inver Grove Heights | NiCad Batteries                | MQG  | Generator        |
| 1387 | Inver Grove Heights Training and Community Center | 8076 E Babcock TRL         | Inver Grove Heights | Mercury Batteries              | MQG  | Generator        |
| 1413 | Mendota Graphics                                  | 3670 Dodd RD               | Eagan               | Rags/Press Wash                | VSQG | Former Generator |
| 1413 | Mendota Graphics                                  | 3670 Dodd RD               | Eagan               | Fixer Solution                 | VSQG | Former Generator |
| 1616 | XPO Logistics Freight, Inc. - XEN                 | 3450 Dodd RD               | Eagan               | Flammable Liquids              | VSQG | Generator        |
| 1616 | XPO Logistics Freight, Inc. - XEN                 | 3450 Dodd RD               | Eagan               | Waste Selenium Compound        | VSQG | Generator        |
| 1616 | XPO Logistics Freight, Inc. - XEN                 | 3450 Dodd RD               | Eagan               | Waste Corrosive Liquid         | VSQG | Generator        |
| 1616 | XPO Logistics Freight, Inc. - XEN                 | 3450 Dodd RD               | Eagan               | Conditioning Agent             | VSQG | Generator        |
| 1616 | XPO Logistics Freight, Inc. - XEN                 | 3450 Dodd RD               | Eagan               | Waste Isocyanates              | VSQG | Generator        |
| 1616 | XPO Logistics Freight, Inc. - XEN                 | 3450 Dodd RD               | Eagan               | Hazardous Waste Solid (Lead, S | VSQG | Generator        |
| 1626 | Southwest YMCA                                    | 550 Opperman DR            | Eagan               | Waste Paint                    | MQG  | Non-Generator    |
| 1945 | PPG Aerospace/PRC - Desoto International Inc.     | 580 Yankee Doodle RD STE 1 | Eagan               | Flammable Liquid               | MQG  | Out of Business  |
| 1945 | PPG Aerospace/PRC - Desoto International Inc.     | 580 Yankee Doodle RD STE 1 | Eagan               | Oils & Lubricants              | MQG  | Out of Business  |
| 2034 | Ecolab R & D                                      | 655 Lone Oak DR            | Eagan               | Fluorescent Lamps              | SQG  | Generator        |
| 2034 | Ecolab R & D                                      | 655 Lone Oak DR            | Eagan               | Used Oil                       | SQG  | Generator        |
| 2034 | Ecolab R & D                                      | 655 Lone Oak DR            | Eagan               | Used Oil Filters               | SQG  | Generator        |
| 2034 | Ecolab R & D                                      | 655 Lone Oak DR            | Eagan               | Waste electronics              | SQG  | Generator        |
| 2034 | Ecolab R & D                                      | 655 Lone Oak DR            | Eagan               | Lab Packs                      | SQG  | Generator        |

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| 2034 | Ecolab R & D                             | 655 Lone Oak DR      | Eagan               | Waste Oxidizer             | SQG  | Generator       |
| 2034 | Ecolab R & D                             | 655 Lone Oak DR      | Eagan               | Aerosols                   | SQG  | Generator       |
| 2034 | Ecolab R & D                             | 655 Lone Oak DR      | Eagan               | Waste Mercury              | SQG  | Generator       |
| 2034 | Ecolab R & D                             | 655 Lone Oak DR      | Eagan               | Batteries                  | SQG  | Generator       |
| 2034 | Ecolab R & D                             | 655 Lone Oak DR      | Eagan               | Flammable Liquids          | SQG  | Generator       |
| 2034 | Ecolab R & D                             | 655 Lone Oak DR      | Eagan               | Toxic Liquids              | SQG  | Generator       |
| 2155 | Roger Banks                              | 6889 S Robert TRL    | Inver Grove Heights | Paint / Thinner            | MQG  | Out of Business |
| 2293 | Road Ready Truck and Trailer Repair, LLC | 9050 Jefferson Trail | Inver Grove Heights | Part Washer                | MQG  | Out of Business |
| 2293 | Road Ready Truck and Trailer Repair, LLC | 9050 Jefferson Trail | Inver Grove Heights | Used Oil Filters           | MQG  | Out of Business |
| 2293 | Road Ready Truck and Trailer Repair, LLC | 9050 Jefferson Trail | Inver Grove Heights | Used Oil                   | MQG  | Out of Business |
| 2293 | Road Ready Truck and Trailer Repair, LLC | 9050 Jefferson Trail | Inver Grove Heights | Lead Acid Batteries        | MQG  | Out of Business |
| 2293 | Road Ready Truck and Trailer Repair, LLC | 9050 Jefferson Trail | Inver Grove Heights | Fluorescent Lamps          | MQG  | Out of Business |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Aerosols                   | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Aerosols                   | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Aerosols                   | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Flammable Liquids          | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Oxidizing Liquid           | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Toxic Liquids              | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Corrosive Liquids - Basic  | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Corrosive Liquids - Acidic | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Batteries, Wet             | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Hazardous Waste, Solid     | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Toxic Solids               | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Batteries, Dry             | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Compressed Gas, Flammable  | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Universal Waste            | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Aerosols                   | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Flammable Solids           | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | OXIDIZING SOLID            | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Aerosols                   | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Corrosive Liquids          | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | EWaste for Recycle         | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Lamps                      | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Lighters                   | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Lithium Ion Batteries      | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Lithium Metal Batteries    | VSQG | Generator       |
| 2438 | Target Store T2519                       | 7841 Amana Trail     | Inver Grove Heights | Lithium Batteries          | VSQG | Generator       |

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| 2438 | Target Store T2519                         | 7841 Amana Trail              | Inver Grove Heights | Paint And/Or Paint Related Mat | VSQG | Generator        |
| 2313 | Woodlyn Heights Health Care Center         | 2060 Upper 55th Street East   | Inver Grove Heights | Pharmaceuticals (Not Acute)    | MQG  | Generator        |
| 2313 | Woodlyn Heights Health Care Center         | 2060 Upper 55th Street East   | Inver Grove Heights | Fluorescent Lamps              | MQG  | Generator        |
| 2634 | CVS Pharmacy #17549                        | 7841 Amana Trail              | Inver Grove Heights | Acute Toxic Solids             | VSQG | Generator        |
| 2634 | CVS Pharmacy #17549                        | 7841 Amana Trail              | Inver Grove Heights | Aerosols flammable             | VSQG | Generator        |
| 2634 | CVS Pharmacy #17549                        | 7841 Amana Trail              | Inver Grove Heights | Flammable Liquid               | VSQG | Generator        |
| 2634 | CVS Pharmacy #17549                        | 7841 Amana Trail              | Inver Grove Heights | Oxidizing Liquid               | VSQG | Generator        |
| 2634 | CVS Pharmacy #17549                        | 7841 Amana Trail              | Inver Grove Heights | Rx Toxic Liquids               | VSQG | Generator        |
| 2634 | CVS Pharmacy #17549                        | 7841 Amana Trail              | Inver Grove Heights | Rx Toxic Solids                | VSQG | Generator        |
| 2634 | CVS Pharmacy #17549                        | 7841 Amana Trail              | Inver Grove Heights | Consumer Electronics           | VSQG | Generator        |
| 2634 | CVS Pharmacy #17549                        | 7841 Amana Trail              | Inver Grove Heights | RX Flammable Liquids           | VSQG | Generator        |
| 2634 | CVS Pharmacy #17549                        | 7841 Amana Trail              | Inver Grove Heights | Universal Batteries            | VSQG | Generator        |
| 2634 | CVS Pharmacy #17549                        | 7841 Amana Trail              | Inver Grove Heights | RX Non Hazardous               | VSQG | Generator        |
| 2903 | Suite Living Memory Care & Assisted Living | 7900 Austin Way               | Inver Grove Heights | Acute Pharmaceuticals (P-List) | VSQG | Generator        |
| 2903 | Suite Living Memory Care & Assisted Living | 7900 Austin Way               | Inver Grove Heights | Pharmaceuticals (Not Acute)    | VSQG | Generator        |
| 2052 | Pioneer Plastics                           | 3660 Dodd RD                  | Eagan               | Used Oil                       | MQG  | Former Generator |
| 2052 | Pioneer Plastics                           | 3660 Dodd RD                  | Eagan               | Fluorescent Lamps              | MQG  | Former Generator |
| 2874 | TerraMax, Inc.                             | 3650 Dodd Rd.                 | Eagan               | Acetonitrile Mixture           | VSQG | Generator        |
| 2874 | TerraMax, Inc.                             | 3650 Dodd Rd.                 | Eagan               | Methanol Acid Waste            | VSQG | Generator        |
| 2874 | TerraMax, Inc.                             | 3650 Dodd Rd.                 | Eagan               | Lab Packs                      | VSQG | Generator        |
| 2874 | TerraMax, Inc.                             | 3650 Dodd Rd.                 | Eagan               | Acidic Aqueous Solution        | VSQG | Generator        |
| 2939 | Aerospace Welding Minneapolis, Inc.        | 3344 Dodd Rd                  | Eagan               | Paint/Thinner                  | VSQG | Generator        |
| 2939 | Aerospace Welding Minneapolis, Inc.        | 3344 Dodd Rd                  | Eagan               | Coolant                        | VSQG | Generator        |
| 2939 | Aerospace Welding Minneapolis, Inc.        | 3344 Dodd Rd                  | Eagan               | Aerosols                       | VSQG | Generator        |
| 2939 | Aerospace Welding Minneapolis, Inc.        | 3344 Dodd Rd                  | Eagan               | Used Oil                       | VSQG | Generator        |
| 2483 | Dakota County Drug Task Force              | Not Public Information        | Eagan               | Confiscated Pills              | VSQG | Out of Business  |
| 2483 | Dakota County Drug Task Force              | Not Public Information        | Eagan               | Pharmaceuticals (Not Acute)    | VSQG | Out of Business  |
| 2483 | Dakota County Drug Task Force              | Not Public Information        | Eagan               | Confiscated manufactured drugs | VSQG | Out of Business  |
| 2808 | Eagan Orthopedic Surgery Center LLC        | 2700 Vikings Circle Suite 300 | Eagan               | Pharmaceuticals (Not Acute)    | VSQG | Generator        |
| 2942 | Valley Motor Sports                        | 3380 Dodd Rd.                 | Eagan               | Used Oil Filters               | MQG  | Generator        |
| 2942 | Valley Motor Sports                        | 3380 Dodd Rd.                 | Eagan               | Used Oil                       | MQG  | Generator        |
| 2942 | Valley Motor Sports                        | 3380 Dodd Rd.                 | Eagan               | Lead Acid Batteries            | MQG  | Generator        |
| 2954 | TCO Eagan Excel Care Suites                | 2611 Nordic Way Third Floor   | Eagan               | Pharmaceuticals (Not Acute)    | VSQG | Generator        |

|      |                              |                              |                     |                             |      |                 |
|------|------------------------------|------------------------------|---------------------|-----------------------------|------|-----------------|
| 3011 | Your Wellbeing Health Center | 610 Opperman Dr              | Eagan               | Pharmaceuticals             | MQG  | Out of Business |
| 3020 | EnerSys Delaware Inc         | 625 Yankee Doddle Road       | Eagan               | Lead Acid Batteries         | VSQG | Generator       |
| 3020 | EnerSys Delaware Inc         | 625 Yankee Doddle Road       | Eagan               | Fluorecent bulbs            | VSQG | Generator       |
| 3020 | EnerSys Delaware Inc         | 625 Yankee Doddle Road       | Eagan               | Floor sweepings             | VSQG | Generator       |
| 3020 | EnerSys Delaware Inc         | 625 Yankee Doddle Road       | Eagan               | Sulfuric Acid / Wastewater  | VSQG | Generator       |
| 3067 | Black Box                    | 8210 Courthouse Blvd Ste 20C | Inver Grove Heights | Lead Solder Waste           | VSQG | Generator       |
| 3067 | Black Box                    | 8210 Courthouse Blvd Ste 20C | Inver Grove Heights | Paint Related Material      | VSQG | Generator       |
| 3067 | Black Box                    | 8210 Courthouse Blvd Ste 20C | Inver Grove Heights | Lead Contaminated Materials | VSQG | Generator       |
| 3067 | Black Box                    | 8210 Courthouse Blvd Ste 20C | Inver Grove Heights | Lead Acid Batteries         | VSQG | Generator       |
| 3067 | Black Box                    | 8210 Courthouse Blvd Ste 20C | Inver Grove Heights | Electronics                 | VSQG | Generator       |
| 3067 | Black Box                    | 8210 Courthouse Blvd Ste 20C | Inver Grove Heights | Thinner Rags                | VSQG | Generator       |

#### Dakota County Site Inventory

| <u>Site ID</u> | <u>MPCA Leak ID</u> | <u>MPCA VICID</u> | <u>Site Name</u>                                           | <u>Site Classification</u>           | <u>Comments</u>                                            | <u>File Status</u> |
|----------------|---------------------|-------------------|------------------------------------------------------------|--------------------------------------|------------------------------------------------------------|--------------------|
| 1006           | 12802               |                   | Gerten Residence LUST                                      | Spill, Leak, Leach or Inject Release | MPCA Closure 2008 No GW Contamination.<br>Cont Soil remain | Open               |
| 1037           |                     |                   | Abandoned Farmstead Dump                                   | Household or Farm Dump               |                                                            | Open               |
| 1039           |                     |                   | MNDOT Highway 110 , Interstate<br>494 & Highway 3          | Large, Unlimited Variety             |                                                            | Open               |
| 1061           |                     |                   | Sibley Plaza Dump                                          | Large, Unlimited Variety             |                                                            | Open               |
| 1065           |                     |                   | 6900 Blaine Demolition                                     | Large, Unlimited Variety             |                                                            | Open               |
| 1075           |                     |                   | Roberts Battery Disposal                                   | Hazardous Waste Disposal             |                                                            | Open               |
| 1077           |                     |                   | Eldrige Battery Disposal                                   | Hazardous Waste Disposal             |                                                            | Open               |
| 1079           |                     |                   | Geere Battery Disposal                                     | Hazardous Waste Disposal             |                                                            | Open               |
| 1080           |                     |                   | Starfire Dump & Disposals                                  | Hazardous Waste Disposal             | 3 acre parking area filled with casings                    | Open               |
| 1090           |                     |                   | JR's Appliance Salvage &<br>Disposal                       | Industrial Waste Disposal            | Alleged Unpermitted salvage/disposal                       | Open               |
| 1098           | 11112               |                   | Macks Excavating LUST                                      | Spill, Leak, Leach or Inject Release | MPCA Closure 2000 No GW Contamination.<br>Soil unevaluated | Open               |
| 1107           |                     |                   | Dakota County Highway Shop                                 | Large, Unlimited Variety             | Feature moved to topo low                                  | Open               |
| 1135           |                     |                   | Koehnen Waste Fill                                         | Large, Unlimited Variety             |                                                            | Open               |
| 1136           |                     |                   | Pickett Farm Dump                                          | Household or Farm Dump               |                                                            | Open               |
| 1137           |                     |                   | 63rd Street & Babcock Trail<br>Dump                        | Large, Unlimited Variety             |                                                            | Open               |
| 1138           |                     |                   | Stassen Dump                                               | Large, Unlimited Variety             |                                                            | Open               |
| 1140           |                     |                   | 70th Street & Babcock Trail<br>Dump                        | Large, Unlimited Variety             |                                                            | Open               |
| 1141           |                     |                   | Commercial 40 Inver Grove<br>Heights Partnership Farm Dump | Household or Farm Dump               |                                                            | Closed             |
| 1142           |                     |                   | Glewwe Battery Disposal                                    | Hazardous Waste Disposal             |                                                            | Open               |
| 1143           |                     |                   | Saad & Coury Battery Disposal                              | Hazardous Waste Disposal             |                                                            | Closed             |
| 1144           |                     |                   | Peabody's Dump                                             | Large, Unlimited Variety             |                                                            | Closed             |
| 1145           |                     |                   | Wagner Sod Farm                                            | Agricultural Disposal                |                                                            | Open               |
| 1147           |                     |                   | Argenta Trail Dump                                         | Large, Unlimited Variety             |                                                            | Open               |
| 1148           |                     |                   | Triangle Refuse                                            | Large, Unlimited Variety             |                                                            | Open               |
| 1149           |                     |                   | Schaaf Driveway                                            | Large, Unlimited Variety             |                                                            | Open               |
| 1150           |                     |                   | Povolny Dump                                               | Large, Unlimited Variety             |                                                            | Open               |

|      |                |                                                    |                                      |                                                              |        |
|------|----------------|----------------------------------------------------|--------------------------------------|--------------------------------------------------------------|--------|
| 1151 |                | Schaaf Dump                                        | Large, Unlimited Variety             |                                                              | Open   |
| 1152 |                | Leach Wetland Waste Fill                           | Large, Unlimited Variety             |                                                              | Open   |
| 1154 |                | Rauchwarter Demolition Dump South                  | Large, Unlimited Variety             |                                                              | Closed |
| 1155 |                | Fuel Oil Service Demolition Fill North             | Large, Unlimited Variety             |                                                              | Closed |
| 1156 |                | Finwall Dump                                       | Large, Unlimited Variety             |                                                              | Open   |
| 1157 |                | Alexander Construction Dump                        | Industrial Waste Disposal            |                                                              | Open   |
| 1158 |                | Inver Hills Assembly of God Church Demolition Dump | Large, Unlimited Variety             |                                                              | Open   |
| 1159 |                | Glassing Dump                                      | Large, Unlimited Variety             |                                                              | Open   |
| 1176 |                | McNeil & Povolny Dump                              | Large, Unlimited Variety             |                                                              | Open   |
| 1177 |                | McNeil Demolition Dump                             | Large, Unlimited Variety             |                                                              | Open   |
| 1199 | 15515          | Aconite LUST                                       | Spill, Leak, Leach or Inject Release | MPCA Closure 2008 Soil unevaluated                           | Open   |
| 1217 |                | Sunfish Lake Tree Burn Site                        | Agricultural Disposal                |                                                              | Open   |
| 1227 | 16934          | Oren and Trog Property Release                     | Spill, Leak, Leach or Inject Release | MPCA Closure 2009 Contaminated Soil Remain                   | Open   |
| 1228 | 17316          | Dell Dahn Estate Release                           | Spill, Leak, Leach or Inject Release | MPCA Closure 2009 Contaminated Soil Remains                  | Open   |
| 1229 | 18247          | PDQ Station #212 LUST                              | Spill, Leak, Leach or Inject Release | MPCA Closure 2011 No Contamination Remaining                 | Closed |
| 1232 |                | Peabody's Dump NW                                  | Large, Unlimited Variety             | Relocated based on 2004 aerial photo disturbance             | Closed |
| 1233 |                | MNDOT & Peabody's Disposal                         | Large, Unlimited Variety             | Relocated based on historical photo building location        | Closed |
| 1234 |                | Rauchwarter Demolition Dump North                  | Large, Unlimited Variety             |                                                              | Open   |
| 1235 |                | Fuel Oil Service Demolition Fill South             | Large, Unlimited Variety             |                                                              | Closed |
| 1390 | 1553 SR0001553 | Gerke Cleaners                                     | Spill, Leak, Leach or Inject Release | 9/20/22 Corrective Environmental Covenant recorded, document | Open   |
| 1394 |                | Highway 103 Lead Site                              | Large, Unlimited Variety             | MNDOT cleaned right-of-way                                   | Closed |
| 1395 |                | Dakota 53 Property Disposal South                  | Large, Unlimited Variety             |                                                              | Open   |
| 1546 |                | Inver Grove Heights Audit #46                      | Large, Unlimited Variety             |                                                              | Open   |
| 1657 |                | Dakota 53 Property North                           | Household or Farm Dump               |                                                              | Open   |
| 1914 | 7850           | Inver Hills Community College LUST                 | Spill, Leak, Leach or Inject Release | MPCA Closure 1995. GW Cont Suspected, Soil unevaluated       | Open   |
| 1917 | 8224           | MN DOT (Former Service Station) LUST               | Spill, Leak, Leach or Inject Release | MPCA Closure 1999, GW Cont suspected. Soil unevaluated       | Open   |
| 1918 | 1142           | MNDOT Dakota County LUST                           | Spill, Leak, Leach or Inject Release | MPCA Closure 1994 No GW Contamination. Cont Soil suspected   | Open   |
| 1922 | 1757           | Speed Engineering Inc LUST                         | Spill, Leak, Leach or Inject Release | MPCA Closure 1994. No GW Cont. Soil Contamination Suspected  | Open   |
| 1928 | 1759           | Wescott Station LUST                               | Spill, Leak, Leach or Inject Release | MPCA Closure 1995. Soil Contamination, GW Cont. suspected    | Open   |
| 1929 | 3443           | Salem Green Apartments LUST                        | Spill, Leak, Leach or Inject Release | MPCA Closure 1991 No Soil or GW Contamination Remaining      | Closed |
| 1999 | 14852          | Ebgers Residence LUST                              | Spill, Leak, Leach or Inject Release | MPCA Closure 2002 Soil unevaluated                           | Open   |
| 2077 |                | YMCA Demo Dump                                     | Large, Unlimited Variety             |                                                              | Open   |

|      |       |                                       |                                      |                                                        |        |
|------|-------|---------------------------------------|--------------------------------------|--------------------------------------------------------|--------|
| 2078 |       | West Publishing Demolition Dump       | Large, Unlimited Variety             |                                                        | Open   |
| 2079 |       | Lemke's Trucking Dump                 | Industrial Waste Disposal            |                                                        | Open   |
| 2083 |       | West Group Building #5 Sump Leak      | Hazardous Waste Disposal             |                                                        | Open   |
| 2084 |       | Schwermann Dump                       | Industrial Waste Disposal            |                                                        | Open   |
| 2099 |       | West Group LUST                       | Spill, Leak, Leach or Inject Release |                                                        | Open   |
| 2158 | 11149 | United Parcel Service LUST            | Spill, Leak, Leach or Inject Release | MPCA Closure 1999 GW and Soil unevaluated              | Open   |
| 2172 |       | Fee Farm Dump                         | Hazardous Waste Disposal             | Limited No Further Action from MPCA in 2020.           | Closed |
| 2173 |       | Gopher Smelting Battery Berm Disposal | Hazardous Waste Disposal             |                                                        | Open   |
| 2176 |       | Schafer Contracting Demolition Fill   | Industrial Waste Disposal            |                                                        | Open   |
| 2188 |       | Johnson Farm Dump                     | Household or Farm Dump               | Complete removal 1997 No residual testing conducted    | Closed |
| 2189 |       | Gopher Smelting Battery Disposal      | Hazardous Waste Disposal             | Limited No Further Action from MPCA in 2020.           | Closed |
| 2215 |       | Truck Repair Dump                     | Industrial Waste Disposal            |                                                        | Open   |
| 2237 |       | Industrial Equities Demolition Dump   | Industrial Waste Disposal            |                                                        | Open   |
| 2238 |       | Cina Dump                             | Large, Unlimited Variety             |                                                        | Open   |
| 2563 | 7186  | Northwest Transport LUST              | Spill, Leak, Leach or Inject Release | MPCA Closure 19994 No GW or soil Contamination remain  | Open   |
| 2575 | 5466  | United Parcel Service LUST            | Spill, Leak, Leach or Inject Release | MPCA Closure 1997. No GW or Soil Contamination remains | Closed |
| 2587 |       | Cray Research Park Disposals          | Hazardous Waste Disposal             | Former Cray Research Facility                          | Open   |
| 2614 |       | Schafer Contractor Demolition Dump    | Industrial Waste Disposal            |                                                        | Open   |
| 2662 |       | Effress Salvage Disposals             | Industrial Waste Disposal            |                                                        | Open   |
| 2700 |       | Piekarski Tip Dump                    | Large, Unlimited Variety             |                                                        | Open   |

#### Dakota County CSIR Projects

| <u>Project ID</u> | <u>Name</u>         | <u>City</u> | <u>Comments</u>                       | <u>Project Status</u> |
|-------------------|---------------------|-------------|---------------------------------------|-----------------------|
| 2007002           | Starfire Properties | Eagan       | Battery casings in septic drainfields | Remediation/Cleanup   |

#### MPCA "What's In My Neighborhood" Site Data

| <u>Name</u>                       | <u>Active Flag</u> | <u>Address</u>                                               | <u>City</u>         | <u>MPCA Activities</u>  | <u>MPCA IDs</u> | <u>Institutional Controls (Y or N)</u> |
|-----------------------------------|--------------------|--------------------------------------------------------------|---------------------|-------------------------|-----------------|----------------------------------------|
| Cahill Ave Improvements - Phase 3 | N                  | Btwn Concord & 80th St; 80th St. Btwn Boyd Ave & E of Cahill | Inver Grove Heights | Construction Stormwater | C00007587       | N                                      |
| Concord Hills                     | Y                  | See location description                                     | Inver Grove Heights | Construction Stormwater | C00021228       | N                                      |
| Kings Express Logistics Warehouse | Y                  | 635 Yankee Doodle Rd                                         | Eagan               | Industrial Stormwater   | MNRNE377B       | N                                      |

|                                                                    |   |                                                                |                     |                                                                         |                           |   |
|--------------------------------------------------------------------|---|----------------------------------------------------------------|---------------------|-------------------------------------------------------------------------|---------------------------|---|
| Blackstone Ridge-Winwood Addition 2nd Addition                     | Y |                                                                | Inver Grove Heights | Construction Stormwater                                                 | C00047557                 | N |
| Macks Excavating                                                   | Y | 2168 65th St E                                                 | Inver Grove Heights | Petroleum Remediation, Leak Site                                        | LS0011112                 | N |
| Min Argenta Property                                               | Y | 6261 Argenta Trl                                               | Inver Grove Heights | Brownfields, Petroleum Brownfield                                       | PB3346                    | N |
| Your Wellbeing Health Center                                       | Y | 610 Opperman Drive Ste DN1000                                  | Eagan               | Hazardous Waste, Minimal quantity generator                             | MNS000310296              | N |
| 2000 Street Improvement Project                                    | N | 102nd St E & W, 105th St W from Akron Ave east, Adam Ave, Agat | Inver Grove Heights | Construction Stormwater                                                 | C00008308                 | N |
| King Express                                                       | Y | 635 Yankee Doodle Rd                                           | Eagan               | Industrial Stormwater                                                   | MNRNE3CR3                 | N |
| Eagan Industrial Park 3rd Addition                                 | Y | Highway 149 & Yankee Doodle Rd                                 | Eagan               | Brownfields, Voluntary Investigation and Cleanup                        | VP10870; VP10871; VP10872 | N |
| Clark Road Office Warehouse                                        | N | Clark Rd & Hwy 52                                              | Inver Grove Heights | Construction Stormwater                                                 | C00008524                 | N |
| Old Dominion Freight Lines                                         | N | 3450 Dodd Rd                                                   | Eagan               | Underground Tanks                                                       | TS0001372                 | N |
| Flynn Residence                                                    | Y | 230 Salem Church Rd                                            | Sunfish Lake        | Construction Stormwater                                                 | C00022519                 | N |
| Inver Grove Fire Station #2                                        | Y | 9250 Courthouse Blvd                                           | Inver Grove Heights | Construction Stormwater                                                 | C00051644                 | N |
| UPS Pavement Expansion                                             | Y | 555 Opperman Drive                                             | Eagan               | Construction Stormwater                                                 | C00067016                 | N |
| Surelock Storage - Inver Grove Hts                                 | N | See location description                                       | Inver Grove Heights | Construction Stormwater                                                 | C00024727                 | N |
| Inver Glen Senior Living                                           | N | 7260 S Robert Trl                                              | Inver Grove Heights | Construction Stormwater; Hazardous Waste, Very small quantity generator | C00026891; MNS000327096   | N |
| Home Depot - IGH                                                   | N | See location description                                       | Inver Grove Heights | Construction Stormwater                                                 | C00014818                 | N |
| 2015-13 & 2015-16 NWA Trunk Utility Improvement - Argenta District | Y |                                                                | Inver Grove Heights | Construction Stormwater                                                 | C00042619                 | N |
| TH3 & 65th Street Improvements                                     | Y | TH 3 & 65th Street                                             | Inver Grove Heights | Construction Stormwater                                                 | C00048876; SUB0054777     | N |
| Peltier Reserve                                                    | Y | 7250 Argenta Trl                                               | Inver Grove Heights | Construction Stormwater                                                 | C00061565                 | N |
| State Special Waste Facility                                       | Y | 8150 Barbara Ave                                               | Inver Grove Heights | Hazardous Waste                                                         | MND982067662              | N |
| South Grove Street Recon Phase 3                                   | N | See location description                                       | Inver Grove Heights | Construction Stormwater                                                 | C00025667                 | N |
| Marianna Ranch                                                     | N | See location description                                       | Inver Grove Heights | Construction Stormwater                                                 | C00005860                 | N |
| Dakota CP 14-12, 73-06 & 97-12                                     | N | See location description                                       | Inver Grove Heights | Construction Stormwater                                                 | C00007412                 | N |
| TH 52 & 117th Street Interchange                                   | N | See location description                                       | Inver Grove Heights | Construction Stormwater                                                 | C00009653                 | N |



|                                                        |   |                                        |                     |                                                                                                             |                                          |   |
|--------------------------------------------------------|---|----------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------|---|
| Cahill Avenue Extension - IGH                          | N | See location description               | Inver Grove Heights | Construction Stormwater                                                                                     | C00022698                                | N |
| Inver Grove Heights, City Of                           | Y | 8150 Barbara Ave                       | Inver Grove Heights | SSTS                                                                                                        | L1452                                    | N |
| Natural Landscape Minnesota, Inc.                      | Y | 1215 80th St E                         | Inver Grove Heights | Hazardous Waste, Minimal quantity generator                                                                 | MNS000328552                             | N |
| Arbor Crest                                            | N | E Side of Cahill Ave S of Concord Blvd | Inver Grove Heights | Construction Stormwater                                                                                     | C00006453                                | N |
| o'Leary Residence                                      | N | 10 Windy Hill Rd                       | Sunfish Lake        | Construction Stormwater                                                                                     | C00016787                                | N |
| Thomson Data Center Expansion                          | N | 610 Opperman Dr                        | Eagan               | Construction Stormwater                                                                                     | C00022091                                | N |
| Wagner Sod                                             | Y | 8150 Courthouse Blvd Ct                | Inver Grove Heights | Aboveground Tanks                                                                                           | TS0124912                                | N |
| Blackstone Vista                                       | Y |                                        | Inver Grove Heights | Construction Stormwater                                                                                     | C00040368                                | N |
| Gateway Business Park - Lot 2                          | Y | 500 Lone Oak Road                      | Eagan               | Construction Stormwater                                                                                     | C00046379                                | N |
| Argenta Hills 2nd Addition                             | Y | Address Unknown                        | Inver Grove Heights | Construction Stormwater                                                                                     | C00030784; SUB0031989                    | N |
| Crosby Heights                                         | Y | Crosby Avenue                          | Inver Grove Heights | Construction Stormwater                                                                                     | C00042443                                | N |
| MCI #171111 - Pond GP-1.2 Improvements                 | Y |                                        |                     | Construction Stormwater                                                                                     | C00046090                                | N |
| Inver Grove Heights Tacc                               | Y | 8076 Babcock Trl                       | Inver Grove Heights | Hazardous Waste, Minimal quantity generator                                                                 | MNR000058396                             | N |
| 494 & Hwy 52 Commercial                                | N | See location description               | Inver Grove Heights | Construction Stormwater                                                                                     | C00019829                                | N |
| InverPoint Business Park                               | Y | See location description               | Inver Grove Heights | Construction Stormwater                                                                                     | C00025211                                | N |
| South Grove                                            | Y |                                        | Inver Grove Heights | Construction Stormwater                                                                                     | C00060529                                | N |
| Forest Ridge                                           | Y | NW of Co. Rd 71 & 102nd St. E          | Inver Grove Heights | Construction Stormwater                                                                                     | C00009063                                | N |
| Vern Erickson                                          | N | 1658 69th St W                         | Inver Grove Heights | Underground Tanks                                                                                           | TS0015298                                | N |
| Windy Hills                                            | Y | 25 Windy Hills Rd                      | Sunfish Lake        | Solid Waste                                                                                                 | COM00162                                 | N |
| Thomson Reuters                                        | Y | 610 Opperman Dr                        | Eagan               | Aboveground Tanks; Brownfields, Voluntary Investigation and Cleanup; Industrial Stormwater; Site Assessment | MNRNE3FVM; SA0001897; TS0055446; VP10660 | N |
| Salem Hills Elementary School                          | N | 5899 Babcock Trl                       | Inver Grove Heights | Construction Stormwater; Underground Tanks                                                                  | C00023420; TS0016082                     | N |
| Inverwood Golf Course Renovations                      | Y | 1850 70th St. E                        | Inver Grove Heights | Construction Stormwater                                                                                     | C00043854                                | N |
| Ves Valley of Inver Grove Heights                      | N | NE Quad of Hwy 149 & Hwy 3             | Inver Grove Heights | Construction Stormwater                                                                                     | C00007824                                | N |
| Flint Hills Resources Pine Bend LLC - Wescott Terminal | Y | 10450 Robert Trail South               | Inver Grove Heights | Air Quality; Hazardous Waste, Minimal quantity generator                                                    | 03700389; MNS000329192                   | N |

|                                             |   |                                                                  |                        |                                                                      |                                                                                                                                                                                         |   |
|---------------------------------------------|---|------------------------------------------------------------------|------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Scenic Hills Phase (2-4)                    | Y | Scenic Hills 1st Addition<br>Blocks 2-8 67 Single<br>Family Lots | Inver Grove<br>Heights | Construction Stormwater                                              | C00059630; SUB0071305;<br>SUB0071306; SUB0071307;<br>SUB0071308; SUB0071341;<br>SUB0071342; SUB0071343;<br>SUB0071344; SUB0071399;<br>SUB0071400; SUB0071401;<br>SUB0071402; SUB0071403 | N |
| Carter Bob Ford                             | N | Highway 110 & 55                                                 | Inver Grove<br>Heights | Aboveground Tanks                                                    | TS0052349                                                                                                                                                                               | N |
| SAP 178-010-008 TH3,<br>IGH                 | N | See location description                                         | Inver Grove<br>Heights | Construction Stormwater                                              | C00027331                                                                                                                                                                               | N |
| Argenta Trail                               | Y |                                                                  | Inver Grove<br>Heights | Construction Stormwater                                              | C00071179                                                                                                                                                                               | N |
| Premier Services                            | N | 6520 S Robert Trl                                                | Inver Grove<br>Heights | Hazardous Waste                                                      | MND982204380                                                                                                                                                                            | N |
| 2012-07 Bohrer Pond NW<br>Pre Treatment Con | Y | Address Unknown                                                  | Inver Grove<br>Heights | Construction Stormwater                                              | C00037437                                                                                                                                                                               | N |
| Gramercy Park                               | N | Upper 55th St between<br>Brent Ave & 9th Ave S                   | Inver Grove<br>Heights | Construction Stormwater                                              | C00004068                                                                                                                                                                               | N |
| Parking Lot Expansion -<br>Ecolab Schuman C | N | 655 Lone Oak Road                                                | Eagan                  | Construction Stormwater                                              | C00036493                                                                                                                                                                               | N |
| saalem church sunfish lake                  | Y | Address Unknown                                                  | Sunfish Lake           | Construction Stormwater                                              | C00039525                                                                                                                                                                               | N |
| CSAH 26 & CSAH 63<br>IMPROVEMENTS PROJECT   | Y |                                                                  | Inver Grove<br>Heights | Construction Stormwater                                              | C00059441                                                                                                                                                                               | N |
| Former Delta Airlines<br>Building N         | Y | 2600 Lone Oak Point                                              | Eagan                  | Underground Tanks                                                    | TS0016191                                                                                                                                                                               | N |
| Amazing Grace Lutheran<br>Ch Parking Lot Im | Y | Address Unknown                                                  | Inver Grove<br>Heights | Construction Stormwater                                              | C00030408                                                                                                                                                                               | N |
| I-35E Cayuga Soil Export<br>Project         | Y | Address Unknown                                                  | Inver Grove<br>Heights | Construction Stormwater                                              | C00040096                                                                                                                                                                               | N |
| Browning Ferris Industries<br>- Pine Bend   | Y | Address unknown                                                  | Inver Grove<br>Heights | Solid Waste                                                          | SW-gen                                                                                                                                                                                  | N |
| Blaine Ridge - Quest<br>Development         | N | See location description                                         | Inver Grove<br>Heights | Construction Stormwater                                              | C00001355                                                                                                                                                                               | N |
| Truck Repair & Equipment<br>Co Inc          | Y | 8245 Argenta Trl                                                 | Inver Grove<br>Heights | Hazardous Waste, Very small quantity generator;<br>Underground Tanks | MND057102246; TS0001256                                                                                                                                                                 | N |
| Wescott Station                             | N | 9028 Jefferson Trl                                               | Inver Grove<br>Heights | Underground Tanks                                                    | TS0013118                                                                                                                                                                               | N |
| Blackstone Ridge                            | Y |                                                                  | Inver Grove<br>Heights | Construction Stormwater                                              | C00042704                                                                                                                                                                               | N |
| Demolition Fill - 2                         | Y | 6760 Arkansas Ave                                                | Inver Grove<br>Heights | Site Assessment                                                      | SA0007418                                                                                                                                                                               | N |
| Gerten Residence                            | Y | 12 High Road                                                     | Inver Grove<br>Heights | Petroleum Remediation, Leak Site                                     | LS0012802                                                                                                                                                                               | N |
| South Grove St<br>Reconstruction Area 4     | Y | See location description                                         | Inver Grove<br>Heights | Construction Stormwater                                              | C00027725                                                                                                                                                                               | N |

|                                                       |   |                                        |                     |                                                                             |                         |   |
|-------------------------------------------------------|---|----------------------------------------|---------------------|-----------------------------------------------------------------------------|-------------------------|---|
| 2019 Street Improvements - 55th Street & Atwater Path | Y |                                        | Inver Grove Heights | Construction Stormwater                                                     | C00054166               | N |
| EnerSys                                               | Y | 625 Yankee Doodle Rd Ste 100           | Eagan               | Hazardous Waste, Very small quantity generator                              | MNS000333992            | N |
| Bridgewood Apartments                                 | Y | 3122 65th St E                         | Inver Grove Heights | Hazardous Waste                                                             | MNS000105726            | N |
| Babcock Trail Rental Townhomes                        | N | See location description               | Inver Grove Heights | Construction Stormwater                                                     | C00001905               | N |
| Kaufman Enterprises Inc                               | Y | 3401 Highway 55                        | Eagan               | Underground Tanks                                                           | TS0001002               | N |
| Marathon Health at MISO Eagan                         | Y | 2985 Ames Crossing Rd                  | Eagan               | Hazardous Waste, Very small quantity generator; Underground Tanks           | MNS000347480; TS0125926 | N |
| Mn Dot (former Service Station)                       | Y | Robert St S & Th 55 (nw Corner)        | Inver Grove Heights | Petroleum Remediation, Leak Site                                            | LS0008224               | N |
| Simpson Strong-Tie                                    | Y | 8450 Courthouse Blvd                   | Inver Grove Heights | Industrial Stormwater                                                       | MNRNE3F6Z               | N |
| Woodview Ponds                                        | N | See location description               | Inver Grove Heights | Construction Stormwater                                                     | C00013163               | N |
| Gateway Business Park                                 | Y | 520 Lone Oak                           | Eagan               | Construction Stormwater                                                     | C00041547               | N |
| XPO Logistics Freight, Inc. - XEN                     | Y | 3450 Dodd Rd                           | Eagan               | Hazardous Waste, Large quantity generator; Petroleum Remediation, Leak Site | LS0017588; MNR000077867 | N |
| Tipperary                                             | Y | Intersection of Wescott Rd and Dodd Rd | Eagan               | Construction Stormwater                                                     | C00045637               | N |
| JR's Appliance Disposal Inc                           | Y | 8980 Jefferson Trl                     | Inver Grove Heights | Hazardous Waste, Small quantity generator                                   | MND161032610            | N |
| W. Villaume                                           | Y | 6180 RobertTrl S                       | Inver Grove Heights | Underground Tanks                                                           | TS0018605               | N |
| The Crossings at Inver Woods                          | Y | 1462 80th St E                         | Inver Grove Heights | Construction Stormwater                                                     | C00058430               | N |
| Courthouse Boulevard Court                            | Y | Address Unknown                        | Inver Grove Heights | Construction Stormwater                                                     | C00026526               | N |
| Hidden Forest                                         | N | See location description               | Inver Grove Heights | Construction Stormwater                                                     | C00006429               | N |
| CP 26-29 (CSAH 26)                                    | N | See location description               | Inver Grove Heights | Construction Stormwater                                                     | C00015132               | N |
| Swift Transportation Facility                         | N | See location description               | Inver Grove Heights | Construction Stormwater                                                     | C00015962               | N |
| PDQ #212                                              | Y | 5440 S Roberts Trl                     | Inver Grove Heights | Petroleum Remediation, Leak Site; Underground Tanks                         | LS0018247; TS0001164    | N |
| Argenta Hills                                         | Y | 7757 Robert Trl                        | Inver Grove Heights | Hazardous Waste                                                             | MNS000137489            | N |
| Inver Grove School District                           | Y | Address unknown                        | Inver Grove Heights | Solid Waste                                                                 | SW-gen                  | N |
| SP 1907-54 (TH 52-116)                                | N | See location description               | Inver Grove Heights | Construction Stormwater                                                     | C00001540               | N |
| CP 56-06 (CSAH 56 Phase II) - IGH                     | N | See location description               | Inver Grove Heights | Construction Stormwater                                                     | C00026030               | N |

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| Gerke Cleaners                                              | Y | 5464 S Robert Trl                   | Inver Grove Heights | Hazardous Waste                                                                             | MND981092109                   | N |
| South Grove Street Reconstruction Area 2                    | Y | See location description            | Inver Grove Heights | Construction Stormwater                                                                     | C00022090                      | N |
| Fischers Service                                            | N | 6889 S Robert Trl                   | Inver Grove Heights | Hazardous Waste                                                                             | MND985685098                   | N |
| Arbor Gables                                                | N | Corner Brooks Blvd & Broderick Blvd | Inver Grove Heights | Construction Stormwater                                                                     | C00007207                      | N |
| Staywell                                                    | Y | 3000 Ames Crossing Rd Ste 100       | Eagan               | Hazardous Waste                                                                             | MNS000305128                   | N |
| thomson Legal & Regulatory Building "E"                     | N | 610 Opperman Dr                     | Eagan               | Construction Stormwater                                                                     | C00011708                      | N |
| Argenta Hills                                               | N | Address Unknown                     | Inver Grove Heights | Construction Stormwater                                                                     | C00030371                      | N |
| Thomson Reuters Campus Redevelopment - South                | Y | 610 Opperman Dr                     | Eagan               | Construction Stormwater                                                                     | C00071105                      | N |
| Bituminous Roadways Inc                                     | Y | 9050 Jefferson Trl W                | Inver Grove Heights | Air Quality; Brownfields, Petroleum Brownfield; Hazardous Waste, Minimal quantity generator | 03700269; MND982220436; PB3842 | N |
| Metro DentalCare - Inver Grove Heights                      | Y | 9042 Cahill Ave                     | Inver Grove Heights | Hazardous Waste, Very small quantity generator                                              | MNS000124404                   | N |
| Arbor Pointe Water Tower                                    | N | 8815 Broderick Blvd                 | Inver Grove Heights | Construction Stormwater                                                                     | C00011298                      | N |
| IGH Safety Addition and City Hall Remod                     | N | Address Unknown                     | Inver Grove Heights | Construction Stormwater                                                                     | C00027633                      | N |
| CP 63-25 Argenta Trail Realignment                          | Y |                                     | Inver Grove Heights | Construction Stormwater                                                                     | C00045123                      | N |
| 60th Street E, 62nd Street E, and Bacon Avenue Improvements | Y |                                     | Inver Grove Heights | Construction Stormwater                                                                     | C00057215                      | N |
| Southwest YMCA                                              | Y | 550 Opperman Dr                     | Eagan               | Hazardous Waste, Very small quantity generator                                              | MNR000078428                   | N |
| Boulder Lakes Office Building Core and Shell                | Y | 2900 Ames Crossing Road             | Eagan               | Brownfields, Petroleum Brownfield; Construction Stormwater                                  | BF0000596; C00045625           | N |
| Jerry's Tire Recycling                                      | Y | 535 Chapel Ln                       | Eagan               | Solid Waste                                                                                 | SW-gen                         | N |
| Farmers Union Cntl Exch Inc Cenex                           | Y | 5500 Babcock Trl                    | Inver Grove Heights | Hazardous Waste                                                                             | MND006163067                   | N |
| Thomson Office-NE Parking Lot                               | N | 610 Opperman Dr                     | Eagan               | Construction Stormwater                                                                     | C00023704                      | N |
| FHR Oxygen Pipeline Installation                            | N | Adjacent to Clark Rd & 117th St     | Inver Grove Heights | Wastewater, Industrial SDS Permit                                                           | MN0068951                      | N |
| SP 1928-59 (TH 52)                                          | N | Address Unknown                     | Inver Grove Heights | Construction Stormwater                                                                     | C00031458                      | N |
| Jacob Holdings of Mendota Road LLC                          | Y | Address unknown                     | Inver Grove Heights | Solid Waste                                                                                 | SW-gen                         | N |
| Argenta Trail                                               | Y |                                     | Inver Grove Heights | Construction Stormwater                                                                     | C00071176                      | N |
| Orchard Trail                                               | Y | 8525 Courthouse Blvd Ct E           | Inver Grove Heights | Construction Stormwater                                                                     | C00012767                      | N |

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| Inver Grove Market                 | N | 5858 Blaine Ave                                 | Inver Grove Heights | Construction Stormwater                                                                                                                 | C00010053                                              | N |
| CP 1993-25, -26, -29, -31, 1992-0? | N | See location description                        | Inver Grove Heights | Construction Stormwater                                                                                                                 | C00001404                                              | N |
| Falcon Berm - IGH                  | N | See location description                        | Inver Grove Heights | Construction Stormwater                                                                                                                 | C00026087                                              | N |
| J&B Importers Inc                  | Y | 500 Lone Oak Rd Ste 100                         | Eagan               | Hazardous Waste                                                                                                                         | MNS000349776                                           | N |
| Inver Wood                         | Y | 1597 80th St E                                  | Inver Grove Heights | Hazardous Waste, Minimal quantity generator                                                                                             | MND985722412                                           | N |
| Wescott Multipurpose Shed          | Y | 10326 Robert Tr S                               | Inver Grove Heights | Construction Stormwater                                                                                                                 | C00042088                                              | N |
| Bancroft Way Reconstruction        | Y | City of Inver Grove Heights                     |                     | Construction Stormwater                                                                                                                 | C00051038                                              | N |
| Southern Lakes                     | N | N of Cliff Rd & E of Highway 3                  | Inver Grove Heights | Construction Stormwater                                                                                                                 | C00004581; C00004969; C00005357                        | N |
| Koch Pipeline Co LP                | Y | Highway 52 & Highway 55                         | Inver Grove Heights | Aboveground Tanks                                                                                                                       | TS0121975                                              | N |
| Rosepost Station                   | N | 11720 E 117th St                                | Inver Grove Heights | Underground Tanks                                                                                                                       | TS0021201                                              | N |
| Boulder Lakes Business Campus      | Y | 565 Lone Oak Rd                                 | Eagan               | Construction Stormwater; Integrated Remediation                                                                                         | C00023128; LS0017097                                   | N |
| People of Praise                   | Y | 601 River Ridge Parkway                         | Eagan               | Hazardous Waste, Minimal quantity generator                                                                                             | MNS000356192                                           | N |
| Birchwood Ponds E at Arbor Pointe  | N | College Trl E of Cahill & W of Sleepy Hollow Pk | Inver Grove Heights | Construction Stormwater                                                                                                                 | C00001229                                              | N |
| General Pump                       | Y | 3380 Dodd Rd                                    | Eagan               | Hazardous Waste; Petroleum Remediation, Leak Site; Underground Tanks                                                                    | LS0017719; MND074075342; TS0125061                     | N |
| Summit Pines                       | Y | 8635 Inver Grove Trl                            | Inver Grove Heights | Construction Stormwater                                                                                                                 | C00017784; SUB0026596; SUB0027089; SUB0035090          | N |
| Inver Grove Honda                  | N | See location description                        | Inver Grove Heights | Construction Stormwater                                                                                                                 | C00021108                                              | N |
| The First Impression Group Inc     | Y | 2999 Ames Crossing Rd Ste 100                   | Eagan               | Industrial Stormwater                                                                                                                   | MNRNE3CXP                                              | N |
| Able Craft Fabrications Inc        | Y | 3500 Dodd Rd                                    | Eagan               | Hazardous Waste, Minimal quantity generator                                                                                             | MND059032276                                           | N |
| Park Dental - Salem Square         | Y | 5350 S Robert Trl                               | Inver Grove Heights | Hazardous Waste, Minimal quantity generator                                                                                             | MND985695030                                           | N |
| Bohrer Pond Outlet                 | N | See location description                        | Inver Grove Heights | Construction Stormwater                                                                                                                 | C00016847                                              | N |
| Settlers Ridge North               | Y |                                                 | Inver Grove Heights | Construction Stormwater                                                                                                                 | C00055992                                              | N |
| Grease Monkeys Inc                 | Y | 3191 Red Oak Dr                                 | Eagan               | Hazardous Waste, Minimal quantity generator                                                                                             | MN0001025626                                           | N |
| Brentwood Village Apartments       | N | See location description                        | Inver Grove Heights | Construction Stormwater                                                                                                                 | C00010673                                              | N |
| Starfire Properties LLC            | Y | 3790 Dodd Rd                                    | Eagan               | Aboveground Tanks; Brownfields, Voluntary Investigation and Cleanup; Hazardous Waste; Petroleum Remediation, Leak Site; Site Assessment | BF0000466; LS0015515; MNS000122507; TS0123406; VP18680 | N |

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| Suite Living Memory Care & Assisted Living of Inver Grove Heights | Y | 7900 Austin Way                                         | Inver Grove Heights | Hazardous Waste, Very small quantity generator      | MNS000338800                      | N |
| Value Auto Repair                                                 | N | 6889 S Robert Trl                                       | Inver Grove Heights | Hazardous Waste                                     | MND985692953                      | N |
| Sunfish Lake Tree Burn/Disposal                                   | Y | See location description                                | Sunfish Lake        | Site Assessment                                     | SA0007417                         | N |
| Timber Ponds                                                      | N | Address Unknown                                         | Inver Grove Heights | Construction Stormwater                             | C00003019                         | N |
| TH3 erosion repair                                                | N | Address Unknown                                         | Inver Grove Heights | Construction Stormwater                             | C00036822                         | N |
| Inver Grove Heights-Arbor Point                                   | N | See location description                                | Inver Grove Heights | Construction Stormwater                             | C00006292                         | N |
| Ecolab Building H Expansion                                       | N | 655 Lone Oak Drive                                      | Eagan               | Construction Stormwater                             | C00033062                         | N |
| Shafer Contracting Site                                           | Y | Intersection of Yankee Doodle Road and Dodd Road        | Eagan               | Brownfields, Voluntary Investigation and Cleanup    | BF0001709                         | N |
| SP 1908-79 TH 3                                                   | N | Address Unknown                                         | Inver Grove Heights | Construction Stormwater                             | C00036400                         | N |
| Thomson Reuters Eagan Campus                                      | Y | 610 Opperman Dr                                         | Eagan               | Air Quality; Hazardous Waste; Industrial Stormwater | 006158414; 03700093; MND981089790 | N |
| Inver Grove Heights Professional Build                            | N | See location description                                | Inver Grove Heights | Construction Stormwater                             | C00017313                         | N |
| Parking Lot Improvements 2014                                     | N | Address Unknown                                         | Inver Grove Heights | Construction Stormwater                             | C00039101                         | N |
| Wescott Station                                                   | Y | 9028 Jefferson Tr                                       | Inver Grove Heights | Petroleum Remediation, Leak Site                    | LS0001759                         | N |
| CP 2016-09D                                                       | Y | 8150 Barbara Ave                                        | Inver Grove Heights | Construction Stormwater                             | C00043483                         | N |
| Pioneer Plastics                                                  | Y | 3660 Dodd Rd                                            | Eagan               | Aboveground Tanks                                   | TS0124380                         | N |
| 1985-148 I-494 Mill and Overlay                                   | Y |                                                         | Inver Grove Heights | Construction Stormwater                             | C00054238                         | N |
| Orchard Heights 2nd Addition                                      | N | Btwn TH 55 & 77th St W & Btwn Argenta Tr & Black Oak Dr | Inver Grove Heights | Construction Stormwater                             | C00007892                         | N |
| Ecolab - Schuman Campus                                           | Y | 655 Lone Oak Dr                                         | Eagan               | Air Quality; Hazardous Waste; Wastewater            | 03700222; MND985710581; SIU000646 | N |
| Phase 5 Cell B Construction                                       | N | See location description                                | Inver Grove Heights | Construction Stormwater                             | C00018406                         | N |
| CP 2005-091                                                       | N | See location description                                | Inver Grove Heights | Construction Stormwater                             | C00015164                         | N |
| Blackstone Vista 3rd Addition                                     | Y |                                                         | Inver Grove Heights | Construction Stormwater                             | C00049135                         | N |
| Thomson Legal & Reg "Bld F" Expansion                             | N | 610 Opperman Dr                                         | Eagan               | Construction Stormwater                             | C00009825                         | N |

|                                                                         |   |                                |                     |                                                                                                 |                                                                                                                                                                                                          |   |
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| Khoury's Restaurant                                                     | N | See location description       | Inver Grove Heights | Construction Stormwater                                                                         | C00010630                                                                                                                                                                                                | N |
| Loon of MN LLC                                                          | Y | 5465 E Babcock Trl             | Inver Grove Heights | Petroleum Remediation, Leak Site; Underground Tanks                                             | LS0018680; TS0004679                                                                                                                                                                                     | N |
| Povolny Specialties Addition                                            | Y | 7350 Courthouse Blvd.          | Inver Grove Heights | Construction Stormwater                                                                         | C00038727                                                                                                                                                                                                | N |
| Miller Excavating                                                       | Y | Address unknown                | Inver Grove Heights | Solid Waste                                                                                     | SW-gen                                                                                                                                                                                                   | N |
| Salem Heights Plaza                                                     | Y | 5440 South Robert Trail        | Inver Grove Heights | Brownfields, Voluntary Investigation and Cleanup; Superfund, Superfund Program Non-listed Sites | BF0001422; SR0001553                                                                                                                                                                                     | Y |
| Inver Hills Community College Technology and Business Center Renovation | Y |                                |                     | Construction Stormwater                                                                         | C00068770                                                                                                                                                                                                | N |
| Delta Air Lines Inc - Bldg N                                            | Y | 2600 Lone Oak Point BLDG N1141 | Eagan               | Hazardous Waste                                                                                 | MND985737949                                                                                                                                                                                             | N |
| MSP SE Transportation & Distribution                                    | N | See location description       | Inver Grove Heights | Construction Stormwater                                                                         | C00006135                                                                                                                                                                                                | N |
| Inver Grove Heights Collection System                                   | Y | 8150 Barbara Ave               | Inver Grove Heights | Wastewater, Municipal Collection System                                                         | 21059; 21164; 21165; 21261; 21341; 21359; 21514; 21620; 21643; 21651; 21740; 21943; 21948; 21994; 22067; 22408; 22409; 22755; 22759; 23074; 23275; 23276; 23351; 23960; 23961; 33230; 33955; 34464; 3465 | N |
| Formerly Service Station                                                | N | Robert Trl                     | Inver Grove Heights | Underground Tanks                                                                               | TS0019049                                                                                                                                                                                                | N |
| SP 1908-85 TH 3 turn lanes at Autumn Way                                | N | Address Unknown                | Inver Grove Heights | Construction Stormwater                                                                         | C00033848                                                                                                                                                                                                | N |
| Protouch Painting                                                       | N | 500 Rolling Hills Cir          | Eagan               | Hazardous Waste                                                                                 | MND985738541                                                                                                                                                                                             | N |
| Consolidated Freightways                                                | Y | 635 Yankee Doodle Rd           | Eagan               | Hazardous Waste, Very small quantity generator; Industrial Stormwater; Underground Tanks        | A00002403; MNR000001412; TS0125060                                                                                                                                                                       | N |
| Inver Wood Golf Course                                                  | N | 1850 70th St E                 | Inver Grove Heights | Aboveground Tanks                                                                               | TS0055944                                                                                                                                                                                                | N |
| Woodlyn Heights HCC                                                     | Y | 2060 Upper 55th St E Ste B     | Inver Grove Heights | Hazardous Waste, Very small quantity generator                                                  | MNS000327392                                                                                                                                                                                             | N |
| Annistone Ranch                                                         | N | 89th St W                      | Inver Grove Heights | Construction Stormwater                                                                         | C00008384                                                                                                                                                                                                | N |
| InverPoint Building 3                                                   | Y | 8450 Courthouse Blvd           | Inver Grove Heights | Construction Stormwater                                                                         | C00060374                                                                                                                                                                                                | N |
| CP 1992-04, -07A; 1993-28, -30, -31                                     | N | See location description       | Inver Grove Heights | Construction Stormwater                                                                         | C00001191                                                                                                                                                                                                | N |
| International Wire Works                                                | Y | 6520 S Robert Trl              | Inver Grove Heights | Industrial Stormwater                                                                           | MNRNE36ZR; MNRNE38NQ                                                                                                                                                                                     | N |
| 3344 MN-149                                                             | Y | 3344 Highway 149               | Eagan               | Brownfields, Voluntary Investigation and Cleanup                                                | BF0001529                                                                                                                                                                                                | N |

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| Summer House of Inver Grove Heights                | N | area bound by Upper 62nd St E, 65th St E & W of Cahill Ave | Inver Grove Heights | Construction Stormwater                                                      | C00007580                                     | N |
| Holiday Stationstore #3556                         | Y | 7020 Robert Trl S                                          | Inver Grove Heights | Construction Stormwater; Petroleum Remediation, Leak Site; Underground Tanks | C00052436; LS0021017; TS0012429; TS0130569    | N |
| Micro Parts Inc                                    | Y | 3680 Dodd Rd                                               | Eagan               | Hazardous Waste, Large quantity generator; Industrial Stormwater; Wastewater | MND982643298; MNRNE34SP; MNRNE38ZQ; SIU000315 | N |
| inver Grove Heights Office Condos                  | N | See location description                                   | Inver Grove Heights | Construction Stormwater                                                      | C00015900                                     | N |
| Argenta Trail                                      | Y |                                                            | Inver Grove Heights | Construction Stormwater                                                      | C00071180                                     | N |
| CSAH 26 (70th Street) at TH 3 (South Robert Trail) | Y | CSAH 26 (70th Street) at TH 3 (South Robert Trail)         | Inver Grove Heights | Construction Stormwater                                                      | C00050497                                     | N |
| Concord Hills - Phase 1                            | N | Concord Blvd & 86th St                                     | Inver Grove Heights | Construction Stormwater                                                      | C00007434                                     | N |
| Inver Grove Heights Good Samaritan House           | N | See location description                                   | Inver Grove Heights | Construction Stormwater                                                      | C00019252                                     | N |
| Dell Dahn Estate                                   | Y | 5645 Annette Ave E                                         | Inver Grove Heights | Petroleum Remediation, Leak Site                                             | LS0017316                                     | N |
| NWA Trunk Watermain Improvements - 65th St Loop    | Y |                                                            | Inver Grove Heights | Construction Stormwater                                                      | C00045746                                     | N |
| Peltier Reserve                                    | Y | 7250 Argenta Trl                                           | Inver Grove Heights | Construction Stormwater                                                      | C00060900                                     | N |
| Yankee Doodle Self Storage                         | Y | 540 Yankee Doolde Road                                     | EAGAN               | Construction Stormwater                                                      | C00057420                                     | N |
| Inver Hills Ninth Addition                         | Y | See location description                                   | Inver Grove Heights | Construction Stormwater                                                      | C00009050                                     | N |
| City Project 1995-02                               | N | See location description                                   | Inver Grove Heights | Construction Stormwater                                                      | C00001952                                     | N |
| Clark Road Extension Project                       | N | See location description                                   | Inver Grove Heights | Construction Stormwater                                                      | C00008675                                     | N |
| Lafayette 2nd Addition                             | N | See location description                                   | Inver Grove Heights | Construction Stormwater                                                      | C00009323                                     | N |
| Pine Bend RNG LLC                                  | Y | 11300 Rich Valley Blvd                                     | Inver Grove Heights | Hazardous Waste, Small quantity generator                                    | MNS000347496                                  | N |
| Travel Tags Expansion                              | N | 5842 Carmon Ave                                            | Inver Grove Heights | Construction Stormwater                                                      | C00009955                                     | N |
| Southern Sanitary Sewer System - IGH               | N | See location description                                   | Inver Grove Heights | Construction Stormwater                                                      | C00026210                                     | N |
| Hoefl Site                                         | Y | See location description                                   | Eagan               | Construction Stormwater                                                      | C00027496                                     | N |
| Westview Park Apartments                           | Y | 252 Marie Avenue East                                      | West Saint Paul     | Construction Stormwater                                                      | C00045519                                     | N |
| Gainey Addition - IGH                              | Y | See location description                                   | Inver Grove Heights | Construction Stormwater                                                      | C00025945                                     | N |
| Blackstone Ridge                                   | Y | 1285 70th Street                                           |                     | Construction Stormwater                                                      | C00042204                                     | N |



|                                       |   |                                                     |                     |                                                     |                       |   |
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| Ashwood Ponds 2nd Addition            | N | NE of the intersection of Concord Blvd & Cahill Ave | Inver Grove Heights | Construction Stormwater                             | C00004922             | N |
| Gene Worrell's Church Acres           | N | See location description                            | Inver Grove Heights | Construction Stormwater                             | C00008964             | N |
| Coventry Pass                         | N | See location description                            | Inver Grove Heights | Construction Stormwater                             | C00003286; C00004333  | N |
| Broadmoor                             | N | Address Unknown                                     | Inver Grove Heights | Construction Stormwater                             | C00007949             | N |
| Brentwood Village                     | N | See location description                            | Inver Grove Heights | Construction Stormwater                             | C00009604             | N |
| Clark Road Improvements - IGH         | Y | See location description                            | Inver Grove Heights | Construction Stormwater                             | C00027957             | N |
| Ecolab - Vikings Lake Security        | Y | 655 Lone Oak Dr                                     | Eagan               | Construction Stormwater                             | C00070522             | N |
| Marcott Woods 2nd Addition            | N | See location description                            | Inver Grove Heights | Construction Stormwater                             | C00003754             | N |
| Starfire R&F, Inc. #2                 | Y | See location description                            | Eagan               | Brownfields, Voluntary Investigation and Cleanup    | VP18681               | N |
| Highlands at Settlers Ridge           | Y |                                                     | Inver Grove Heights | Construction Stormwater                             | C00063582             | N |
| Ylinen                                | Y | 114 Salem Church Road                               | Sunfish Lake        | Construction Stormwater                             | C00068132             | N |
| Sir Speedy Printing                   | N | 3670 Dodd Rd                                        | Eagan               | Hazardous Waste                                     | MND985763598          | N |
| Neil Stromme Residence                | N | 7185 Alta Ave                                       | Inver Grove Heights | Petroleum Remediation, Leak Site; Underground Tanks | LS0021608; TS0001145  | N |
| Arbor Pointe 14th                     | Y | See location description                            | Inver Grove Heights | Construction Stormwater                             | C00011095; SUB0016387 | N |
| 494 & Highway 52 Commercial Site      | N | See location description                            | Inver Grove Heights | Construction Stormwater                             | C00010668             | N |
| Frederick M Owens Jr                  | N | 2455 Delaware Ave                                   | Mendota Heights     | Underground Tanks                                   | TS0004670             | N |
| 2015-10 NWA Trunk Utility Improvement | Y | Address Unknown                                     | Inver Grove Heights | Construction Stormwater                             | C00040377             | N |
| Griefnow Auto Body                    | Y | 5952 Bacon Ave                                      | Inver Grove Heights | Hazardous Waste, Minimal quantity generator         | MND985716562          | N |
| Lafayette East                        | Y | See location description                            | Inver Grove Heights | Construction Stormwater                             | C00016243             | N |
| Dodd Business Center                  | Y | 580 Opperman Drive                                  | Eagan               | Construction Stormwater                             | C00054558             | N |
| Stinski                               | N | See location description                            | Inver Grove Heights | Construction Stormwater                             | C00009442             | N |
| Blackstone Ponds                      | Y |                                                     | Inver Grove Heights | Construction Stormwater                             | C00041184             | N |
| Tractor Supply Company - IGH          | N | See location description                            | Inver Grove Heights | Construction Stormwater                             | C00017321             | N |
| Gopher Resouces Rd Site Grading       | N | 625 Yankee Doodle Rd                                | Eagan               | Construction Stormwater                             | C00027728             | N |
| NW Area Neighborhood Park #1          | Y | 7500 Argenta Ct                                     | Inver Grove Heights | Construction Stormwater                             | C00062081             | N |

|                                           |   |                             |                     |                                                                           |                                                         |   |
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| Argenta Hills 5th Addition                | Y | Address Unknown             | Inver Grove Heights | Construction Stormwater                                                   | C00034596; SUB0038942; SUB0038943                       | N |
| CHS Inc Lubricents Plant                  | Y | 1160 Courthouse Blvd        | Inver Grove Heights | Petroleum Remediation, Leak Site                                          | LS0010841                                               | N |
| Salem Hills St Recon Mill & Overlay - IGH | Y | See location description    | Inver Grove Heights | Construction Stormwater                                                   | C00028289                                               | N |
| Scenic Hills                              | Y | 1401-1407 80th Street East  | Inver Grove Heights | Construction Stormwater                                                   | C00054406                                               | N |
| Oren and Trog Property                    | Y | Highway 55 and Robert Trl S | Inver Grove Heights | Brownfields, Petroleum Brownfield; Petroleum Remediation, Leak Site       | BF0000113; LS0016934                                    | N |
| Palace Inn Extended Stay Hotel            | Y | 5492 South Robert Trail     | Inver Grove Heights | Brownfields, Voluntary Investigation and Cleanup; Construction Stormwater | BF0000581; C00047087                                    | N |
| Walmart - Inver Grove Heights             | N | See location description    | Inver Grove Heights | Construction Stormwater                                                   | C00010320                                               | N |
| South Grove Street Recon Phase I          | N | See location description    | Inver Grove Heights | Construction Stormwater                                                   | C00018906                                               | N |
| South Grove S Reconstruction Area 5       | Y | See location description    | Inver Grove Heights | Construction Stormwater                                                   | C00029812                                               | N |
| Newell Abatement Services                 | Y | Address unknown             | Inver Grove Heights | Hazardous Waste                                                           | HW-gen                                                  | N |
| Malm Septic                               | Y | 10620 Courthouse Blvd       | Inver Grove Heights | SSTS, Licensed Organization                                               | L2414                                                   | N |
| Concord Commons 2nd Addition              | N | See location description    | Inver Grove Heights | Construction Stormwater                                                   | C00008673                                               | N |
| Boyd Ave Improvement Project              | N | See location description    | Inver Grove Heights | Construction Stormwater                                                   | C00012806                                               | N |
| Jackie and Mike Chase                     | N | Address Unknown             | Sunfish Lake        | Construction Stormwater                                                   | C00022036                                               | N |
| Ames Crossing Road, CP 1016-R             | N | Ames Crossing Road          | Eagan               | Construction Stormwater                                                   | C00031419                                               | N |
| Prime Design                              | Y | 580 Opperman Dr Ste 100     | Eagan               | Hazardous Waste, Very small quantity generator; Wastewater                | MNS000354768; SIU000708                                 | N |
| Inver Grove Heights city of               | Y | 8150 Barbara Ave            | Inver Grove Heights | Construction Stormwater; Hazardous Waste; Industrial Stormwater; MS4      | A00011628; C00025218; C00027238; MNS000189894; MS400096 | N |
| Trident Welding & Fabrication Inc         | N | 10967 Clark Rd Ste B        | Inver Grove Heights | Industrial Stormwater                                                     | A00022620                                               | N |
| Waterproofing Inc                         | N | 10967 Clark Rd Ste D        | Inver Grove Heights | Hazardous Waste                                                           | MNS000177246                                            | N |
| Lafayette Addition                        | N | NE Quad of TH 52 & I494     | Inver Grove Heights | Construction Stormwater                                                   | C00008566                                               | N |
| Scandia Compliance Inspections, LLC       | Y | 16115 Quality Trail N       | Scandia             | SSTS                                                                      | L3911                                                   | N |
| West Publishing Co Parking Lot Expansion  | N | 610 Opperman Dr             | Eagan               | Construction Stormwater                                                   | C00001445                                               | N |
| CVS Pharmacy 17549                        | Y | 7841 Amana Trl Ste B        | Inver Grove Heights | Hazardous Waste, Very small quantity generator                            | MNS000305888                                            | N |

|                                                        |   |                                             |                     |                                                                                                                |                                                                                              |   |
|--------------------------------------------------------|---|---------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---|
| Majestic Woodlands                                     | N | E of Blackberry Trl 400' S of Upper 55th St | Inver Grove Heights | Construction Stormwater                                                                                        | C00003432                                                                                    | N |
| Shamrock Oaks                                          | Y | See location description                    | Inver Grove Heights | Construction Stormwater                                                                                        | C00020001                                                                                    | N |
| Oshie/Cosgrove Residence                               | Y | 116 Salem Church Road                       | Sunfish Lake        | Construction Stormwater                                                                                        | C00039949                                                                                    | N |
| TH 3 Exten / 52/ 55 Interchange                        | N | See location description                    | Inver Grove Heights | Construction Stormwater                                                                                        | C00001040                                                                                    | N |
| 2012 Urban Street Reconstruction 65th St               | Y | Address Unknown                             | Inver Grove Heights | Construction Stormwater                                                                                        | C00033805                                                                                    | N |
| Canvas at Inver Grove Heights                          | Y | South Robert Trail 70th Street East         | Inver Grove Heights | Construction Stormwater                                                                                        | C00059691                                                                                    | N |
| Woodhaven Ponds                                        | N | See location description                    | Inver Grove Heights | Construction Stormwater                                                                                        | C00006251                                                                                    | N |
| Wildwood Ranch Estates                                 | N | See location description                    | Inver Grove Heights | Construction Stormwater                                                                                        | C00010215                                                                                    | N |
| InverPointe Building 1                                 | Y | Courthouse Boulevard                        | Inver Grove Heights | Construction Stormwater                                                                                        | C00056304                                                                                    | N |
| Babcock Crossing Apartments                            | Y | 5590 Babcock Trl                            | Inver Grove Heights | Construction Stormwater                                                                                        | C00061588                                                                                    | N |
| Salem Hills Elementary School Parking Lot Improvements | Y | 5899 Babcock Trl                            | Inver Grove Heights | Construction Stormwater                                                                                        | C00065905                                                                                    | N |
| Whistletree Woods                                      | N | See location description                    | Inver Grove Heights | Construction Stormwater                                                                                        | C00009337                                                                                    | N |
| Pine Valley Estates                                    | N | SW of 110th St W & Akron Ave                | Inver Grove Heights | Construction Stormwater                                                                                        | C00001288; C00004179                                                                         | N |
| PPG Aerospace/PRC Desoto International                 | N | 580 Yankee Doodle Rd Ste 100                | Eagan               | Hazardous Waste                                                                                                | MNR000111575                                                                                 | N |
| Metropolitan Endodontics IGH                           | Y | 2125 Upper 55th St E Ste 200                | Inver Grove Heights | Hazardous Waste, Minimal quantity generator                                                                    | MNS000156372                                                                                 | N |
| UPS - St Paul Hub                                      | Y | 555 Opperman Dr                             | Eagan               | Aboveground Tanks; Hazardous Waste; Industrial Stormwater; Petroleum Remediation, Leak Site; Underground Tanks | LS0005466; LS0011149; LS0018599; MND981775349; MND985758630; MNR05365P; MNR053CD8; TS0014668 | N |
| Dakota County Drug Task Force - Eagan                  | Y | 625 Yankee Doodle Rd Ste 150                | Eagan               | Hazardous Waste                                                                                                | MNP200000873                                                                                 | N |
| Lafayette Ridge                                        | N | SW of TH 52 & CSAH 26                       | Inver Grove Heights | Construction Stormwater                                                                                        | C00008575                                                                                    | N |
| Cobblestone Oaks III                                   | N | See location description                    | Inver Grove Heights | Construction Stormwater                                                                                        | C00008719                                                                                    | N |
| Park Point - Inver Grove Heights                       | Y | See location description                    | Inver Grove Heights | Construction Stormwater                                                                                        | C00013244                                                                                    | N |
| Monument Ridge                                         | N | 8851 Broderick Blvd                         | Inver Grove Heights | Construction Stormwater                                                                                        | C00010958                                                                                    | N |
| Proposed KinderCare (Inver Grove Heights)              | Y | 7761 Amana Trail                            | Inver Grove Heights | Construction Stormwater                                                                                        | C00071416                                                                                    | N |

|                                        |   |                                     |                     |                                                                   |                         |   |
|----------------------------------------|---|-------------------------------------|---------------------|-------------------------------------------------------------------|-------------------------|---|
| Target Store T2519                     | Y | 7481 Amana Trl                      | Inver Grove Heights | Hazardous Waste, Small quantity generator                         | MNS000179606            | N |
| Gateway Business Park Lots 2 and 3     | Y | 510 Lone Oak Road                   | Eagan               | Construction Stormwater                                           | C00046841               | N |
| Veit & Co Inc - IGH                    | N | 6180 Claude Way                     | Inver Grove Heights | Hazardous Waste                                                   | MNS000104612            | N |
| City Of Inver Grove Heights            | Y | 8168 Barbara Ave                    | Inver Grove Heights | Hazardous Waste, Very small quantity generator; Underground Tanks | MND007183841; TS0001066 | N |
| TerraMax Inc                           | Y | 3650 Dodd Rd                        | Eagan               | Hazardous Waste, Very small quantity generator                    | MNS000332840            | N |
| Owner upgrades                         | Y | 6985 Babcock Trail                  | Inver Grove Heights | Construction Stormwater                                           | C00052433               | N |
| Inverpoint                             | Y | 8360 Courthouse Blvd.               | Inver Grove Heights | Construction Stormwater                                           | C00064167               | N |
| Thomson West Parking Lot               | N | 610 Opperman Dr                     | Eagan               | Construction Stormwater                                           | C00019504               | N |
| Ebgers Residence                       | Y | 2 High Rd                           | Inver Grove Heights | Petroleum Remediation, Leak Site                                  | LS0014852               | N |
| Falcon Property NWC TH3 Embankment     | Y |                                     |                     | Construction Stormwater                                           | C00067693               | N |
| Thomson Reuters                        | Y | 2900 Ames Crossing Rd Ste 100       | Eagan               | Hazardous Waste, Minimal quantity generator                       | MNS000359272            | N |
| Woodlyn Heights Health Care            | Y | 2060 Upper 55th St E                | Inver Grove Heights | Hazardous Waste, Minimal quantity generator; Underground Tanks    | MNS000162354; TS0020216 | N |
| Blackberry Office Park                 | N | S of Upper 55th St & E of Blaine Av | Inver Grove Heights | Construction Stormwater                                           | C00007309               | N |
| Simon Delivers                         | N | See location description            | Inver Grove Heights | Construction Stormwater                                           | C00011241               | N |
| Kladek Irrigation Pond                 | Y | 1401 70th St E                      | Inver Grove Heights | Construction Stormwater                                           | C00011466               | N |
| Heartland                              | N | See location description            | Inver Grove Heights | Construction Stormwater                                           | C00020211               | N |
| MISO Boulder Lakes V Outlot A          | Y | Address Unknown                     | Eagan               | Construction Stormwater                                           | C00034587               | N |
| Peltier and Highlands Park Development | Y | Agate Trail                         | Inver Grove Heights | Construction Stormwater                                           | C00066597               | N |
| Yankee Doodle Business Center          | Y |                                     | Eagan               | Construction Stormwater                                           | C00059509               | N |

**End of Report**



Minnesota Department of Natural Resources  
Division of Ecological & Water Resources  
500 Lafayette Road, Box 25  
St. Paul, MN 55155-4025

March 11, 2025

Twin Cities - Environmental (Kimley-Horn)  
Kimley-Horn and Associates, Inc.

RE: Natural Heritage Review of the proposed **Northwest Area AUAR Update (160509048.1)**,  
T27N R22W Sections 5, 6, 7, 8, 17, and 18, T28N R22W Sections 28 and 32; Dakota County

Dear Twin Cities - Environmental (Kimley-Horn),

For all correspondence regarding the Natural Heritage Review of this project please include the project ID **MCE-2025-00018** in the email subject line.

As requested, the [Minnesota Natural Heritage Information System](#) has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

*Ecologically Significant Areas*

- Calcareous fens (**Gun Club Lake North** (FenID#20941) and **Gun Club Lake South** (FenID#244)) with state-protected plants have been documented in the vicinity of the proposed project. A calcareous fen is a rare and distinctive peat-accumulating wetland that is legally protected in Minnesota. The Wetlands Conservation Act (WCA), authorized by Minnesota Statutes, section 103G.223, states that calcareous fens may not be filled, drained, or otherwise degraded, wholly or partially, by any activity, except as provided for in a management plan approved by the commissioner of the Department of Natural Resources. Many of the unique characteristics of calcareous fens result from the upwelling of groundwater through calcareous substrates. Because of this dependence on groundwater hydrology, calcareous fens can be affected by nearby activities or even those several miles away. For more information regarding calcareous fens, please see the [Calcareous Fen Fact Sheet](#). To minimize stormwater impacts, please refer to the Minnesota Pollution Control Agency's [General Principles for Erosion Prevention and Sediment Control](#) in the Minnesota Stormwater Manual. Please note that calcareous fens are "Special Waters" and a [buffer zone](#) may be required.

Calcareous fens may be impacted by activities within the fen, activities that affect surface water flows (e.g., stormwater flow, erosion), or activities that affect groundwater hydrology (e.g., groundwater pumping, contamination, discharge, or excavation). **To ensure compliance under WCA, please contact the Calcareous Fen Program Coordinator, Keylor Andrews ([Keylor.Andrews@state.mn.us](mailto:Keylor.Andrews@state.mn.us)).**

Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of endangered or threatened plants or animals, including their parts or seeds, without a permit. **If it is determined the project will impact the fens in any way, including indirect impacts through the alteration of hydrological conditions, a rare plant survey will be required.** Surveys must be conducted by a qualified surveyor and follow the standards contained in the [Rare Species Survey Process](#) and [Rare Plant Guidance](#). Visit the [Natural Heritage Review](#) page for a list of certified surveyors and more information on this process. Survey proposals should be submitted to [Reports.NHIS@state.mn.us](mailto:Reports.NHIS@state.mn.us) prior to initiating survey work. Project planning should take into account that any botanical survey needs to be conducted during the appropriate time of the year, which may be limited. Please consult [Review.NHIS@state.mn.us](mailto:Review.NHIS@state.mn.us) if you have any questions regarding this process.

#### *State-listed Species*

- [Loggerhead shrikes](#) (*Lanius ludovicianus*), a state-listed endangered bird, have been documented in the vicinity of the project site. Loggerhead shrikes use grasslands that contain short grass and scattered perching sites such as hedgerows, shrubs, or small trees. They can be found in native prairie, pastures, shelterbelts, old fields or orchards, cemeteries, grassy roadsides, and farmyards. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of endangered or threatened plants or animals, including their parts or seeds, without a permit. Given the potential for this species to be found in the vicinity of the project, **tree and shrub removal is required to be avoided during the breeding season, April through July.**

Please contact [Review.NHIS@state.mn.us](mailto:Review.NHIS@state.mn.us) to confirm that the above avoidance measure will be implemented or to inform us that avoidance is not feasible. If avoidance is not feasible, a qualified surveyor needs to conduct a survey for active nests before any trees or shrubs will be removed. Requirements for surveys and lists of DNR certified lists of surveyors can be found at the [Natural Heritage Review website](#).

- The Natural Heritage Information System (NHIS) tracks bat roost trees and hibernacula plus some acoustic data, but this information is not exhaustive. Even if there are no bat records listed nearby, all of Minnesota's bats, including the federally endangered northern long-eared bat (*Myotis septentrionalis*), can be found throughout Minnesota. During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, **the DNR recommends that tree removal be avoided from June 1 through August 15.**
- Please visit the [DNR Rare Species Guide](#) for more information on the habitat use of these species and recommended measures to avoid or minimize impacts.

### *Federally Protected Species*

- The area of interest overlaps with a U.S Fish and Wildlife Service (USFWS) Rusty Patched Bumble Bee [High Potential Zone](#). The [rusty patched bumble bee](#) (*Bombus affinis*) is federally listed as endangered and is likely to be present in suitable habitat within High Potential Zones. From April through October this species uses underground nests in upland grasslands, shrublands, and forest edges, and forages where nectar and pollen are available. From October through April the species overwinters under tree litter in upland forests and woodlands. The rusty patched bumble bee may be impacted by a variety of land management activities including, but not limited to, prescribed fire, tree-removal, haying, grazing, herbicide use, pesticide use, land-clearing, soil disturbance or compaction, or use of non-native bees. If applicable, **the DNR recommends reseeding disturbed soils with native species of grasses and forbs using [BWSR Seed Mixes](#) or [MnDOT Seed Mixes](#).**

**To ensure compliance with federal law, please conduct a federal regulatory review using the U.S. Fish and Wildlife Service's online [Information for Planning and Consultation \(IPaC\) tool](#).** Please note that all projects, regardless of whether there is a federal nexus, are subject to federal take prohibitions. The IPaC review will determine if prohibited take is likely to occur and, if not, will generate an automated letter. The [USFWS RPBB guidance](#) provides guidance on avoiding impacts to rusty patched bumble bee and a key for determining if actions are likely to affect the species; the determination key can be found in the appendix.

### *Environmental Review and Permitting*

- Given the potential presence of state protected species, we encourage submission of Natural Heritage Review requests to ensure avoidance of take for these species and to determine survey needs as individual projects are planned.
- The Environmental Assessment Worksheet should address whether the proposed project has the potential to adversely affect the above rare features and, if so, it should identify specific measures that will be taken to avoid or minimize disturbance. Sufficient information should be provided so the DNR can determine whether a permit to take will be needed for any of the above protected species.
- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available and is the most complete source of data on Minnesota's native plant communities, rare species, and other rare features. However, the NHIS is not an exhaustive inventory and does not contain the locations of all rare features in the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. **If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.**

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. Visit [Natural Heritage Review](#) for additional information regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, please contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us on this matter and for your interest in preserving Minnesota's rare natural resources.

Sincerely,

*Molly Barrett*

Natural Heritage Review Specialist

[molly.barrett@state.mn.us](mailto:molly.barrett@state.mn.us)

Cc: [Melissa Collins](#), Regional Environmental Assessment Ecologist, Central (Region 3)

Cc: [Keylor Andrews](#), Calcareous Fen Program Coordinator





## EPA Simplified GHG Emissions Calculator (SGEC)

Version 7 June 2021

The EPA Simplified GHG Emissions Calculator ("the Calculator") is designed as a simplified calculation tool to help organizations estimate and inventory their annual greenhouse gas (GHG) emissions for US-based operations. All methodologies and default values provided are based on the most current Center for Corporate Climate Leadership Greenhouse *Gas Inventory Guidance Documents* and the *Emission Factors Hub*. The Calculator will quantify the direct and indirect emissions from sources at an organization when activity data are entered into the various sections of the workbook for one annual period.

**Before entering data, please: 1) Enable Macros and 2) Familiarize yourself with the [Guide to Greenhouse Gas Management for Small Business & Low Emitters](#).**

Download the guide: <https://www.epa.gov/climateleadership/center-corporate-climate-leadership-small-business-and-low-emitters-guide>

**There are three primary steps in completing a GHG inventory. Each emissions source also has these three steps.**

(1) **DEFINE:** The first step in completing a GHG inventory is to determine the boundaries and emissions sources included within those boundaries. After you have defined your organizational and operational boundaries, you can use the questions on the "Boundary Questions" worksheet to help you determine which emissions sources are relevant to your business.

[Go to Boundary Questions](#)

(2) **COLLECT:** The second step is to collect data for the defined annual period. This step is typically the most time consuming, since the data can be difficult to gather. This Calculator has help sheets with suggestions and guidance for each emissions source and a general help sheet for data management. **Click the drop down menu boxes below to navigate to these sheets.**

Help - Data Management

(3) **QUANTIFY:** The third step is to calculate emissions. This Calculator is designed to complete the emissions quantification step for you. Once the user enters data in this MS Excel spreadsheet, the emissions will be calculated and totaled on the "Summary" sheet.

### Calculator Guidance - Important Information

- (A) Navigate to the data entry sheets using the drop down menu in the dark grey cell below and then clicking on the "Go To Data Entry Sheet" button. On the data entry sheets enter data in ORANGE cells only.
- (B) This Calculator has several "Tool Sheets" with useful reference data such as unit conversions, heat contents, and emission factors. Click on the buttons below to go to the appropriate Tool Sheet.
- (C) Data must be entered in the units specified on the data entry sheets. Use the "Unit Conversions" or "Heat Content" sheets if unit conversion is necessary prior to entering data into the Calculator.
- (D) If more guidance is needed, you can reference the emission factor data sources found on the "Emission Factors" sheet.

| Tool Sheets      | Quick Data Entry Navigation |
|------------------|-----------------------------|
| Unit Conversions | Fire Suppression            |
| Heat Content     |                             |
| Emission Factors |                             |

### Calculator Notes

Emission sources of all seven major GHGs are accounted for in the inventory and in this Calculator: carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF<sub>6</sub>), and nitrogen trifluoride (NF<sub>3</sub>). The Calculator allows the user to estimate GHG emissions from scope 1 (direct), scope 2 (indirect), and some scope 3 (other indirect) sources.

The Calculator uses U.S.-specific cross-sector emission factors from the *Emission Factors Hub*. Many industrial sectors also have process-related emissions sources that are specific to their sector. EPA's Greenhouse Gas Reporting Program provides guidance and tools that can aid in the calculation and reporting of these emissions:

<https://www.epa.gov/ghgreporting>

The GHG Protocol also provides guidance on calculating emissions from industrial processes.

## Emissions Summary

### Guidance

The total GHG emissions from each source category are provided below. You may also use this summary sheet to fill out the *Annual GHG Inventory Summary and Goal Tracking Form* as this calculator only quantifies one year of emissions at a time.

<https://www.epa.gov/climateleadership/center-corporate-climate-leadership-annual-ghg-inventory-summary-and-goal-tracking>

By entering the data below into the appropriate cell of the *Annual GHG Inventory Summary and Goal Tracking Form*, you will be able to compare multiple years of data.

If you have multiple Calculator files covering sub-sets of your inventory for a particular reporting period, sum each of the emission categories (e.g. Stationary Combustion) to an organizational total, which then can be entered into the *Annual GHG Inventory Summary and Goal Tracking Form*.

(A) Enter organization information into the orange cells. Other cells on this sheet will be automatically calculated from the data entered in the sheets in this workbook. Blue cells indicate required emission sources if applicable. Green cells indicate scope 3 emission sources and offsets, which organizations may optionally include in their inventory.

(B) The "Go To Sheet" buttons can be used to navigate to the data entry sheets.

### Organizational Information:

|                             |                     |                 |               |
|-----------------------------|---------------------|-----------------|---------------|
| Organization Name:          | Existing Conditions |                 |               |
| Organization Address:       |                     |                 |               |
| Inventory Reporting Period: | 2024                | Start: MM/DD/YY | End: MM/DD/YY |
| Name of Preparer:           |                     |                 |               |
| Phone Number of Preparer:   |                     |                 |               |
| Date Prepared:              |                     |                 |               |

### Summary of Organization's Emissions:

#### Scope 1 Emissions

|             |                                  |        |                                  |
|-------------|----------------------------------|--------|----------------------------------|
| Go To Sheet | Stationary Combustion            | 11,441 | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Mobile Sources                   | 0      | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Refrigeration / AC Equipment Use | 0      | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Fire Suppression                 | 0      | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Purchased Gases                  | 0      | CO <sub>2</sub> -e (metric tons) |

#### Location-Based Scope 2 Emissions

|             |                                    |        |                                  |
|-------------|------------------------------------|--------|----------------------------------|
| Go To Sheet | Purchased and Consumed Electricity | 36,486 | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Purchased and Consumed Steam       | 0      | CO <sub>2</sub> -e (metric tons) |

#### Market-Based Scope 2 Emissions

|             |                                    |        |                                  |
|-------------|------------------------------------|--------|----------------------------------|
| Go To Sheet | Purchased and Consumed Electricity | 36,486 | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Purchased and Consumed Steam       | 0      | CO <sub>2</sub> -e (metric tons) |

**Total organization Emissions**

|                                        |        |                                  |
|----------------------------------------|--------|----------------------------------|
| Total Scope 1 & Location-Based Scope 2 | 47,927 | CO <sub>2</sub> -e (metric tons) |
| Total Scope 1 & Market-Based Scope 2   | 47,927 | CO <sub>2</sub> -e (metric tons) |

**Reductions**

|             |                                            |        |                                  |
|-------------|--------------------------------------------|--------|----------------------------------|
| Go To Sheet | Offsets                                    | 0      | CO <sub>2</sub> -e (metric tons) |
|             | Net Scope 1 and 2 Location-Based Emissions | 47,927 | CO <sub>2</sub> -e (metric tons) |
|             | Net Scope 1 and 2 Market-Based Emissions   | 47,927 | CO <sub>2</sub> -e (metric tons) |

**Scope 3 Emissions**

|             |                          |        |                                  |
|-------------|--------------------------|--------|----------------------------------|
| Go To Sheet | Employee Business Travel | 0      | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Employee Commuting       | 0      | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Product Transport        | 0      | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Waste                    | 29,420 | CO <sub>2</sub> -e (metric tons) |

**Required Supplemental Information**

|             |                                                           |   |                                  |
|-------------|-----------------------------------------------------------|---|----------------------------------|
| Go To Sheet | Biomass CO <sub>2</sub> Emissions from Stationary Sources | 0 | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Biomass CO <sub>2</sub> Emissions from Mobile Sources     | 0 | CO <sub>2</sub> -e (metric tons) |



## GHG Emissions

### Total Organization-Wide Stationary Source Combustion by Fuel Type

| Fuel Type                       | Quantity Combusted | Units      |
|---------------------------------|--------------------|------------|
| Anthracite Coal                 | 0                  | short tons |
| Bituminous Coal                 | 0                  | short tons |
| Sub-bituminous Coal             | 0                  | short tons |
| Lignite Coal                    | 0                  | short tons |
| Natural Gas                     | 209,949,735        | scf        |
| Distillate Fuel Oil No. 2       | 0                  | gallons    |
| Residual Fuel Oil No. 6         | 0                  | gallons    |
| Kerosene                        | 0                  | gallons    |
| Liquefied Petroleum Gases (LPG) | 0                  | gallons    |
| Wood and Wood Residuals         | 0                  | short tons |
| Landfill Gas                    | 0                  | scf        |

### Total Organization-Wide CO<sub>2</sub>, CH<sub>4</sub> and N<sub>2</sub>O Emissions from Stationary Source Fuel Combustion

| Fuel Type                              | CO <sub>2</sub> (kg) | CH <sub>4</sub> (g) | N <sub>2</sub> O (g) |
|----------------------------------------|----------------------|---------------------|----------------------|
| Anthracite Coal                        | 0.0                  | 0.0                 | 0.0                  |
| Bituminous Coal                        | 0.0                  | 0.0                 | 0.0                  |
| Sub-bituminous Coal                    | 0.0                  | 0.0                 | 0.0                  |
| Lignite Coal                           | 0.0                  | 0.0                 | 0.0                  |
| Natural Gas                            | 11,429,663.5         | 216,248.2           | 20,995.0             |
| Distillate Fuel Oil No. 2              | 0.0                  | 0.0                 | 0.0                  |
| Residual Fuel Oil No. 6                | 0.0                  | 0.0                 | 0.0                  |
| Kerosene                               | 0.0                  | 0.0                 | 0.0                  |
| Liquefied Petroleum Gases (LPG)        | 0.0                  | 0.0                 | 0.0                  |
| <b>Total Fossil Fuel Emissions</b>     | <b>11,429,663.5</b>  | <b>216,248.2</b>    | <b>20,995.0</b>      |
| Wood and Wood Residuals                | 0.0                  | 0.0                 | 0.0                  |
| Landfill Gas                           | 0.0                  | 0.0                 | 0.0                  |
| <b>Total Non-Fossil Fuel Emissions</b> | <b>0.0</b>           | <b>0.0</b>          | <b>0.0</b>           |
| <b>Total Emissions for all Fuels</b>   | <b>11,429,663.5</b>  | <b>216,248.2</b>    | <b>20,995.0</b>      |

Total CO<sub>2</sub> Equivalent Emissions (metric tons) - Stationary Combustion

11,441.3

Total Biomass CO<sub>2</sub> Equivalent Emissions (metric tons) - Stationary Combustion

0.0

### Scope 2 Emissions from Purchase of Electricity



## Guidance

The Indirect Emissions from Purchased Electricity Guidance document provides guidance for quantifying two scope 2 emissions totals, using a **location-based method** and a **market-based method**. The organization should quantify and report both totals in its GHG inventory. The location-based method considers average emission factors for the electricity grids that provide electricity. The market-based method considers contractual arrangements under which the organization procures electricity from specific sources, such as renewable energy.

- (A) Enter total annual electricity purchased in kWh and each eGRID subregion for each facility or site in ORANGE cells of **Table 1**.  
(B) If electricity consumption data are not available for a facility, an estimate should be made for completeness.  
See the "Items to Note" section of the Help sheet for suggested estimation approaches.  
(C) Select "eGRID subregion" from drop box and enter "Electricity Purchased."  
- Use map (Figure 1) at bottom of sheet to determine appropriate eGRID subregion. If subregion cannot be determined from the map, find the correct subregion by entering the location's zip code into EPA's Power Profiler:

(D) See the market-based emission factor hierarchy on the market-based method Help sheet. If any of the first four types of emission factors are applicable, enter the factors in the yellow cells marked as "<enter factor>". If not, leave the yellow cells as is, and eGRID subregion factors will be used for market-based emissions.

Example entry is shown in first row (*GREEN Italics*) for a facility that purchases RECs for 100% of its consumption, and therefore has a market-based emission factor of 0.

Help - Market-Based Method

*Tips: Enter electricity usage by location and then look up the eGRID subregion for each location.*

If you purchase renewable energy that is less than 100% of your site's electricity, see the example in the market-based method Help sheet.

Table 1. Total Amount of Electricity Purchased by eGRID Subregion

| Source ID                       | Source Description | Source Area (sq ft) | eGRID Subregion<br>where electricity is consumed | Electricity Purchased (kWh) | CO <sub>2</sub> Emissions (lb/MWh) | CH <sub>4</sub> Emissions (lb/MWh) | N <sub>2</sub> O Emissions (lb/MWh) | CO <sub>2</sub> Emissions (lb) | CH <sub>4</sub> Emissions (lb) | N <sub>2</sub> O Emissions (lb) | CO <sub>2</sub> Emissions (lb) | CH <sub>4</sub> Emissions (lb) | N <sub>2</sub> O Emissions (lb) |
|---------------------------------|--------------------|---------------------|--------------------------------------------------|-----------------------------|------------------------------------|------------------------------------|-------------------------------------|--------------------------------|--------------------------------|---------------------------------|--------------------------------|--------------------------------|---------------------------------|
| Bldg-012                        | East Power Plant   | 12,517              | HIMS (HICC Miscellaneous)                        | 200,000                     | 0                                  | 0                                  | 0                                   | 0.0                            | 0.0                            | 0.0                             | 237,120.0                      | 28.6                           | 4.4                             |
| Residential                     | Electricity Use    | 1,637               | MROW (MRO West)                                  | 13,164,754                  | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             | 14,460,165.8                   | 1,566.6                        | 223.8                           | 14,460,165.8                   | 1,566.6                        | 223.8                           |
| Commercial                      | Electricity Use    | 1,829,520           | MROW (MRO West)                                  | 25,796,232                  | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             | 28,334,581.2                   | 3,069.8                        | 438.5                           | 28,334,581.2                   | 3,069.8                        | 438.5                           |
| Office/Indus                    | Electricity Use    | 914,760             | MROW (MRO West)                                  | 13,995,828                  | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             | 15,373,017.5                   | 1,665.5                        | 237.9                           | 15,373,017.5                   | 1,665.5                        | 237.9                           |
| Public/Instt                    | Electricity Use    | 1,916,640           | MROW (MRO West)                                  | 19,741,392                  | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             | 21,683,945.0                   | 2,349.2                        | 335.6                           | 21,683,945.0                   | 2,349.2                        | 335.6                           |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
|                                 |                    |                     |                                                  |                             | <center>factor</center>            | <center>factor</center>            | <center>factor</center>             |                                |                                |                                 |                                |                                |                                 |
| Total Emissions for All Sources |                    |                     |                                                  | 72,698,206                  |                                    |                                    |                                     | 79,851,709.5                   | 8,651.1                        | 1,235.9                         | 79,851,709.5                   | 8,651.1                        | 1,235.9                         |

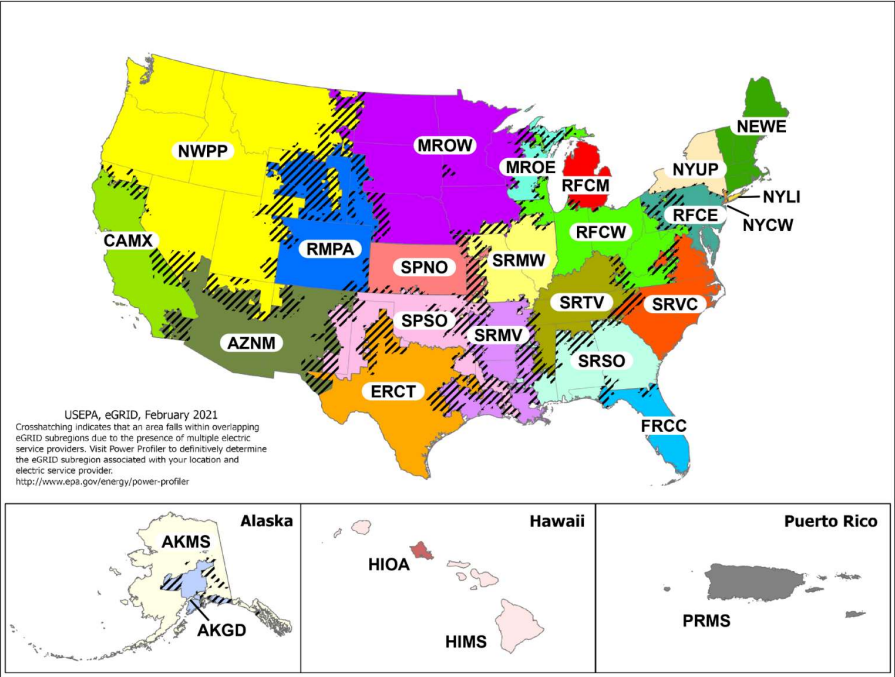
| CO <sub>2</sub> Equivalent Emissions (metric tons) |          |
|----------------------------------------------------|----------|
| Location-Based Electricity Emissions               | 36,485.9 |
| Market-Based Electricity Emissions                 | 36,485.9 |

Notes:

1. CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O emissions are estimated using methodology provided in EPA's Center for Corporate Climate Leadership Greenhouse Gas Inventory Guidance

- Indirect Emissions from Purchased Electricity (January 2016).

Figure 1. EPA eGRID2019, February 2021.





### Scope 3 Emissions from Waste

## Guidance

(A) Enter annual waste data in ORANGE cells. Example entry is shown in first row (*GREEN Italics*).

(B) Choose the appropriate material and disposal method from the drop down options. For the average-data method, use one of the mixed material types, such as mixed MSW. If the exact waste material is not available, consider an appropriate proxy. For example, dimensional lumber can be used as a proxy for wood furniture.

(C) Choose an appropriate disposal method. Note that not all disposal methods are available for all materials. If there is a #NA or # Value error in the emissions column, you must pick a new material type or appropriate disposal method.

**Table 1. Waste Disposal Weight by Waste Material and Disposal Method (CO<sub>2</sub>, CH<sub>4</sub> and N<sub>2</sub>O)**

[illegible]

**Total Emissions by Disposal Method**

| Waste Material                                     | CO <sub>2</sub> e (kg) |
|----------------------------------------------------|------------------------|
| Recycled                                           | 1,462,889              |
| Landfilled                                         | -                      |
| Combusted                                          | 27,957,431             |
| Composted                                          | -                      |
| Anaerobically Digested (Dry Digestate with Curing) | -                      |
| Anaerobically Digested (Wet Digestate with Curing) | -                      |

|                                                                        |                 |
|------------------------------------------------------------------------|-----------------|
| <b>Total CO<sub>2</sub> Equivalent Emissions (metric tons) - Waste</b> | <b>29,420.3</b> |
|------------------------------------------------------------------------|-----------------|



## EPA Simplified GHG Emissions Calculator (SGEC)

Version 7 June 2021

The EPA Simplified GHG Emissions Calculator ("the Calculator") is designed as a simplified calculation tool to help organizations estimate and inventory their annual greenhouse gas (GHG) emissions for US-based operations. All methodologies and default values provided are based on the most current Center for Corporate Climate Leadership Greenhouse *Gas Inventory Guidance Documents* and the *Emission Factors Hub*. The Calculator will quantify the direct and indirect emissions from sources at an organization when activity data are entered into the various sections of the workbook for one annual period.

**Before entering data, please: 1) Enable Macros and 2) Familiarize yourself with the [Guide to Greenhouse Gas Management for Small Business & Low Emitters](#).**

Download the guide: <https://www.epa.gov/climateleadership/center-corporate-climate-leadership-small-business-and-low-emitters-guide>

**There are three primary steps in completing a GHG inventory. Each emissions source also has these three steps.**

(1) **DEFINE:** The first step in completing a GHG inventory is to determine the boundaries and emissions sources included within those boundaries. After you have defined your organizational and operational boundaries, you can use the questions on the "Boundary Questions" worksheet to help you determine which emissions sources are relevant to your business.

[Go to Boundary Questions](#)

(2) **COLLECT:** The second step is to collect data for the defined annual period. This step is typically the most time consuming, since the data can be difficult to gather. This Calculator has help sheets with suggestions and guidance for each emissions source and a general help sheet for data management. **Click the drop down menu boxes below to navigate to these sheets.**

Help - Data Management

(3) **QUANTIFY:** The third step is to calculate emissions. This Calculator is designed to complete the emissions quantification step for you. Once the user enters data in this MS Excel spreadsheet, the emissions will be calculated and totaled on the "Summary" sheet.

### Calculator Guidance - Important Information

- (A) Navigate to the data entry sheets using the drop down menu in the dark grey cell below and then clicking on the "Go To Data Entry Sheet" button. On the data entry sheets enter data in ORANGE cells only.
- (B) This Calculator has several "Tool Sheets" with useful reference data such as unit conversions, heat contents, and emission factors. Click on the buttons below to go to the appropriate Tool Sheet.
- (C) Data must be entered in the units specified on the data entry sheets. Use the "Unit Conversions" or "Heat Content" sheets if unit conversion is necessary prior to entering data into the Calculator.
- (D) If more guidance is needed, you can reference the emission factor data sources found on the "Emission Factors" sheet.

| Tool Sheets      | Quick Data Entry Navigation |
|------------------|-----------------------------|
| Unit Conversions | Fire Suppression            |
| Heat Content     |                             |
| Emission Factors |                             |

### Calculator Notes

Emission sources of all seven major GHGs are accounted for in the inventory and in this Calculator: carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF<sub>6</sub>), and nitrogen trifluoride (NF<sub>3</sub>). The Calculator allows the user to estimate GHG emissions from scope 1 (direct), scope 2 (indirect), and some scope 3 (other indirect) sources.

The Calculator uses U.S.-specific cross-sector emission factors from the *Emission Factors Hub*. Many industrial sectors also have process-related emissions sources that are specific to their sector. EPA's Greenhouse Gas Reporting Program provides guidance and tools that can aid in the calculation and reporting of these emissions:

<https://www.epa.gov/ghgreporting>

The GHG Protocol also provides guidance on calculating emissions from industrial processes.

## Emissions Summary

### Guidance

The total GHG emissions from each source category are provided below. You may also use this summary sheet to fill out the *Annual GHG Inventory Summary and Goal Tracking Form* as this calculator only quantifies one year of emissions at a time.

<https://www.epa.gov/climateleadership/center-corporate-climate-leadership-annual-ghg-inventory-summary-and-goal-tracking>

By entering the data below into the appropriate cell of the *Annual GHG Inventory Summary and Goal Tracking Form*, you will be able to compare multiple years of data.

If you have multiple Calculator files covering sub-sets of your inventory for a particular reporting period, sum each of the emission categories (e.g. Stationary Combustion) to an organizational total, which then can be entered into the *Annual GHG Inventory Summary and Goal Tracking Form*.

(A) Enter organization information into the orange cells. Other cells on this sheet will be automatically calculated from the data entered in the sheets in this workbook. Blue cells indicate required emission sources if applicable. Green cells indicate scope 3 emission sources and offsets, which organizations may optionally include in their inventory.

(B) The "Go To Sheet" buttons can be used to navigate to the data entry sheets.

### Organizational Information:

|                             |               |                 |               |
|-----------------------------|---------------|-----------------|---------------|
| Organization Name:          | 2025 Scenario |                 |               |
| Organization Address:       |               |                 |               |
| Inventory Reporting Period: | 2024          | Start: MM/DD/YY | End: MM/DD/YY |
| Name of Preparer:           |               |                 |               |
| Phone Number of Preparer:   |               |                 |               |
| Date Prepared:              |               |                 |               |

### Summary of Organization's Emissions:

#### Scope 1 Emissions

|             |                                  |         |                                  |
|-------------|----------------------------------|---------|----------------------------------|
| Go To Sheet | Stationary Combustion            | 39,819  | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Mobile Sources                   | 849,948 | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Refrigeration / AC Equipment Use | 0       | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Fire Suppression                 | 0       | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Purchased Gases                  | 0       | CO <sub>2</sub> -e (metric tons) |

#### Location-Based Scope 2 Emissions

|             |                                    |         |                                  |
|-------------|------------------------------------|---------|----------------------------------|
| Go To Sheet | Purchased and Consumed Electricity | 113,398 | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Purchased and Consumed Steam       | 0       | CO <sub>2</sub> -e (metric tons) |

#### Market-Based Scope 2 Emissions

|             |                                    |         |                                  |
|-------------|------------------------------------|---------|----------------------------------|
| Go To Sheet | Purchased and Consumed Electricity | 113,398 | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Purchased and Consumed Steam       | 0       | CO <sub>2</sub> -e (metric tons) |

#### Total organization Emissions

|                                        |           |                                  |
|----------------------------------------|-----------|----------------------------------|
| Total Scope 1 & Location-Based Scope 2 | 1,003,165 | CO <sub>2</sub> -e (metric tons) |
| Total Scope 1 & Market-Based Scope 2   | 1,003,165 | CO <sub>2</sub> -e (metric tons) |

**Reductions**

|             |                                            |           |                                  |
|-------------|--------------------------------------------|-----------|----------------------------------|
| Go To Sheet | Offsets                                    | 0         | CO <sub>2</sub> -e (metric tons) |
|             | Net Scope 1 and 2 Location-Based Emissions | 1,003,165 | CO <sub>2</sub> -e (metric tons) |
|             | Net Scope 1 and 2 Market-Based Emissions   | 1,003,165 | CO <sub>2</sub> -e (metric tons) |

**Scope 3 Emissions**

|             |                          |        |                                  |
|-------------|--------------------------|--------|----------------------------------|
| Go To Sheet | Employee Business Travel | 0      | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Employee Commuting       | 0      | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Product Transport        | 0      | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Waste                    | 77,246 | CO <sub>2</sub> -e (metric tons) |

**Required Supplemental Information**

|             |                                                           |   |                                  |
|-------------|-----------------------------------------------------------|---|----------------------------------|
| Go To Sheet | Biomass CO <sub>2</sub> Emissions from Stationary Sources | 0 | CO <sub>2</sub> -e (metric tons) |
| Go To Sheet | Biomass CO <sub>2</sub> Emissions from Mobile Sources     | 0 | CO <sub>2</sub> -e (metric tons) |



## GHG Emissions

### Total Organization-Wide Stationary Source Combustion by Fuel Type

| Fuel Type                       | Quantity Combusted | Units      |
|---------------------------------|--------------------|------------|
| Anthracite Coal                 | 0                  | short tons |
| Bituminous Coal                 | 0                  | short tons |
| Sub-bituminous Coal             | 0                  | short tons |
| Lignite Coal                    | 0                  | short tons |
| Natural Gas                     | 730,686,854        | scf        |
| Distillate Fuel Oil No. 2       | 0                  | gallons    |
| Residual Fuel Oil No. 6         | 0                  | gallons    |
| Kerosene                        | 0                  | gallons    |
| Liquefied Petroleum Gases (LPG) | 0                  | gallons    |
| Wood and Wood Residuals         | 0                  | short tons |
| Landfill Gas                    | 0                  | scf        |

### Total Organization-Wide CO<sub>2</sub>, CH<sub>4</sub> and N<sub>2</sub>O Emissions from Stationary Source Fuel Combustion

| Fuel Type                              | CO <sub>2</sub> (kg) | CH <sub>4</sub> (g) | N <sub>2</sub> O (g) |
|----------------------------------------|----------------------|---------------------|----------------------|
| Anthracite Coal                        | 0.0                  | 0.0                 | 0.0                  |
| Bituminous Coal                        | 0.0                  | 0.0                 | 0.0                  |
| Sub-bituminous Coal                    | 0.0                  | 0.0                 | 0.0                  |
| Lignite Coal                           | 0.0                  | 0.0                 | 0.0                  |
| Natural Gas                            | 39,778,592.4         | 752,607.5           | 73,068.7             |
| Distillate Fuel Oil No. 2              | 0.0                  | 0.0                 | 0.0                  |
| Residual Fuel Oil No. 6                | 0.0                  | 0.0                 | 0.0                  |
| Kerosene                               | 0.0                  | 0.0                 | 0.0                  |
| Liquefied Petroleum Gases (LPG)        | 0.0                  | 0.0                 | 0.0                  |
| <b>Total Fossil Fuel Emissions</b>     | <b>39,778,592.4</b>  | <b>752,607.5</b>    | <b>73,068.7</b>      |
| Wood and Wood Residuals                | 0.0                  | 0.0                 | 0.0                  |
| Landfill Gas                           | 0.0                  | 0.0                 | 0.0                  |
| <b>Total Non-Fossil Fuel Emissions</b> | <b>0.0</b>           | <b>0.0</b>          | <b>0.0</b>           |
| <b>Total Emissions for all Fuels</b>   | <b>39,778,592.4</b>  | <b>752,607.5</b>    | <b>73,068.7</b>      |

**Total CO<sub>2</sub> Equivalent Emissions (metric tons) - Stationary Combustion**

**39,819.2**

**Total Biomass CO<sub>2</sub> Equivalent Emissions (metric tons) - Stationary Combustion**

**0.0**

### Scope 1 Emissions from Mobile Sources

## Guidance

(A) Enter annual data for each vehicle or group of vehicles (grouped by vehicle type, vehicle year, and fuel type) in ORANGE cells in **Table 1**. Example entry is shown in first row (**GREEN Italics**). Only enter vehicles owned or leased by your organization on this sheet. All other vehicle use such as employee commuting or business travel is considered a scope 3 emissions source and should be reported in the corresponding scope 3 sheets.

- Select "On-Road" or "Non-Road" from drop down box to determine the Vehicle Types available.
- Select "Vehicle Type" from drop down box (closest type available).
- Enter "Fuel Usage" in appropriate units (units appear when vehicle type is selected).
  - If mileage or fuel usage is unknown, estimate using approximate fuel economy values (see **Reference Table** below).
  - Vehicle year and Miles traveled are not necessary for non-road equipment.

(B) When using biofuels, typically the biofuel (biodiesel or ethanol) is mixed with a petroleum fuel (diesel or gasoline) for use in vehicles. Enter the biodiesel and ethanol percentages of the fuel if known, or leave default values.

|                    |    |   |
|--------------------|----|---|
| Biodiesel Percent: | 20 | % |
| Ethanol Percent:   | 80 | % |

(C) Biomass CO<sub>2</sub> emissions from biodiesel and ethanol are not reported in the total emissions, but are reported separately at the bottom of the sheet.

**Table 1. Mobile Source Fuel Combustion and Miles Traveled**[illegible]

### Reference Table: Average Fuel Economy by Vehicle Type

| Vehicle Type                              | Average Fuel Economy (mpg) |
|-------------------------------------------|----------------------------|
| Passenger Cars                            | 24.1                       |
| Motorcycles                               | 44.0                       |
| Diesel Buses (Diesel Heavy-Duty Vehicles) | 7.3                        |
| Other 2-axle, 4-Tire Vehicles             | 17.6                       |
| Single unit 2-Axle 6-Tire or More Trucks  | 7.5                        |
| Combination Trucks                        | 6.1                        |

## GHG Emissions

### Total Organization-Wide Mobile Source Fuel Usage and CO<sub>2</sub> Emissions (On-Road and Off-Road Vehicles)

| Fuel Type                     | Fuel Usage | Units   | CO <sub>2</sub> (kg) |
|-------------------------------|------------|---------|----------------------|
| Motor Gasoline                | 18,560,242 | gallons | #####                |
| Diesel Fuel                   | 65,757,148 | gallons | #####                |
| Residual Fuel Oil             | 0          | gallons | 0.0                  |
| Aviation Gasoline             | 0          | gallons | 0.0                  |
| Kerosene-Type Jet Fuel        | 0          | gallons | 0.0                  |
| Liquefied Petroleum Gas (LPG) | 0          | gallons | 0.0                  |
| Ethanol                       | 0          | gallons | 0.0                  |
| Biodiesel                     | 0          | gallons | 0.0                  |
| Liquefied Natural Gas (LNG)   | 0          | gallons | 0.0                  |
| Compressed Natural Gas (CNG)  | 0          | scf     | 0.0                  |

Note: emissions here are only for the g



**Total Organization-Wide On-Road Gasoline Mobile Source Mileage and CH<sub>4</sub>/N<sub>2</sub>O Emissions**

| Vehicle Type                                                | Vehicle Year | Mileage (miles) | CH <sub>4</sub> (g) | N <sub>2</sub> O (g) |
|-------------------------------------------------------------|--------------|-----------------|---------------------|----------------------|
| Passenger Cars - Gasoline                                   | 1984-93      | 0               | 0.0                 | 0.0                  |
|                                                             | 1994         | 0               | 0.0                 | 0.0                  |
|                                                             | 1995         | 0               | 0.0                 | 0.0                  |
|                                                             | 1996         | 0               | 0.0                 | 0.0                  |
|                                                             | 1997         | 0               | 0.0                 | 0.0                  |
|                                                             | 1998         | 0               | 0.0                 | 0.0                  |
|                                                             | 1999         | 0               | 0.0                 | 0.0                  |
|                                                             | 2000         | 0               | 0.0                 | 0.0                  |
|                                                             | 2001         | 0               | 0.0                 | 0.0                  |
|                                                             | 2002         | 0               | 0.0                 | 0.0                  |
|                                                             | 2003         | 0               | 0.0                 | 0.0                  |
|                                                             | 2004         | 0               | 0.0                 | 0.0                  |
|                                                             | 2005         | 0               | 0.0                 | 0.0                  |
|                                                             | 2006         | 0               | 0.0                 | 0.0                  |
|                                                             | 2007         | 4,368           | 31.4                | 22.7                 |
|                                                             | 2008         | 0               | 0.0                 | 0.0                  |
|                                                             | 2009         | 0               | 0.0                 | 0.0                  |
|                                                             | 2010         | 0               | 0.0                 | 0.0                  |
|                                                             | 2011         | 0               | 0.0                 | 0.0                  |
|                                                             | 2012         | 0               | 0.0                 | 0.0                  |
|                                                             | 2013         | 0               | 0.0                 | 0.0                  |
|                                                             | 2014         | 0               | 0.0                 | 0.0                  |
|                                                             | 2015         | 0               | 0.0                 | 0.0                  |
|                                                             | 2016         | 0               | 0.0                 | 0.0                  |
|                                                             | 2017         | 0               | 0.0                 | 0.0                  |
|                                                             | 2018         | 0               | 0.0                 | 0.0                  |
| Light-Duty Trucks - Gasoline<br>(Vans, Pickup Trucks, SUVs) | 1987-93      | 0               | 0.0                 | 0.0                  |
|                                                             | 1994         | 0               | 0.0                 | 0.0                  |
|                                                             | 1995         | 0               | 0.0                 | 0.0                  |
|                                                             | 1996         | 0               | 0.0                 | 0.0                  |
|                                                             | 1997         | 0               | 0.0                 | 0.0                  |
|                                                             | 1998         | 0               | 0.0                 | 0.0                  |
|                                                             | 1999         | 0               | 0.0                 | 0.0                  |
|                                                             | 2000         | 0               | 0.0                 | 0.0                  |
|                                                             | 2001         | 0               | 0.0                 | 0.0                  |
|                                                             | 2002         | 0               | 0.0                 | 0.0                  |
|                                                             | 2003         | 0               | 0.0                 | 0.0                  |
|                                                             | 2004         | 0               | 0.0                 | 0.0                  |
|                                                             | 2005         | 0               | 0.0                 | 0.0                  |
|                                                             | 2006         | 0               | 0.0                 | 0.0                  |
|                                                             | 2007         | 1,560           | 16.1                | 9.5                  |
|                                                             | 2008         | 0               | 0.0                 | 0.0                  |
|                                                             | 2009         | 0               | 0.0                 | 0.0                  |
|                                                             | 2010         | 0               | 0.0                 | 0.0                  |
|                                                             | 2011         | 0               | 0.0                 | 0.0                  |
|                                                             | 2012         | 0               | 0.0                 | 0.0                  |
|                                                             | 2013         | 0               | 0.0                 | 0.0                  |
|                                                             | 2014         | 0               | 0.0                 | 0.0                  |
|                                                             | 2015         | 0               | 0.0                 | 0.0                  |
|                                                             | 2016         | 0               | 0.0                 | 0.0                  |
|                                                             | 2017         | 0               | 0.0                 | 0.0                  |
|                                                             | 2018         | 0               | 0.0                 | 0.0                  |
| Heavy-Duty Vehicles - Gasoline                              | 1985-86      | 0               | 0.0                 | 0.0                  |
|                                                             | 1987         | 0               | 0.0                 | 0.0                  |
|                                                             | 1988-1989    | 0               | 0.0                 | 0.0                  |
|                                                             | 1990-1995    | 0               | 0.0                 | 0.0                  |
|                                                             | 1996         | 0               | 0.0                 | 0.0                  |
|                                                             | 1997         | 0               | 0.0                 | 0.0                  |
|                                                             | 1998         | 0               | 0.0                 | 0.0                  |
|                                                             | 1999         | 0               | 0.0                 | 0.0                  |
|                                                             | 2000         | 0               | 0.0                 | 0.0                  |
|                                                             | 2001         | 0               | 0.0                 | 0.0                  |
|                                                             | 2002         | 0               | 0.0                 | 0.0                  |
|                                                             | 2003         | 0               | 0.0                 | 0.0                  |
|                                                             | 2004         | 0               | 0.0                 | 0.0                  |
|                                                             | 2005         | 0               | 0.0                 | 0.0                  |
|                                                             | 2006         | 0               | 0.0                 | 0.0                  |
|                                                             | 2007         | 0               | 0.0                 | 0.0                  |
|                                                             | 2008         | 0               | 0.0                 | 0.0                  |
|                                                             | 2009         | 0               | 0.0                 | 0.0                  |
|                                                             | 2010         | 0               | 0.0                 | 0.0                  |
|                                                             | 2011         | 0               | 0.0                 | 0.0                  |
|                                                             | 2012         | 0               | 0.0                 | 0.0                  |
|                                                             | 2013         | 0               | 0.0                 | 0.0                  |
|                                                             | 2014         | 0               | 0.0                 | 0.0                  |
|                                                             | 2015         | 0               | 0.0                 | 0.0                  |
|                                                             | 2016         | 0               | 0.0                 | 0.0                  |
|                                                             | 2017         | 0               | 0.0                 | 0.0                  |
|                                                             | 2018         | 0               | 0.0                 | 0.0                  |
| Motorcycles - Gasoline                                      | 1960-1995    | 0               | 0.0                 | 0.0                  |
|                                                             | 1996-present | 0               | 0.0                 | 0.0                  |

**Total Organization-Wide On-Road Non-Gasoline Mobile Source Mileage and CH<sub>4</sub>/N<sub>2</sub>O Emissions**

| Vehicle Type               | Fuel Type | Vehicle Year | Mileage (miles) | CH <sub>4</sub> (g) | N <sub>2</sub> O (g) |
|----------------------------|-----------|--------------|-----------------|---------------------|----------------------|
| Passenger Cars - Diesel    | Diesel    | 1960-1982    | 0               | 0.0                 | 0.0                  |
|                            |           | 1983-1995    | 0               | 0.0                 | 0.0                  |
|                            |           | 1996-2006    | 0               | 0.0                 | 0.0                  |
|                            |           | 2007-2018    | 0               | 0.0                 | 0.0                  |
| Light-Duty Trucks - Diesel | Diesel    | 1960-1982    | 0               | 0.0                 | 0.0                  |
|                            |           | 1983-1995    | 0               | 0.0                 | 0.0                  |
|                            |           | 1996-2006    | 0               | 0.0                 | 0.0                  |
|                            |           | 2007-2018    | 0               | 0.0                 | 0.0                  |

|                                 |           |           |       |      |      |
|---------------------------------|-----------|-----------|-------|------|------|
| Medium- and Heavy-Duty Vehicles | Diesel    | 1960-2006 | 0     | 0.0  | 0.0  |
|                                 |           | 2007-2018 | 1,560 | 14.8 | 67.2 |
| Light-Duty Cars                 | Methanol  |           | 0     | 0.0  | 0.0  |
|                                 | Ethanol   |           | 0     | 0.0  | 0.0  |
|                                 | CNG       |           | 0     | 0.0  | 0.0  |
|                                 | LPG       |           | 0     | 0.0  | 0.0  |
|                                 | Biodiesel |           | 0     | 0.0  | 0.0  |
| Light-Duty Trucks               | Ethanol   |           | 0     | 0.0  | 0.0  |
|                                 | CNG       |           | 0     | 0.0  | 0.0  |
|                                 | LPG       |           | 0     | 0.0  | 0.0  |
|                                 | LNG       |           | 0     | 0.0  | 0.0  |
|                                 | Biodiesel |           | 0     | 0.0  | 0.0  |
| Medium-Duty Trucks              | CNG       |           | 0     | 0.0  | 0.0  |
|                                 | LPG       |           | 0     | 0.0  | 0.0  |
|                                 | LNG       |           | 0     | 0.0  | 0.0  |
|                                 | Biodiesel |           | 0     | 0.0  | 0.0  |
| Heavy-Duty Trucks               | Methanol  |           | 0     | 0.0  | 0.0  |
|                                 | Ethanol   |           | 0     | 0.0  | 0.0  |
|                                 | CNG       |           | 0     | 0.0  | 0.0  |
|                                 | LPG       |           | 0     | 0.0  | 0.0  |
|                                 | LNG       |           | 0     | 0.0  | 0.0  |
|                                 | Biodiesel |           | 0     | 0.0  | 0.0  |
| Buses                           | Methanol  |           | 0     | 0.0  | 0.0  |
|                                 | Ethanol   |           | 0     | 0.0  | 0.0  |
|                                 | CNG       |           | 0     | 0.0  | 0.0  |
|                                 | LPG       |           | 0     | 0.0  | 0.0  |
|                                 | LNG       |           | 0     | 0.0  | 0.0  |
|                                 | Biodiesel |           | 0     | 0.0  | 0.0  |

**Total Organization-Wide Non-Road Mobile Source Fuel Usage and CH<sub>4</sub>/N<sub>2</sub>O Emissions**

| Vehicle Type                       | Fuel Type           | Fuel Usage (gallons) | CH <sub>4</sub> (g) | N <sub>2</sub> O (g) |
|------------------------------------|---------------------|----------------------|---------------------|----------------------|
| Ships and Boats                    | Residual Fuel Oil   | -                    | -                   | -                    |
|                                    | Gasoline (2 stroke) | -                    | -                   | -                    |
|                                    | Gasoline (4 stroke) | -                    | -                   | -                    |
|                                    | Diesel              | -                    | -                   | -                    |
| Locomotives                        | Diesel              | -                    | -                   | -                    |
| Aircraft                           | Jet Fuel            | -                    | -                   | -                    |
|                                    | Aviation Gasoline   | -                    | -                   | -                    |
| Agricultural Equipment             | Gasoline (2 stroke) | -                    | -                   | -                    |
|                                    | Gasoline (4 stroke) | -                    | -                   | -                    |
|                                    | Diesel              | -                    | -                   | -                    |
|                                    | LPG                 | -                    | -                   | -                    |
| Agricultural Offroad Trucks        | Gasoline            | -                    | -                   | -                    |
|                                    | Diesel              | -                    | -                   | -                    |
| Construction/Mining Equipment      | Gasoline (2 stroke) | 18,375,251           | 228,220,616         | 1,286,268            |
|                                    | Gasoline (4 stroke) | -                    | -                   | -                    |
|                                    | Diesel              | 65,625,896           | 13,125,179          | 30,844,171           |
|                                    | LPG                 | -                    | -                   | -                    |
| Construction/Mining Offroad Trucks | Gasoline            | -                    | -                   | -                    |
|                                    | Diesel              | -                    | -                   | -                    |
| Lawn and Garden Equipment          | Gasoline (2 stroke) | -                    | -                   | -                    |
|                                    | Gasoline (4 stroke) | -                    | -                   | -                    |
|                                    | Diesel              | -                    | -                   | -                    |
|                                    | LPG                 | -                    | -                   | -                    |
| Airport Equipment                  | Gasoline            | -                    | -                   | -                    |
|                                    | Diesel              | -                    | -                   | -                    |
|                                    | LPG                 | -                    | -                   | -                    |
| Industrial/Commercial Equipment    | Gasoline (2 stroke) | -                    | -                   | -                    |
|                                    | Gasoline (4 stroke) | -                    | -                   | -                    |
|                                    | Diesel              | -                    | -                   | -                    |
|                                    | LPG                 | -                    | -                   | -                    |
| Logging Equipment                  | Gasoline (2 stroke) | -                    | -                   | -                    |
|                                    | Gasoline (4 stroke) | -                    | -                   | -                    |
|                                    | Diesel              | -                    | -                   | -                    |
| Railroad Equipment                 | Gasoline            | -                    | -                   | -                    |
|                                    | Diesel              | -                    | -                   | -                    |
|                                    | LPG                 | -                    | -                   | -                    |
| Recreational Equipment             | Gasoline (2 stroke) | -                    | -                   | -                    |
|                                    | Gasoline (4 stroke) | -                    | -                   | -                    |
|                                    | Diesel              | -                    | -                   | -                    |
|                                    | LPG                 | -                    | -                   | -                    |

**Total CO<sub>2</sub> Equivalent Emissions (metric tons) - Mobile Sources**

**849,947.9**

**Total Biomass CO<sub>2</sub> Equivalent Emissions (metric tons) - Mobile Sources**

**0.0**

- Notes:
1. Average mpg values from the U.S. Department of Transportation, Federal Highway Administration, Highway Statistics 2019 (Nov 2020), Table VM-1.

### Scope 2 Emissions from Purchase of Electricity



## Guidance

The Indirect Emissions from Purchased Electricity Guidance document provides guidance for quantifying two scope 2 emissions totals, using a **location-based method** and a **market-based method**. The organization should quantify and report both totals in its GHG inventory. The location-based method considers average emission factors for the electricity grids that provide electricity. The market-based method considers contractual arrangements under which the organization procures electricity from specific sources, such as renewable energy.

- (A) Enter total annual electricity purchased in kWh and each eGRID subregion for each facility or site in ORANGE cells of **Table 1**.  
(B) If electricity consumption data are not available for a facility, an estimate should be made for completeness.  
See the "Items to Note" section of the Help sheet for suggested estimation approaches.  
(C) Select "eGRID subregion" from drop box and enter "Electricity Purchased."  
- Use map (Figure 1) at bottom of sheet to determine appropriate eGRID subregion. If subregion cannot be determined from the map, find the correct subregion by entering the location's zip code into EPA's Power Profiler:

(D) See the market-based emission factor hierarchy on the market-based method Help sheet. If any of the first four types of emission factors are applicable, enter the factors in the yellow cells marked as "<enter factor>". If not, leave the yellow cells as is, and eGRID subregion factors will be used for market-based emissions.

Example entry is shown in first row (*GREEN Italics*) for a facility that purchases RECs for 100% of its consumption, and therefore has a market-based emission factor of 0.

Help - Market-Based Method

*Tips: Enter electricity usage by location and then look up the eGRID subregion for each location.*

If you purchase renewable energy that is less than 100% of your site's electricity, see the example in the market-based method Help sheet.

Table 1. Total Amount of Electricity Purchased by eGRID Subregion

[illegible]

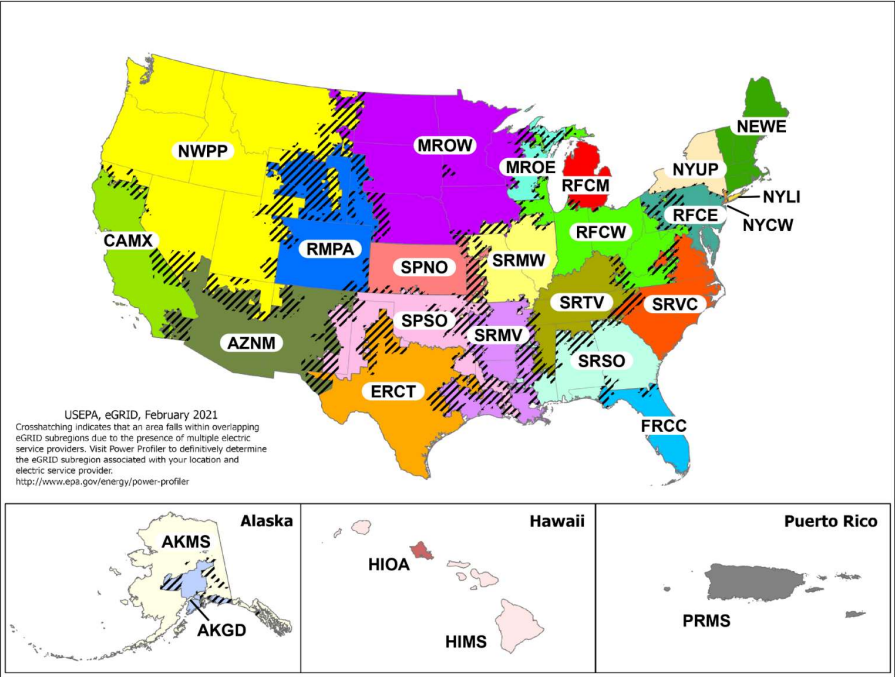
| CO <sub>2</sub> Equivalent Emissions (metric tons) |           |
|----------------------------------------------------|-----------|
| Location-Based Electricity Emissions               | 113,397.6 |
| Market-Based Electricity Emissions                 | 113,397.6 |

Notes:

1. CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O emissions are estimated using methodology provided in EPA's Center for Corporate Climate Leadership Greenhouse Gas Inventory Guidance

- Indirect Emissions from Purchased Electricity (January 2016).

Figure 1. EPA eGRID2019, February 2021.



### Scope 3 Emissions from Waste

## Guidance

- (A) Enter annual waste data in ORANGE cells. Example entry is shown in first row (*GREEN Italics*).
- (B) Choose the appropriate material and disposal method from the drop down options. For the average-data method, use one of the mixed material types, such as mixed MSW. If the exact waste material is not available, consider an appropriate proxy. For example, dimensional lumber can be used as a proxy for wood furniture.
- (C) Choose an appropriate disposal method. Note that not all disposal methods are available for all materials. If there is a #NA or # Value error in the emissions column, you must pick a new material type or appropriate disposal method.

**Table 1. Waste Disposal Weight by Waste Material and Disposal Method (CO<sub>2</sub>, CH<sub>4</sub> and N<sub>2</sub>O)**

[illegible]

Total Emissions by Disposal Method

| Waste Material                                     | CO <sub>2</sub> e (kg) |
|----------------------------------------------------|------------------------|
| Recycled                                           | 3,840,979              |
| Landfilled                                         | -                      |
| Combusted                                          | 73,405,382             |
| Composted                                          | -                      |
| Anaerobically Digested (Dry Digestate with Curing) | -                      |
| Anaerobically Digested (Wet Digestate with Curing) | -                      |

|                                                                  |          |
|------------------------------------------------------------------|----------|
| Total CO <sub>2</sub> Equivalent Emissions (metric tons) - Waste | 77,246.4 |
|------------------------------------------------------------------|----------|

## **2020-2025 New Construction Projects in the Northwest Area**

### **New Public Street Projects constructed in the Northwest Area between 2020 and 2025:**

- City Project No. 2021-07 70th Street and Allan Way Intersection Improvements.
- Canvas at Inver Grove Heights Collector Street and Internal Streets
- Peltier Reserve- Collector Street and Internal Streets
- Scenic Hills-Collector Streets
- Settlers Ridge North- Internal Streets
- Settlers Ridge North 2<sup>nd</sup> Addition-Internal Streets
- Highlands at Settlers Ridge-Internal Streets
- Archer Trail- Internal Streets

### **New Public Stormwater Facility Projects constructed in the Northwest Area between 2020 and 2025:**

- City Project 2020-12 Argenta Trail Drainage
- City Project 2021-03 NWA Storm Sewer Force main
- City Project 2021-10 Schaaf Storm Sewer Improvements
- Archer Trail
- The Crossings at Inverwoods Second
- Canvas at Inver Grove Heights
- Highlands at Settlers Ridge
- Peltier Reserve
- Scenic Hills
- Settlers Ridge North
- Settlers Ridge North 2<sup>nd</sup> Addition

### **New Public Sanitary Sewer Facility Projects constructed in the Northwest area between 2020 and 2025:**

- 2021-01 NWA Trunk Utility Improvements
- Archer Trail
- Canvas at Inver Grove Heights
- Canvas at Inver Grove Heights 2<sup>nd</sup> Addition
- The Crossings at Inverwoods
- The Crossings at Inverwoods Second
- Highlands at Settlers Ridge
- Inverpoint Business Park Third Addition

- Peltier Reserve
- Scenic Hills
- Settlers Ridge North
- Settlers Ridge North 2<sup>nd</sup> Addition

**New Public Water Facility Projects Constructed in the Northwest Area between 2020 and 2025:**

- 2021-01 NWA Trunk Utility Improvements
- Archer Trail
- Canvas at Inver Grove Heights
- Canvas at Inver Grove Heights 2<sup>nd</sup> Addition
- The Crossings at Inverwoods
- The Crossings at Inverwoods Second
- Highlands at Settlers Ridge
- Inverpoint Business Park Third Addition
- Peltier Reserve
- Scenic Hills
- Settlers Ridge North
- Settlers Ridge North 2<sup>nd</sup> Addition



## Introduction

The AUAR Update was revised based on comments received during the comment period. This section includes a response to each comment received during the comment period and indicates in what way the comment has been addressed. The 10-business day comment period began August 5, 2025, and comments were accepted through August 19, 2025. Four comment letters were received from government agencies.

## Dakota County

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Response                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Figure 19-1 is a depth to bedrock map, but the text refers to it as a map of bedrock geologic units. Figure 19-2 the Bedrock Geology and Figure 19-5 Surficial Geology should be replaced with the new Geologic Atlas of Dakota County, Minnesota C-57 published in 2023.                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The figure references have been corrected. The text has been updated to reflect that the new Geologic Atlas of Dakota County, Minnesota C-57 was reviewed. |
| The Department of Natural Resources map titled <i>Pollution Sensitivity of Near-Surface Material</i> published in 2022 has the AUAR Area is mapped as high, moderate and low sensitivity to pollution. This map which can be found at <a href="https://mnatlas.org/resources/pollution-sensitivity-near-surface-materials">https://mnatlas.org/resources/pollution-sensitivity-near-surface-materials</a> , is of the pollution sensitivity estimated from the transmission time of water through 3 feet of soil and 7 feet of surficial geology to a depth of 10 feet from the land surface, see attached map. This map should be included and referenced instead of the description provided in the second paragraph on page 35. | This information has been added to the AUAR Update.                                                                                                        |
| Figure 19-5 Sensitivity to Aquifer maps the AUAR Area as the Prairie du Chien and Jordan Aquifers as high, moderate and low sensitivity to pollution. Due to the sensitivity of the groundwater to contamination, efforts should be made to minimize the use of chemicals on the AUAR Area. Lawn care fertilizers and herbicides can impact the groundwater and drinking water aquifers. Providing thick, quality topsoil and a subsequent inspection to verify that it was provided in areas for lawn and landscaping is recommended. To reduce the need for                                                                                                                                                                      | Comment noted.                                                                                                                                             |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Response                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| chemicals and irrigation, plant native, drought tolerant landscape plants and tall fescue for lawn areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                        |
| <p>Figure 13-2 shows possible well locations using the MN County Well Index (CWI). Dakota County has been granted the authority, under Minnesota Statutes 103I, and subsequent amendments, to regulate Well and Water Supplies. There are many wells with a variety of uses within the project area and CWI may be incomplete and/or out of date compared to Dakota County well records which contain much more site context. As individual projects unfold on parcels within Dakota County, project managers and constructions/demolition crews should work closely with the Dakota County Delegated Well Program to solve any well compliance concerns, including sealing unused wells, finding and sealing lost wells, and accounting properly for all known wells.</p> <p>Please contact WellPermits@CO.DAKOTA.MN.US with any questions or concerns regarding wells of any type. If any wells are discovered during site visits and/or during redevelopment, they should be examined by a licensed well contractor or a Dakota County well inspector to determine the status. A magnetometer is the best (sometimes only) way to locate wells that are below grade. Dakota County can help locate and mark wells using a magnetometer by calling 952-891-7537. Magnetometers work best on a clear site free from large metal obstructions. A Dakota County well inspector must be present during any well searches where wells are suspected to officially rule on the presence of a well. Information about property transfer requirements as they pertain to wells is on our webpage at <a href="https://www.co.dakota.mn.us/HomeProperty/SellingProperty/WellRequirements">https://www.co.dakota.mn.us/HomeProperty/SellingProperty/WellRequirements</a>.</p> <p>During real estate sales, it is in the interest of both parties that a well disclosure be filed if appropriate and any well compliance issues be resolved. State Statute 103I Section 235 Subdivision 2 states, "Unless the buyer and seller agree to the contrary, in writing, before the closing of the sale, a seller who fails to disclose the existence or known status of a well at the time of sale and knew or had reason to know of the existence or known status of the well, is liable to the buyer for costs relating to sealing of the well and reasonable attorney fees for collection of costs from the seller, if the action is commenced within six years</p> | <p>Developers will coordinate with the Dakota County Delegated Well Program as needed. This has been added to the Mitigation Plan.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Response                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>after the date the buyer closed the purchase of the real property where the well is located."</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                           |
| <p>Alternative stormwater management is proposed, which includes infiltration to groundwater. Please note that the project area includes several high priority groundwater recharge areas for consideration, as identified in the Dakota County Groundwater Plan, Figure 7. Stormwater infiltration basins within the identified preferred recharge areas may present an opportunity to increase groundwater recharge. Proposed stormwater infiltration within a current or possible future DWSMA should be consulted with MDH.</p> <p>Development will increase the amount of impervious surface and increased winter maintenance deicing salt use on additional roads and parking lots. It is recommended that the city implement a chloride management plan for the AUAR Area. Consider requiring winter-smart design of parking lots to reduce deicing salt use and its impacts to aquatic life and water quality. Please keep the angle of the sun in mind to ensure it reaches and melts critical icy patches. Consider the direction of prevailing winter wind to prevent drifting snow, plant trees to create a living snow fence. Implement pavement alternatives such a permeable pavement. Minimize the flow of meltwater across roads and parking lots to mitigate refreezing across roads to reduce the need for deicing salt</p> | <p>Consultation with MDH has been noted and added to the Mitigation Plan. A chloride management plan has been added as a consideration to Table 3 in the AUAR Update.</p> |
| <p>An Environmental Information Request was submitted to Dakota County Environmental Resources in February 2025, and an Environmental Review was provided in March 2025, along with documents relating to identified sites from Dakota County's Site Inventory. This information is included in Appendix A, and the AUAR Table 18 also includes a listing of MPCA's What's in my Neighborhood sites.</p> <p>Please contact Environmental Resources at 952-891-7000 or <a href="mailto:environ@co.dakota.mn.us">environ@co.dakota.mn.us</a> with questions or if additional information is needed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Comment noted.</p>                                                                                                                                                     |
| <p>Please include all transportation-related plans, studies, and recommendations completed since the last update for the AUAR area, including:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>These studies and plans have been added to the AUAR Update. The AUAR update</p>                                                                                        |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Response                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Dakota County Principal Arterial Study</li> <li>• Dakota County 2040 Transportation Plan</li> <li>• Dakota County Regional Roadway System Visioning Study Update</li> <li>• Dakota County Road 63 (Argenta Boulevard) &amp; I-494 Interchange Footprint Study</li> </ul> <p>These documents contain recommendations relevant to the AUAR. Of particular importance is recognizing County Road 63 as a future Principal Arterial roadway.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>notes that CR 63 will be upgraded to a principal arterial on Page 111.</p>                                                                                                                                                                                                                           |
| <p>There are several updates that should be made to the AUAR to be consistent with Dakota County's plans.</p> <ul style="list-style-type: none"> <li>• Please show the alignment of the Lebanon Hills Greenway that generally runs north/south through the east side of the AUAR. The Lebanon Hills Greenway master plan was adopted by Dakota County in 2013 and the alignment can be viewed at the following link:<br/> <a href="https://www.co.dakota.mn.us/parks/About/TrailPlanning/Documents/MendotaLebanonHillsGreenwayMasterPlan.pdf">https://www.co.dakota.mn.us/parks/About/TrailPlanning/Documents/MendotaLebanonHillsGreenwayMasterPlan.pdf</a></li> <li>• Please reference that there are regionally significant forests and natural areas within the AUAR, as identified in the Dakota County Land Conservation Plan adopted in 2020. The regionally significant natural areas are identified as part of the Marcott Lakes Conservation Focus Area (CFA #13). Areas within Conservation Focus Areas may be eligible for Dakota County land protection funds.<br/> <a href="https://www.co.dakota.mn.us/Environment/LandConservation/Plan/Documents/LandConservationPlan.pdf">https://www.co.dakota.mn.us/Environment/LandConservation/Plan/Documents/LandConservationPlan.pdf</a></li> <li>• Just recently Dakota County adopted a new 2050 Vision Plan for Parks, Greenways and Natural Resources (July 9, 2025). This new plan identifies a new greenway "search area" corridor that runs east/west through the AUAR area, making connections to the Minnesota River Greenway on the west, and the Mississippi River Greenway on the east. Dakota County does not have a specific greenway alignment identified for this corridor but will work with the City of Inver Grove Heights and landowners when a long-range</li> </ul> | <p>The alignment of the Lebanon Hills Greenway has been added to the existing and proposed land use map.</p> <p>Information about the Marcott Lakes Conservation Focus Area has been added to the AUAR Update.</p> <p>Information about the Greenway Search Area has been added to the AUAR Update.</p> |

| Comment                                                                                                                | Response |
|------------------------------------------------------------------------------------------------------------------------|----------|
| plan for this corridor is prepared. In the meantime, the greenway search area should be identified in the AUAR update. |          |

## Metropolitan Council

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Response                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Climate</b></p> <p>The discussion of anticipated climate trends and associated adaptations is adequate; however, additional adaptations such adopting a chloride management plan to mitigate the impact of the site on surface water resources should be considered.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>A chloride management plan has been added as a consideration to Table 3 in the AUAR Update.</p>                                                                                                     |
| <p><b>Land Use - Parks</b></p> <p>Existing and planned segments of the Lebanon Hills Greenway Regional Trail (formerly known as the Mendota-Lebanon Hills Greenway Regional Trail) is within the AUAR study area. Dakota County's Mendota-Lebanon Hills Greenway Master Plan was approved by the Metropolitan Council in 2013.</p> <p>The AUAR Update acknowledges the plan in Section 10. Land Use, noting "The City of Inver Grove Heights supports the Mendota to Lebanon Hills Master Plan."</p> <p>As the City continues to plan for and develop the Northwest Expansion Area, Met Council Parks staff encourage the City to coordinate with Dakota County to implement planned segments of the Lebanon Hills Greenway Regional Trail. A robust bicycle and pedestrian network benefits residents and businesses alike.</p> | <p>Future coordination between the City and Dakota County has been noted in Section 10 of the AUAR.</p>                                                                                                |
| <p><b>Land Use – TAZ</b></p> <p>Development expectations by Transportation Analysis Zone (TAZ) are discussed on pages 106-107. In total, AUAR table 30 counts 7,050 units at maximum capacity; this appears to reflect the 2005 and 2007 scenarios. (A different table,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The discussion of traffic modeling reflects the analysis completed for the 2005 AUAR. Table 30 does not report existing or updated conditions for the site. The AUAR Update does not update the</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Response                                                                                                                                                                                                                           |
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| <p>table 20, provides a different and reduced capacity, 6,200, for the 2025 scenario.) Council staff find this is more development than is forecast to the year 2040. Actual development will likely be a fraction of the maximum capacity. Council staff recommend this clarification be included in the AUAR's discussion on traffic modeling.</p> <p>As the City prepares its next Plan Update, Council staff advise that the City consider TAZ distributions in the AUAR, table 30, and how this compares to the Council's forecast by TAZ. Please contact Council staff to discuss; this discussion can be separate from any action on the AUAR.</p> | <p>traffic analysis completed for the 2005 AUAR.</p> <p>Comment noted.</p>                                                                                                                                                         |
| <p><b>Water Resources</b></p> <p>Chloride management best practices should be considered and implemented during the winter months to limit impacts on surrounding water bodies, wetlands, and soils. Council staff encourages the developer to limit impacts to wetlands. If impacts must be made, we encourage the developer to look within the same watershed/sub watershed to do the wetland banking replacement.</p>                                                                                                                                                                                                                                  | <p>A chloride management plan has been added as a consideration to Table 3 in the AUAR Update. An item to request that the developer look within the same watershed for wetland banking has been added to the Mitigation Plan.</p> |

## Minnesota Department of Transportation

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Response                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <p><b>Water Resources</b></p> <p>A MnDOT drainage permit is required before any development occurs. The permit applicant shall demonstrate that the off-site runoff entering MnDOT drainage system(s) and/or right of way will not increase. The drainage permit application, including the information below, should be submitted online to: <a href="https://olpa.dot.state.mn.us/OLPA/">https://olpa.dot.state.mn.us/OLPA/</a>. Please upload this letter with the drainage permit application.</p> | <p>Comment noted. MnDOT Drainage Permit is noted in Section 9, Table 8.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Response                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The following information must be submitted with the drainage permit application:</p> <ol style="list-style-type: none"> <li>1. Grading plans, drainage plans, and hydraulic calculations demonstrating that proposed flows to MnDOT right of way remain the same as existing conditions or are reduced.</li> <li>2. Existing and proposed drainage area maps with flow arrows and labeling that corresponds with the submitted calculations.</li> <li>3. Hydro CAD model and PDF of output for the 2, 10, and 100-year Atlas 14 storm events.</li> </ol> <p>Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested. Please contact Jason Swenson, Water Resources Engineering, at jason.swenson@state.mn.us or 651-234-7539 with any questions.</p> |                                                                                                                                                                                                 |
| <p><b>Pedestrian and Bicycle</b></p> <p>MnDOT encourages the City of Inver Grove Heights to consider pedestrian/bicycle connectivity as part of the roadway network and intersection considerations, including to/from key destinations. In addition, we encourage consideration of the potential trail and pedestrian/bicycle network separate from the roadway network.</p> <p>Please contact Molly McCormick, Pedestrian and Bicycle Coordinator, at molly.mccormick@state.mn.us with any questions.</p>                                                                                                                                                                                                                                                                                                                       | <p>Comment noted.</p>                                                                                                                                                                           |
| <p><b>Noise</b></p> <p>MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses adjacent to highways often result in complaints about traffic noise. Traffic noise from the highways within the AUAR area could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule</p>                                                                                                                                                                                                                                                                                                                                          | <p>Developments will be required to meet applicable MPCA noise standards. A noise study will be completed if necessary on a case-by-case basis. This has been noted in the Mitigation Plan.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Response                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <p>7030.0030 states that municipalities with the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.</p> <p>MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to any proposed development in this area from any highway noise.</p> <p>If you have any questions regarding MnDOT's noise policy, please contact Natalie Ries in Metro District's Noise and Air Quality Unit at <a href="mailto:natalie.ries@state.mn.us">natalie.ries@state.mn.us</a> or 651-234-7681.</p> |                                                                   |
| <p><b>Permits</b></p> <p>Any work that affects MnDOT right of way will require an appropriate permit. All permits are available and must be applied at: <a href="https://olpa.dot.state.mn.us/OLPA/">https://olpa.dot.state.mn.us/OLPA/</a>. Upload this letter when applying for permits.</p> <p>For questions regarding permit submittal requirements, please contact Buck Craig of MnDOT's Metro District Permits Section at <a href="mailto:buck.craig@state.mn.us">buck.craig@state.mn.us</a> or 651-775-0405.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Comment noted. Permits are included in Section 9, Table 8.</p> |



## Minnesota Pollution Control Agency

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Response                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Climate section: it is recommended that a longer period is included instead of just 2004-2024.</p> <ul style="list-style-type: none"> <li>• There have already been changes to the climate, but that is difficult to see in the documentation.</li> <li>• There are regional summaries that may be helpful when using the University of Minnesota (UMN) Climate information.</li> <li>• Climate change in Southeast Minnesota UMN Climate Adaptation Partnership.</li> <li>• With the BMP goals that are later in the document, acknowledging that there may be more intense rainfall events and higher chances of flooding, may help with deciding on BMP design.</li> </ul> | <p>Past data from 2004 to 2024, as well as future projections through the end of the century have been studied in Section 7. These data provide a picture of climate trends for the study area.</p> <p>On a case-by-case basis as developments are planned, larger rainfall events will be considered in BMP design.</p> |
| <p>With the expansion of impervious area, having a plan for snow and snow melt may use less salt and thereby protect waters from chloride impairment.</p> <ul style="list-style-type: none"> <li>• Design considerations could be taken to reduce salt usage. With several wetland areas where infiltration is likely, salting could contribute to increased chloride in drinking water.</li> <li>• Planning to store snow in areas that will not increase icy areas as the pile melts and plating trees in strategic places will be beneficial.</li> <li>• The goal is to develop with winter maintenance in mind and use less salt.</li> </ul>                                 | <p>A chloride management plan has been added as a consideration to Table 3 in the AUAR Update.</p>                                                                                                                                                                                                                       |
| <p>Having a maintenance plan for the vegetated areas and stormwater BMPs areas will ensure the BMPs continue to provide benefit.</p> <ul style="list-style-type: none"> <li>• This includes assigning who will oversee maintenance and what is allowed.</li> <li>• Protecting the buffered areas from mowing and having a vegetation management plan could reduce future landowner conflicts.</li> </ul>                                                                                                                                                                                                                                                                         | <p>The Northwest Area Stormwater Manual provides guidelines for maintenance of stormwater BMPs. Page 52 of the AUAR Update discusses the purpose of this manual. A footnote to the link to this manual has been added.</p>                                                                                               |

| Comment                                                                                                                                                                                                                                                                                                                             | Response                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <p>The most recent figure for the trunk sanitary sewer system in the project area is from 2014. The AUAR identifies constriction of a significant number of developments with sanitary sewer improvements since 2014. An updated figure for the trunk sanitary sewer system in the project area should be provided in the AUAR.</p> | <p>An updated figure has been added to Appendix A.</p> |



August 19, 2025

Jason Ziemer  
City of Inver Grove Heights  
8150 Barbara Ave  
Inver Grove Heights, MN 55077

Thank you for the opportunity to review Northwest Expansion Area Alternative Urban Area (AUAR). The AUAR study area is a 3,089-acre area in the northwest portion of the city of Inver Grove Heights. County Physical Development Staff reviewed the document and offer the following comments for consideration.

#### Environmental Resources

##### 11.a. Geology

Figure 19-1 is a depth to bedrock map, but the text refers to it as a map of bedrock geologic units. Figure 19-2 the Bedrock Geology and Figure 19-5 Surficial Geology should be replaced with the new Geologic Atlas of Dakota County, Minnesota C-57 published in 2023.

The Department of Natural Resources map titled *Pollution Sensitivity of Near-Surface Material* published in 2022 has the AUAR Area mapped as high, moderate and low sensitivity to pollution. This map which can be found at <https://mnatlas.org/resources/pollution-sensitivity-near-surface-materials>, is of the pollution sensitivity estimated from the transmission time of water through 3 feet of soil and 7 feet of surficial geology to a depth of 10 feet from the land surface, see attached map. This map should be included and referenced instead of the description provided in the second paragraph on page 35.

Figure 19-5 Sensitivity to Aquifer maps the AUAR Area as the Prairie du Chien and Jordan Aquifers as high, moderate and low sensitivity to pollution. Due to the sensitivity of the groundwater to contamination, efforts should be made to minimize the use of chemicals on the AUAR Area. Lawn care fertilizers and herbicides can impact the groundwater and drinking water aquifers. Providing thick, quality topsoil and a subsequent inspection to verify that it was provided in areas for lawn and landscaping is recommended. To reduce the need for chemicals and irrigation, plant native, drought tolerant landscape plants and tall fescue for lawn areas.

##### 12.a.ii – Groundwater

Figure 13-2 shows possible well locations using the MN County Well Index (CWI). Dakota County has been granted the authority, under Minnesota Statutes 103I, and subsequent amendments, to regulate Well and Water Supplies. There are many wells with a variety of uses within the project area and CWI may be incomplete and/or out of date compared to Dakota County well records which contain much more site context. As individual projects unfold on parcels within Dakota County, project managers and constructions/demolition crews should work closely with the Dakota County Delegated Well Program to solve any well compliance concerns, including sealing unused wells, finding and sealing lost wells, and accounting properly for all known wells.

Please contact [WellPermits@CO.DAKOTA.MN.US](mailto:WellPermits@CO.DAKOTA.MN.US) with any questions or concerns regarding wells of any type. If any wells are discovered during site visits and/or during redevelopment, they should be examined by a licensed well contractor or a Dakota County well inspector to determine the status. A magnetometer is the best (sometimes

#### **Physical Development Division**

**P** 952-891-7000 **F** 952-891-7031 **W** [www.dakotacounty.us](http://www.dakotacounty.us)

**A** Dakota County Western Service Center • 14955 Galaxie Ave. • Apple Valley • MN 55124

only) way to locate wells that are below grade. Dakota County can help locate and mark wells using a magnetometer by calling 952-891-7537. Magnetometers work best on a clear site free from large metal obstructions. A Dakota County well inspector must be present during any well searches where wells are suspected to officially rule on the presence of a well. Information about property transfer requirements as they pertain to wells is on our webpage at <https://www.co.dakota.mn.us/HomeProperty/SellingProperty/WellRequirements>. During real estate sales, it is in the interest of both parties that a well disclosure be filed if appropriate and any well compliance issues be resolved. State Statute 103I Section 235 Subdivision 2 states, "Unless the buyer and seller agree to the contrary, in writing, before the closing of the sale, a seller who fails to disclose the existence or known status of a well at the time of sale and knew or had reason to know of the existence or known status of the well, is liable to the buyer for costs relating to sealing of the well and reasonable attorney fees for collection of costs from the seller, if the action is commenced within six years after the date the buyer closed the purchase of the real property where the well is located."

#### 12.b.ii – Stormwater

Alternative stormwater management is proposed, which includes infiltration to groundwater. Please note that the project area includes several high priority groundwater recharge areas for consideration, as identified in the [Dakota County Groundwater Plan](#), Figure 7. Stormwater infiltration basins within the identified preferred recharge areas may present an opportunity to increase groundwater recharge. Proposed stormwater infiltration within a current or possible future DWSMA should be consulted with MDH.

Development will increase the amount of impervious surface and increased winter maintenance deicing salt use on additional roads and parking lots. It is recommended that the city implement a chloride management plan for the AUAR Area. Consider requiring winter-smart design of parking lots to reduce deicing salt use and its impacts to aquatic life and water quality. Please keep the angle of the sun in mind to ensure it reaches and melts critical icy patches. Consider the direction of prevailing winter wind to prevent drifting snow, plant trees to create a living snow fence. Implement pavement alternatives such as permeable pavement. Minimize the flow of meltwater across roads and parking lots to mitigate refreezing across roads to reduce the need for deicing salt

#### 13 - Contamination/Hazardous Materials/Wastes:

An Environmental Information Request was submitted to Dakota County Environmental Resources in February 2025, and an Environmental Review was provided in March 2025, along with documents relating to identified sites from Dakota County's Site Inventory. This information is included in Appendix A, and the AUAR Table 18 also includes a listing of MPCA's What's in my Neighborhood sites.

Please contact Environmental Resources at 952-891-7000 or [environ@co.dakota.mn.us](mailto:environ@co.dakota.mn.us) with questions or if additional information is needed.

#### Transportation

Please include all transportation-related plans, studies, and recommendations completed since the last update for the AUAR area, including:

- Dakota County Principal Arterial Study
- Dakota County 2040 Transportation Plan
- Dakota County Regional Roadway System Visioning Study Update
- Dakota County Road 63 (Argenta Boulevard) & I-494 Interchange Footprint Study

These documents contain recommendations relevant to the AUAR. Of particular importance is recognizing County Road 63 as a future Principal Arterial roadway.

### Physical Development Division

**P** 952-891-7000 **F** 952-891-7031 **W** [www.dakotacounty.us](http://www.dakotacounty.us)

**A** Dakota County Western Service Center • 14955 Galaxie Ave. • Apple Valley • MN 55124

## Parks, Greenways, and Natural Areas

There are several updates that should be made to the AUAR to be consistent with Dakota County's plans.

- Please show the alignment of the Lebanon Hills Greenway that generally runs north/south through the east side of the AUAR. The Lebanon Hills Greenway master plan was adopted by Dakota County in 2013 and the alignment can be viewed at the following link:  
<https://www.co.dakota.mn.us/parks/About/TrailPlanning/Documents/MendotaLebanonHillsGreenwayMasterPlan.pdf>
- Please reference that there are regionally significant forests and natural areas within the AUAR, as identified in the Dakota County Land Conservation Plan adopted in 2020. The regionally significant natural areas are identified as part of the Marcott Lakes Conservation Focus Area (CFA #13). Areas within Conservation Focus Areas may be eligible for Dakota County land protection funds.  
<https://www.co.dakota.mn.us/Environment/LandConservation/Plan/Documents/LandConservationPlan.pdf>
- Just recently Dakota County adopted a new 2050 Vision Plan for Parks, Greenways and Natural Resources (July 9, 2025). This new plan identifies a new greenway "search area" corridor that runs east/west through the AUAR area, making connections to the Minnesota River Greenway on the west, and the Mississippi River Greenway on the east. Dakota County does not have a specific greenway alignment identified for this corridor but will work with the City of Inver Grove Heights and landowners when a long-range plan for this corridor is prepared. In the meantime, the greenway search area should be identified in the AUAR update.  
<https://www.co.dakota.mn.us/parks/About/VisionPlan/Documents/2050VisionPlanExecutiveSummary.pdf>

Sincerely,



Georg T. Fischer, Director  
Physical Development Division

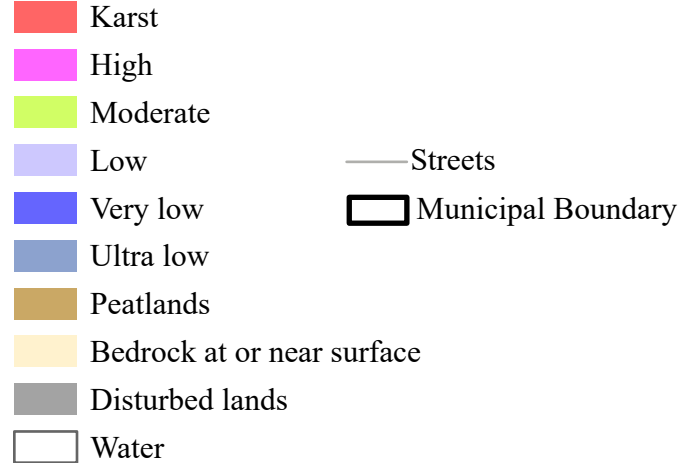
cc: Commissioner William Droste, District 4  
Heidi Welsch, County Manager

## **Physical Development Division**



# Pollution Sensitivity of Near-Surface Materials

## RATING



Dakota County, Mn

This dataset estimates the pollution sensitivity of near-surface materials from the transmission time of water through 3 feet of soil and 7 feet of surficial geology, to a depth of 10 feet from the land surface.

Source: Adams, R., 2016, Pollution sensitivity of near-surface materials: St. Paul,

Minnesota Department of Natural Resources, Minnesota Hydrogeology Atlas Series HG-02, report and plate, accessible at

[https://www.dnr.state.mn.us/waters/groundwater\\_section/mapping/mn-hydro-atlas.html](https://www.dnr.state.mn.us/waters/groundwater_section/mapping/mn-hydro-atlas.html)



August 14, 2025

Jason Ziemer  
City of Inver Grove Heights  
8150 Barbara Avenue  
Inver Grove Heights, MN 55077-3410

**RE: City of Inver Grove Heights Northwest Expansion Area Alternative Urban Areawide Review (AUAR)**  
Metropolitan Council Review File No. 19529-7  
Metropolitan Council District No. 15

Dear Jason Ziemer:

Metropolitan Council staff completed its review of the 2025 Update of the Northwest Expansion Area Alternative Urban Areawide Review (AUAR) to determine its accuracy and completeness in addressing regional concerns. The submission is an update to the 2005 Northwest Expansion Area AUAR, which is the fourth update since the final Northwest Expansion Area AUAR was originally reviewed.

Staff conclude that the AUAR is complete and accurate with respect to regional concerns and does not raise major issues of consistency with Council policies. However, staff offers the following comments for your consideration:

**Item 7– Climate** (MacKenzie Young Walters 651-602-1373)

The discussion of anticipated climate trends and associated adaptations is adequate; however, additional adaptations such as adopting a chloride management plan to mitigate the impact of the site on surface water resources should be considered.

**Item 10 – Land Use - Parks** (Colin Kelly, 651-602-1361)

Existing and planned segments of the Lebanon Hills Greenway Regional Trail (formerly known as the Mendota-Lebanon Hills Greenway Regional Trail) is within the AUAR study area. Dakota County's [Mendota-Lebanon Hills Greenway Master Plan](#) was approved by the Metropolitan Council in 2013.

The AUAR Update acknowledges the plan in Section 10. Land Use, noting "The City of Inver Grove Heights supports the Mendota to Lebanon Hills Master Plan."

As the City continues to plan for and develop the Northwest Expansion Area, Met Council Parks staff encourage the City to coordinate with Dakota County to implement planned segments of the Lebanon Hills Greenway Regional Trail. A robust bicycle and pedestrian network benefits residents and businesses alike.

**Item 10 Land Use – TAZ** (Todd Graham, 651-602-1322)

Development expectations by Transportation Analysis Zone (TAZ) are discussed on pages 106-107. In total, AUAR table 30 counts 7,050 units at maximum capacity; this appears to reflect the 2005 and 2007 scenarios. (A different table, table 20, provides a different and reduced capacity, 6,200, for the

2025 scenario.) Council staff find this is more development than is forecast to the year 2040. Actual development will likely be a fraction of the maximum capacity. Council staff recommend this clarification be included in the AUAR's discussion on traffic modeling.

As the City prepares its next Plan Update, Council staff advise that the City consider TAZ distributions in the AUAR, table 30, and how this compares to the Council's forecast by TAZ. Please contact Council staff to discuss; this discussion can be separate from any action on the AUAR.

**Item 12 Water Resources - Surface Water** (*Steve Christopher 651-602-1033*)

Chloride management best practices should be considered and implemented during the winter months to limit impacts on surrounding water bodies, wetlands, and soils. Council staff encourages the developer to limit impacts to wetlands. If impacts must be made, we encourage the developer to look within the same watershed/sub watershed to do the wetland banking replacement.

The Council will not take formal action on the AUAR. If you have any questions or need further information, please contact Patrick Boylan, Sector Representative at 651-602-1438.

Sincerely,



Angela R. Torres, AICP, Manager  
Local Planning Assistance

CC:    Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division  
      Victor Obisakin, Metropolitan Council District No.15  
      Judy Sventek, Water Resources Manager  
      Patrick Boylan, Sector Representative  
      Reviews Coordinator

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19529-7.docx*



August 18, 2025

Jason Ziemer  
Community Development Director  
City of Inver Grove Heights  
8150 Barbara Avenue  
Inver Grove Heights, MN 55077

**SUBJECT: Northwest Expansion Area AUAR Update**  
MnDOT Review #AUAR25-006  
Inver Grove Heights, Dakota County

Dear Jason Ziemer,

Thank you for the opportunity to review the Northwest Expansion Area AUAR Update. Please note that MnDOT's review of this AUAR does not constitute approval of a regional traffic analysis and is not a specific approval for access or new roadway improvements. As plans are refined, we would like the opportunity to coordinate with our partners and to review the updated information. MnDOT's staff has reviewed the document and has the following comments:

#### **Water Resources**

A MnDOT drainage permit is required before any development occurs. The permit applicant shall demonstrate that the off-site runoff entering MnDOT drainage system(s) and/or right of way will not increase. The drainage permit application, including the information below, should be submitted online to: <https://olpa.dot.state.mn.us/OLPA/>. Please upload this letter with the drainage permit application.

The following information must be submitted with the drainage permit application:

1. Grading plans, drainage plans, and hydraulic calculations demonstrating that proposed flows to MnDOT right of way remain the same as existing conditions or are reduced.
2. Existing and proposed drainage area maps with flow arrows and labeling that corresponds with the submitted calculations.
3. Hydro CAD model and PDF of output for the 2, 10, and 100-year Atlas 14 storm events.

Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested. Please contact Jason Swenson, Water Resources Engineering, at [jason.swenson@state.mn.us](mailto:jason.swenson@state.mn.us) or 651-234-7539 with any questions.

#### **Pedestrian and Bicycle**

MnDOT encourages the City of Inver Grove Heights to consider pedestrian/bicycle connectivity as part of the roadway network and intersection considerations, including to/from key destinations. In addition, we encourage consideration of the potential trail and pedestrian/bicycle network separate from the roadway network.

Please contact Molly McCormick, Pedestrian and Bicycle Coordinator, at [molly.mccormick@state.mn.us](mailto:molly.mccormick@state.mn.us) with any questions.

## Noise

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses adjacent to highways often result in complaints about traffic noise. Traffic noise from the highways within the AUAR area could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. [Minnesota Rule 7030.0030](#) states that municipalities with the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the [MPCA's Noise Area Classification](#) (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to any proposed development in this area from any highway noise.

If you have any questions regarding MnDOT's noise policy, please contact Natalie Ries in Metro District's Noise and Air Quality Unit at [natalie.ries@state.mn.us](mailto:natalie.ries@state.mn.us) or 651-234-7681.

## Permits

Any work that affects MnDOT right of way will require an appropriate permit. All permits are available and must be applied at: <https://olpa.dot.state.mn.us/OLPA/>. Upload this letter when applying for permits.

For questions regarding permit submittal requirements, please contact Buck Craig of MnDOT's Metro District Permits Section at [buck.craig@state.mn.us](mailto:buck.craig@state.mn.us) or 651-775-0405.

## Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans to [metrodevreviews.dot@state.mn.us](mailto:metrodevreviews.dot@state.mn.us). Attachments may not exceed 20 MB (megabytes) per email. Documents can be zipped as well. If multiple emails are necessary, number each email.
2. Files over 20 MB can also be uploaded to MnDOT's Web Transfer Client site: <https://mft.dot.state.mn.us>. Contact [metrodevreviews.dot@state.mn.us](mailto:metrodevreviews.dot@state.mn.us), and staff will create a shared folder in which files can be uploaded to. Please send an accompanying email with a narrative for the development.

You are welcome to contact me at [regina.burstein@state.mn.us](mailto:regina.burstein@state.mn.us) with any questions.

Sincerely,

Regina Burstein  
Senior Planner

**Copy sent via email:**

Jason Swenson, Water Resources  
Buck Craig, Permits  
Mark Lundquist, Right of Way  
Almin Ramic, Traffic  
Amrish Patel, Transit  
Natalie Ries, Noise  
Robert Jones, Area Manager  
Mohammad Dehdashti, Design

Michael Kowski, Maintenance  
Molly McCormick, Multimodal Planning  
Brandon JB Nelson, Surveying  
Tod Sherman, Planning  
Cameron Muhic, Planning  
Scott Shaffer, Planning  
Joseph Widing, Metropolitan Council

August 18, 2025

VIA EMAIL

Jason Ziemer  
City of Inver Grove Heights  
8150 Barbara Avenue  
Inver Grove Heights, Minnesota 55077-3410  
[jziemer@ighmn.gov](mailto:jziemer@ighmn.gov)

RE: Inver Grove Heights Northwest Expansion Area – Alternative Urban Areawide Review

Dear Jason Ziemer:

Thank you for the opportunity to review and comment on the Alternative Urban Areawide Review (AUAR) for the Inver Grove Heights Northwest Expansion Area project (Project) located in Dakota County, Minnesota. The AUAR study is a 3,140-acre area in the northwest portion of the City of Inver Grove Heights. The area is bounded by Interstate 494 on the north, Babcock Trail on the east (approximately), the city's boundary with Eagan on the west and includes an area just south of Highway 55 on the south. The site is currently occupied by rural and large-lot residential uses, wetlands and other natural areas and a golf course. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility and other interests, the MPCA staff has the following comments for your consideration.

#### Watershed

- Climate section: it is recommended that a longer period is included instead of just 2004-2024.
  - There have already been changes to the climate, but that is difficult to see in the documentation.
  - There are regional summaries that may be helpful when using the University of Minnesota (UMN) Climate information.
  - [Climate change in Southeast Minnesota UMN Climate Adaptation Partnership](#).
  - With the BMP goals that are later in the document, acknowledging that there may be more intense rainfall events and higher chances of flooding, may help with deciding on BMP design.
- With the expansion of impervious area, having a plan for snow and snow melt may use less salt and thereby protect waters from chloride impairment.
  - Design considerations could be taken to reduce salt usage. With several wetland areas where infiltration is likely, salting could contribute to increased chloride in drinking water.
  - Planning to store snow in areas that will not increase icy areas as the pile melts and plating trees in strategic places will be beneficial.
  - The goal is to develop with winter maintenance in mind and use less salt.
- Having a maintenance plan for the vegetated areas and stormwater BMPs areas will ensure the BMPs continue to provide benefit.

- This includes assigning who will oversee maintenance and what is allowed.
- Protecting the buffered areas from mowing and having a vegetation management plan could reduce future landowner conflicts.

#### Wastewater

- The most recent figure for the trunk sanitary sewer system in the project area is from 2014. The AUAR identifies constriction of a significant number of developments with sanitary sewer improvements since 2014. An updated figure for the trunk sanitary sewer system in the project area should be provided in the AUAR.

We appreciate the opportunity to review this Project. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit actions by the MPCA. Ultimately, it is the responsibility of the Project Proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this AUAR, please contact me by email at [chris.green@state.mn.us](mailto:chris.green@state.mn.us) or by telephone at 507-476-4258.

Sincerely,

*Chris Green*

This document has been electronically signed.

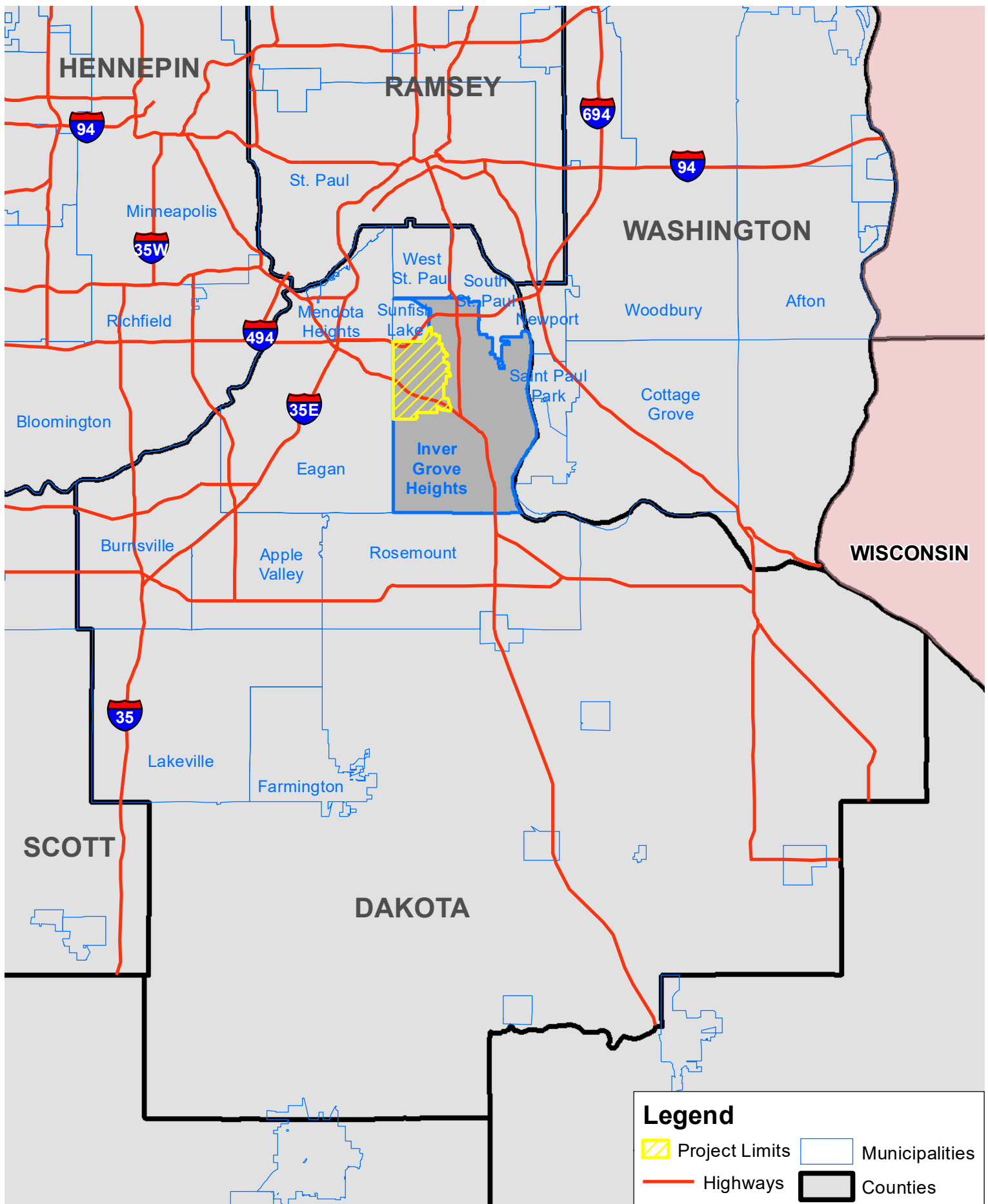
Chris Green, Project Manager  
Environmental Review Unit  
Resource Management and Assistance Division

CG:rs

#### Attachment

cc: Dan Card, MPCA  
Amy Timm, MPCA  
Nicole Peterson, MPCA  
Matthew Moon, MPCA  
Jeffrey Hedman, MPCA  
Innocent Eyoh, MPCA  
Deepa deAlwis, MPCA  
David Sahli, MPCA  
Julie Henderson, MPCA

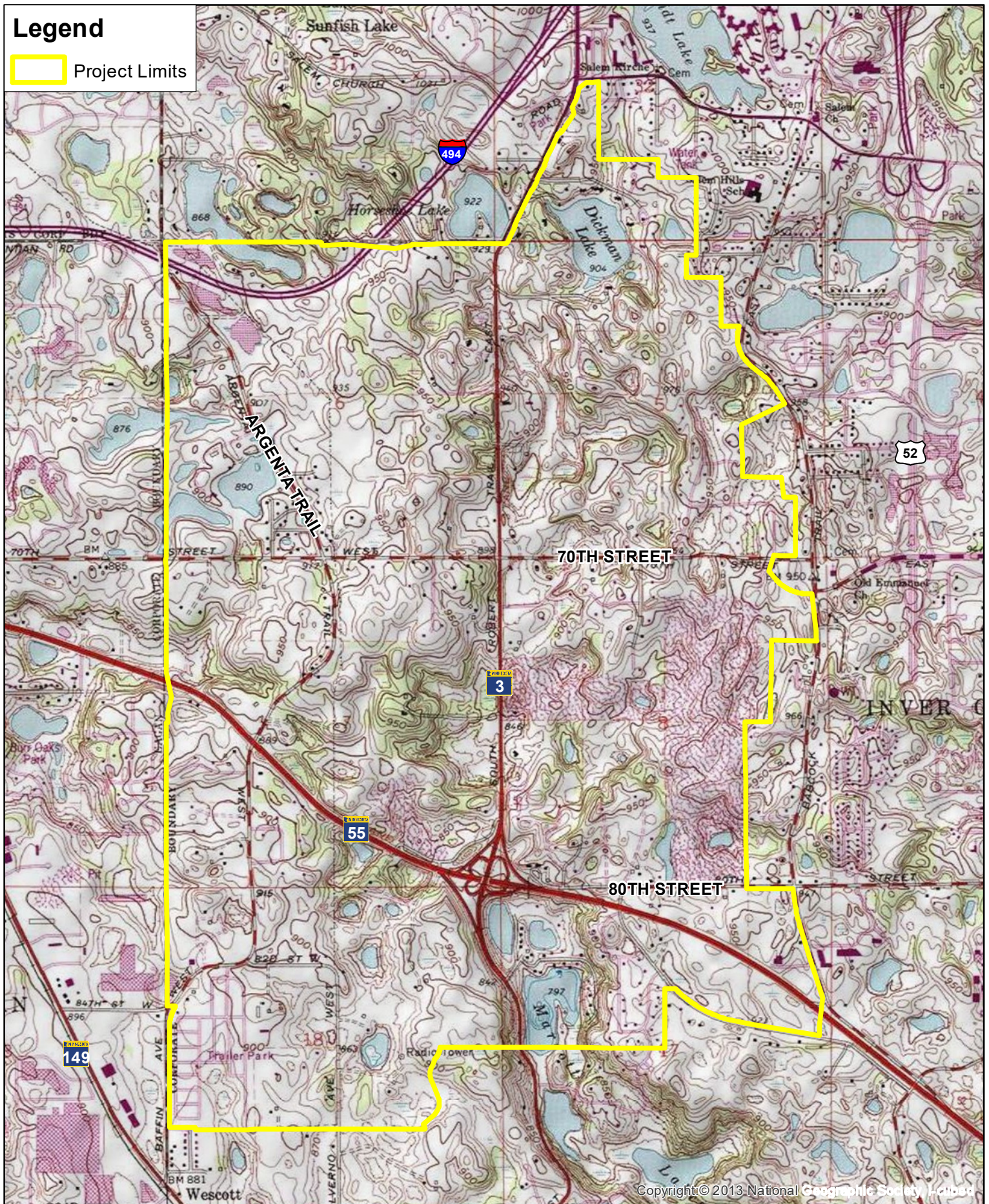
## **Appendix B: 2019 AUAR Figures**





# Legend

 Project Limits



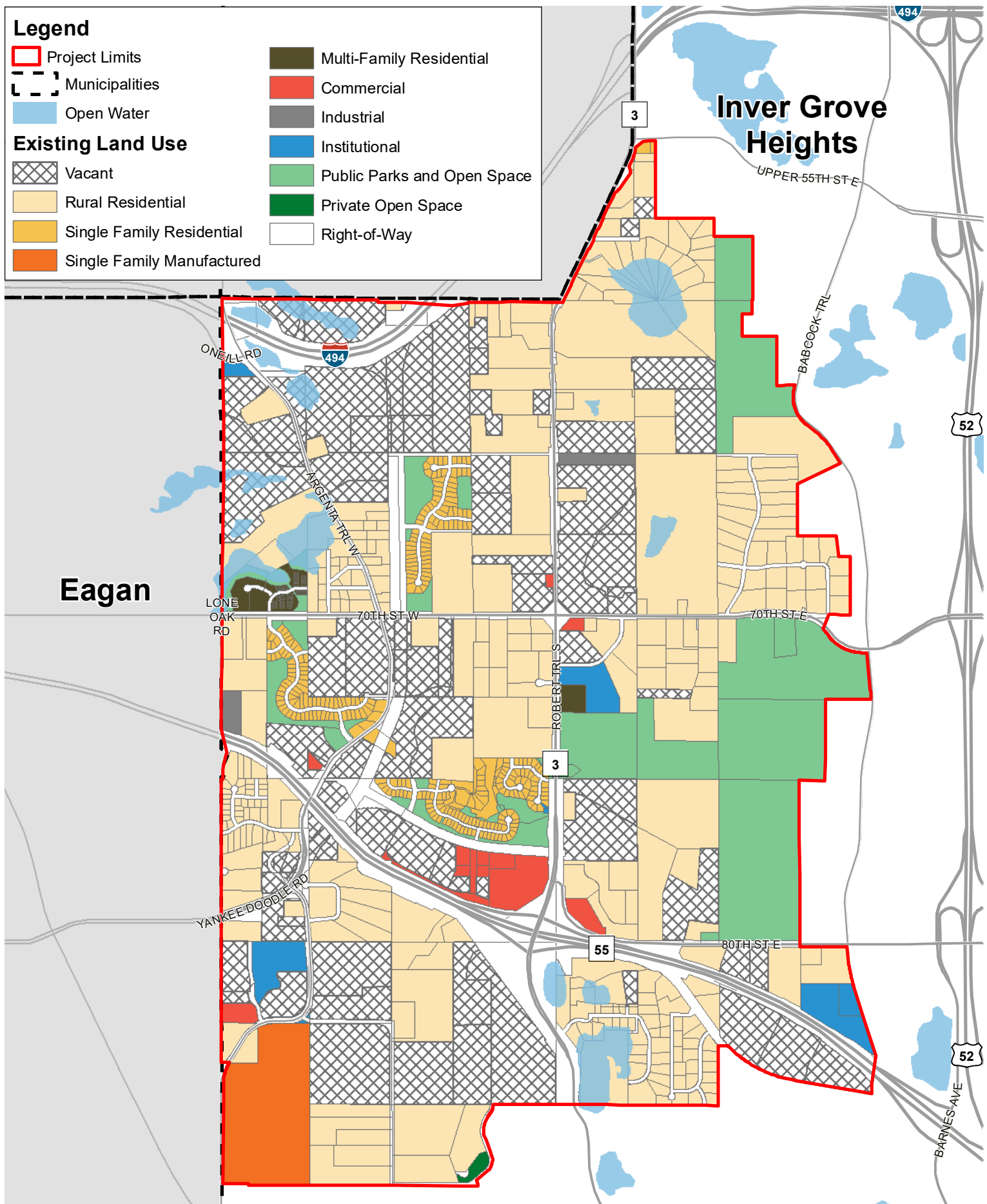
Kimley»Horn

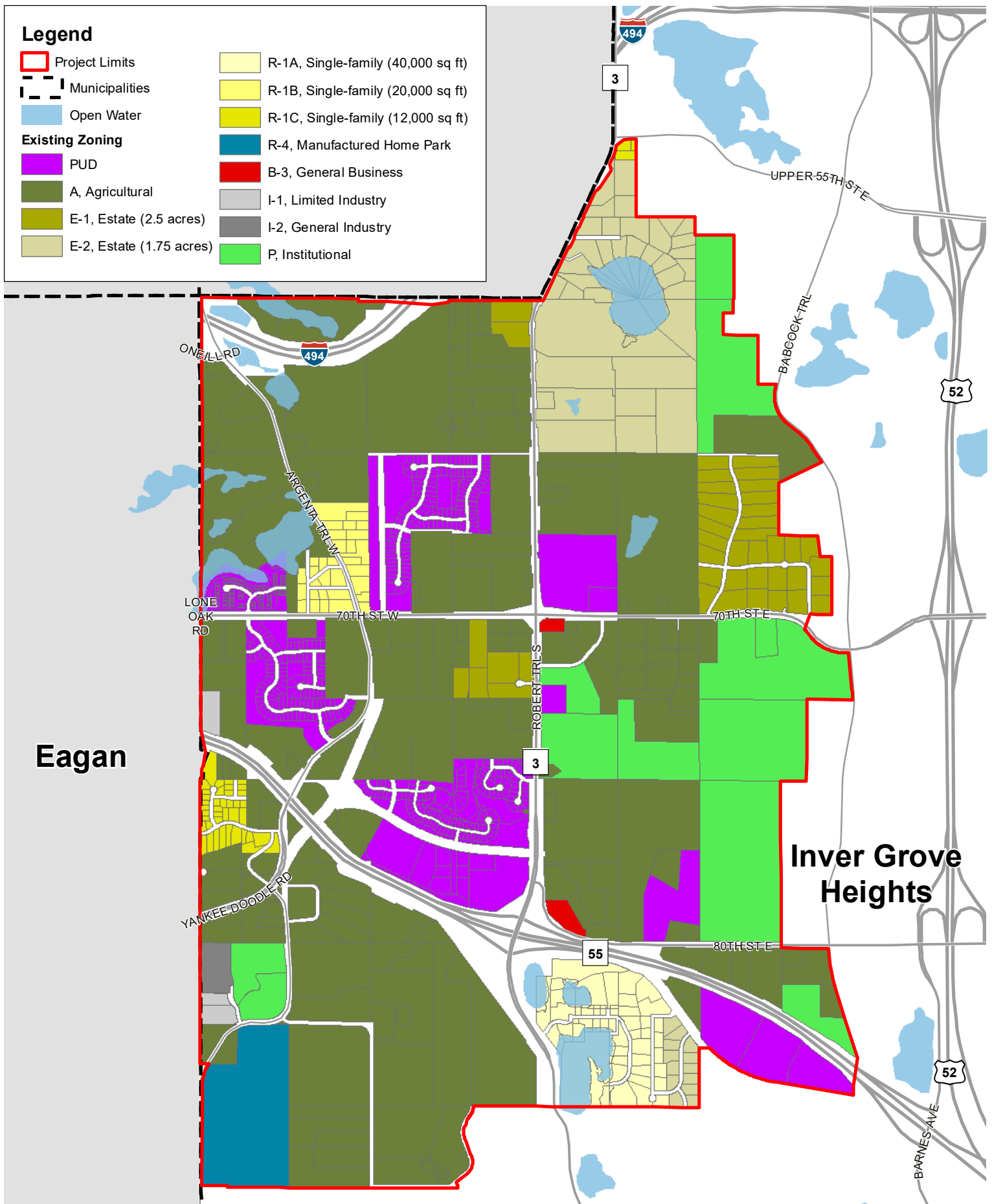


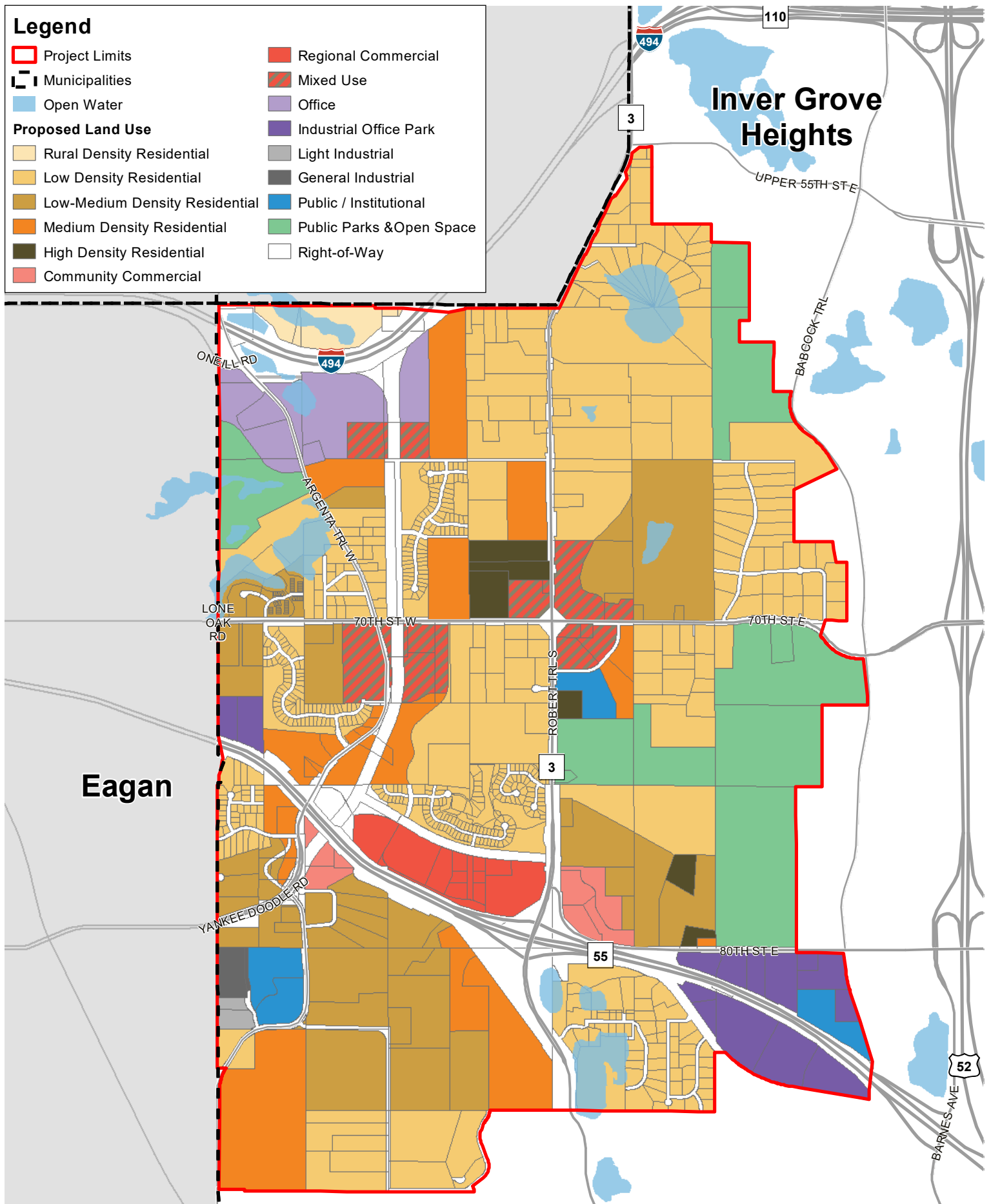
0 1,000 2,000  
Feet

Figure 2  
USGS Topographical Map









**Legend**  

Project Limits

Municipalities

Water

Cover Types

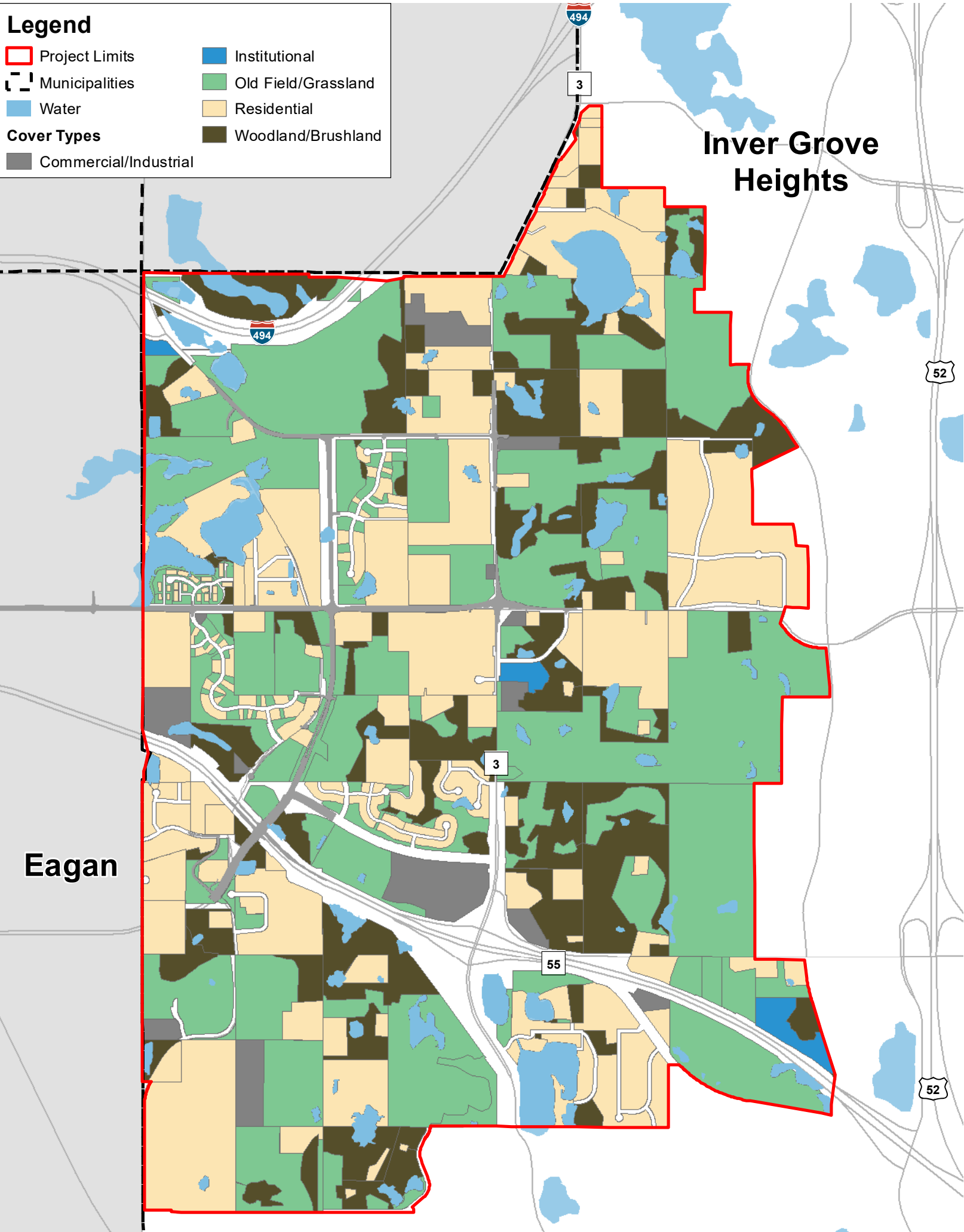
Institutional

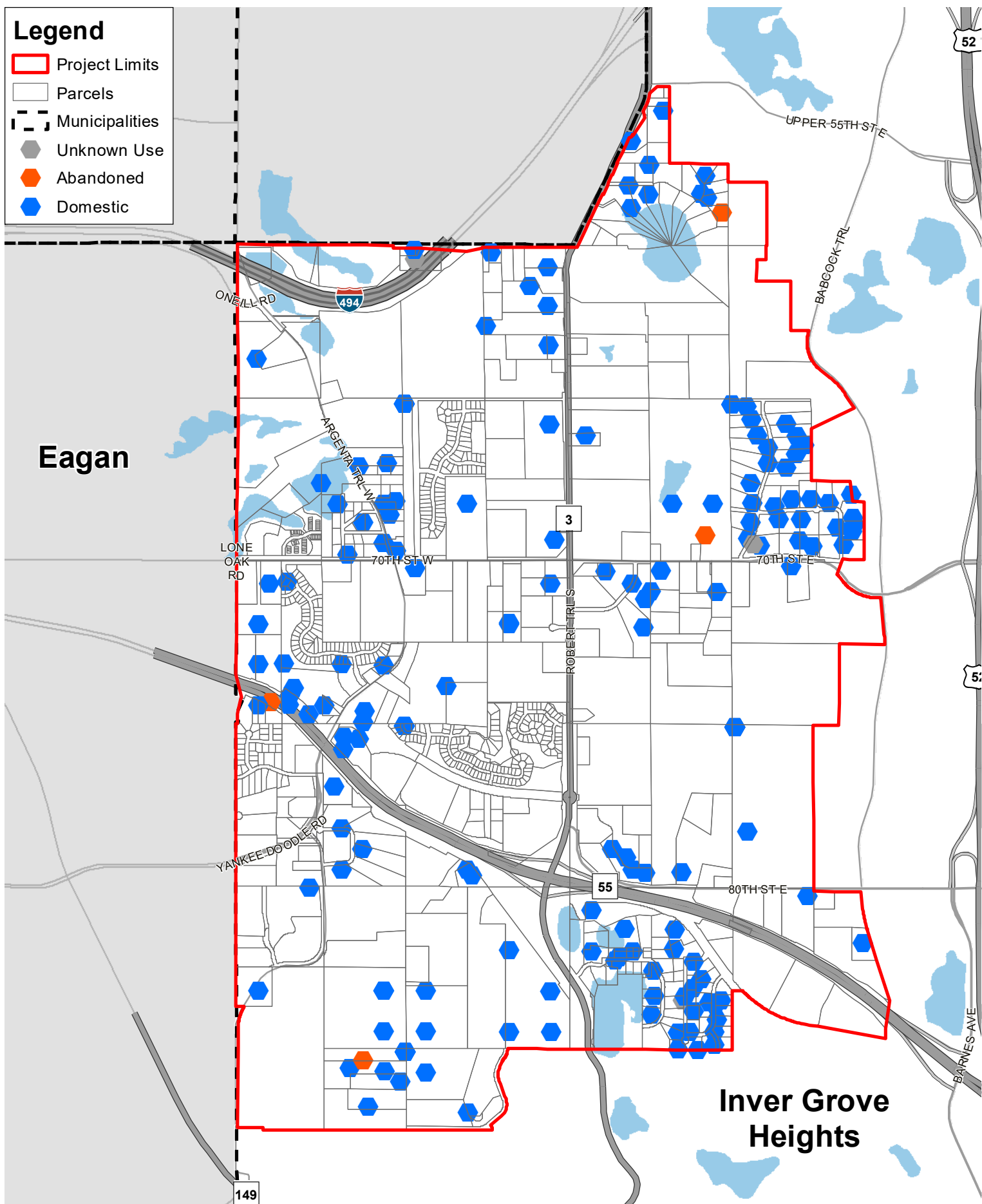
Old Field/Grassland

Residential

Woodland/Brushland

Commercial/Industrial

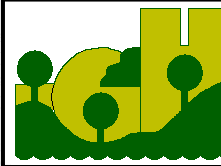






**Figure 8. MPCA Site Types Tracked**

- |                                                                                                            |                                                                                                        |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  Multiple Programs         |  Pollution Prevention |
|  Air Quality               |  Solid Waste          |
|  Environmental Review      |  Stormwater           |
|  Feedlots                  |  SSTS                 |
|  Hazardous Waste           |  Tanks                |
|  Investigation and Cleanup |  Water Quality        |



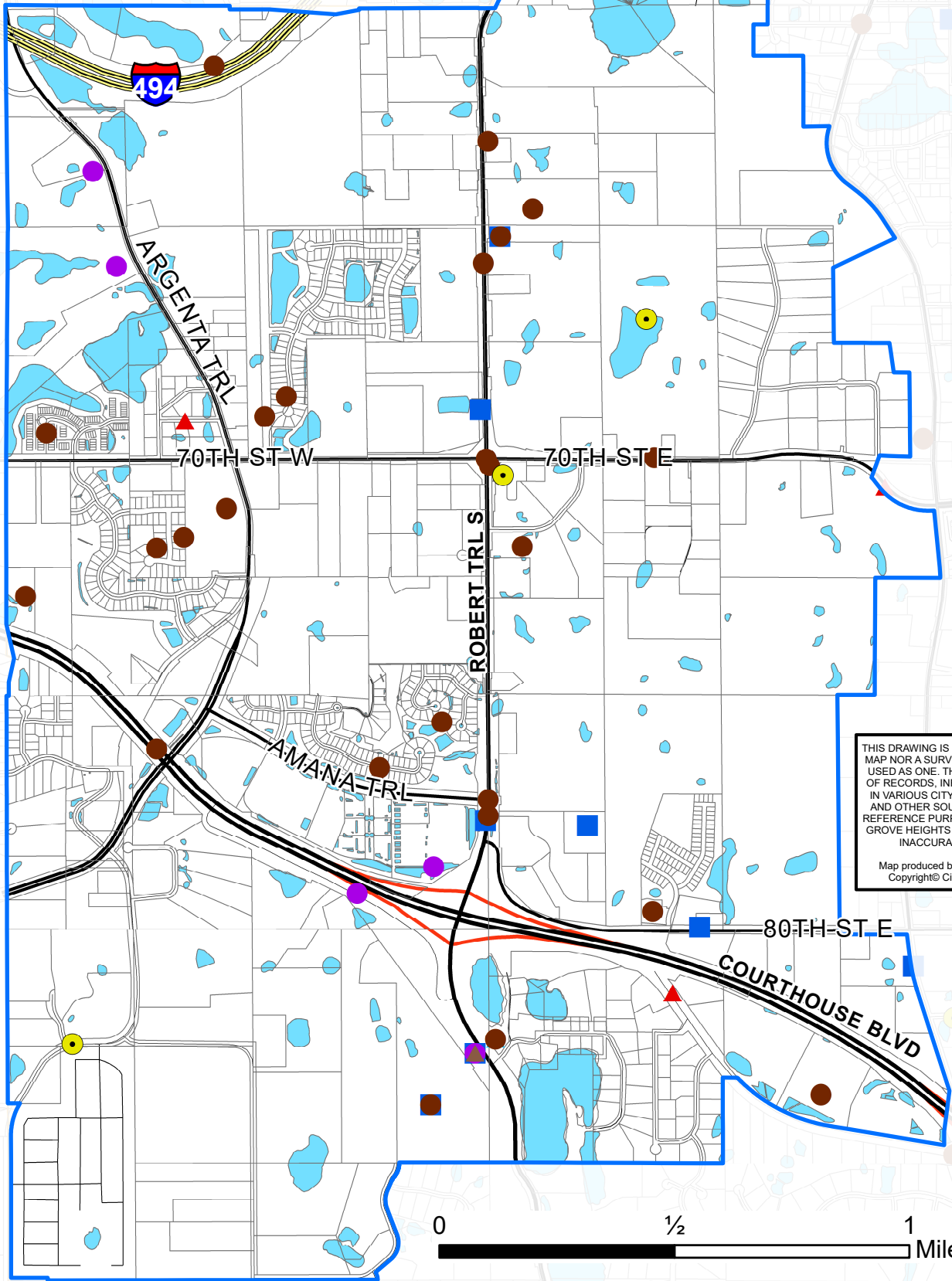
**City of  
Inver Grove Heights**  
**Northwest Area**  
**MPCA Sites of Interest**

THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED

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Created: 1/24/2020

0  $\frac{1}{2}$  1 Miles



|    | A                                                        | B                                                                                                            | C       | D     | E      | F      | G     | H     | I     | J                 |
|----|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------|-------|--------|--------|-------|-------|-------|-------------------|
| 1  | <b>NORTHWEST AREA INFRASTRUCTURE UPDATES (2014-2019)</b> |                                                                                                              |         |       |        |        |       |       |       |                   |
| 2  | SWD 1/10/2020                                            |                                                                                                              |         |       |        |        |       |       |       |                   |
| 3  | PROJECT NO.                                              | PROJECT NAME                                                                                                 | FEDERAL | STATE | COUNTY | STREET | STORM | SEWER | WATER | NOTES             |
| 4  | 2013-04                                                  | Interchange at I-494 and re-aligned Argenta Trail (CSAH 63)                                                  | X       | X     | X      |        |       |       |       |                   |
| 5  | 2014-11                                                  | Argenta Trail/T.H. 55 Improvements                                                                           |         | X     | X      | X      |       |       |       |                   |
| 6  | 2014-13                                                  | Northwest Area Utility Extension - Argenta Trail Alignment                                                   |         |       |        |        |       | X     |       |                   |
| 7  | 2015-03                                                  | 65th Street Construction (between T.H. 3 and Argenta Trail)                                                  |         |       |        | X      | X     |       | X     |                   |
| 8  | 2015-08                                                  | 70th Street (from Eagan border to T.H. 3)                                                                    |         |       | X      |        | X     |       |       | 16-04,16-05,18-19 |
| 9  | 2015-10                                                  | NWA Trunk Utility Improvements - Argenta District (Alverno Avenue to Blackstone Vista Development)           |         |       |        |        | X     | X     | X     |                   |
| 10 | 2015-11                                                  | NWA 70th Street Lift Station - Argenta District                                                              |         |       |        |        |       | X     |       |                   |
| 11 | 2015-12                                                  | NWA Trunk Watermain Improvements - 65th Street Loop (Phase I) Argenta Trail to Babcock Trail                 |         |       |        |        |       |       | X     | STUDY             |
| 12 | 2015-13                                                  | NWA Trunk Utility Improvements - Argenta District (70th Street Lift Station to Blackstone Ridge Development) |         |       |        |        |       | X     | X     |                   |
| 13 | 2015-16                                                  | Trunk Utilities, Argenta Trail to Blackstone Ridge                                                           |         |       |        |        |       | X     | X     |                   |
| 14 | 2015-19                                                  | NWA Robert Watershed Corridor                                                                                |         |       |        |        | X     |       |       |                   |
| 15 | 2015-20                                                  | NWA Trunk Utility Improvements - Robert District                                                             |         |       |        |        |       | X     | X     |                   |
| 16 | 2016-04                                                  | Argenta Trail (Amana Trail to 70th Street) - NWA                                                             |         |       |        | X      | X     |       |       | 15-08             |
| 17 | 2016-05                                                  | Argenta Trail (70th Street to 65th Street) - NWA                                                             |         |       |        | X      | X     |       |       | 15-08             |
| 18 | 2016-08                                                  | Trunk Highway 3 / 70th Street Intersection Improvements (Roundabout)                                         |         | X     | X      | X      | X     | X     | X     |                   |
| 19 | 2016-09D                                                 | 60th Street Area Reconstruction                                                                              |         |       | X      | X      | X     |       |       |                   |
| 20 | 2016-16                                                  | TH 55/Argenta Trail Interchange                                                                              |         | X     | X      | X      | X     |       |       |                   |
| 21 | 2016-19                                                  | 65th Street Construction (between T.H. 3 and Babcock Trail)                                                  |         |       |        | X      | X     |       |       | STUDY             |
| 22 | 2016-21                                                  | Trail along Babcock Trail (between Upper 55th and Hwy 494)                                                   |         |       | X      |        |       |       |       |                   |
| 23 | 2017-02                                                  | NWA Trunk Watermain Improvements - 65th Street Loop (Phase II of 2015-12) Hwy 3 to Harmon Park               |         |       |        |        |       |       | X     |                   |
| 24 | 2017-03                                                  | NWA Trunk Watermain Improvements - 65th Street Loop (Phase III of 2015-12) Hwy 3 to Blackstone Ridge         |         |       |        |        |       |       | X     |                   |
| 25 | 2017-04                                                  | Water Resources Management Plan 4th Generation Update                                                        |         |       |        |        | X     |       |       |                   |
| 26 | 2017-24                                                  | T.H. 3 Intersection Improvements for the 65th Street Project                                                 |         | X     |        | X      | X     |       | X     |                   |
| 27 | 2018-02                                                  | 80th Street Sanitary Sewer Improvements (Robert District)                                                    |         |       |        |        |       |       | X     |                   |
| 28 | 2018-03                                                  | NWA Trunk Watermain Improvements - 65th Street Loop (Phase IV of 2015-12) from Agate Trail to Alverno Lane   |         |       |        |        |       |       | X     |                   |
| 29 | 2018-16                                                  | Municipal Water Supply Well Field Analysis                                                                   |         |       |        |        |       |       | X     | STUDY             |
| 30 | 2018-17                                                  | Regional Road System Visioning Study Update                                                                  |         |       |        |        |       |       |       | STUDY             |
| 31 | 2018-19                                                  | New Argenta Trail from Amana Trail to Existing Argenta Trail                                                 |         |       | X      |        | X     |       |       | 15-08,16-04,16-05 |

## Existing Wells 2019

| Unique No. | Address                | Well Use[1] | Depth Completed | Aquifer[2] | Notes                  |
|------------|------------------------|-------------|-----------------|------------|------------------------|
| 100994     | 5690 ROBERT TR S       | DO          | 395             | OPDC       |                        |
| 100994     | 5772 ROBERT TR S       | DO          | 395             | OPDC       |                        |
| 101043     | 1286 70TH ST E         | DO          | 252             | OPDC       |                        |
| 104132     | 6736 ARGENTA TR W      | DO          | 260             | OPDC       |                        |
| 104188     | 8305 ANGUS AVE E       | DO          | 275             | QBAA       |                        |
| 104312     | 1155 82ND ST E         | DO          | 155             | QUUU       |                        |
| 107145     | 4 HIGH RD              | DO          | 291             | OPDC       |                        |
| 107303     | 8329 ALTA AVE E        | DO          | 178             | QUUU       |                        |
| 107303     | 8375 ALTA AVE E        | DO          | 178             | QUUU       |                        |
| 124323     | 1224 70TH ST W         | DO          | 255             | QBAA       |                        |
| 124349     | 6780 W. ARGENTA TR.    | DO          | 300             | OPDC       |                        |
| 124349     | 6780 ARGENTA TR W      | DO          | 300             | OPDC       |                        |
| 127186     | 1714 80TH ST E         | DO          | 272             | OPDC       |                        |
| 127187     | 1407 80TH ST E         | DO          | 276             | OPDC       |                        |
| 127188     | 7660 ARGENTA TR W      | DO          | 291             | OPDC       |                        |
| 127189     | 6710 ARGENTA TR W      | DO          | 271             | OPDC       |                        |
| 127189     | 6714 ARGENTA TR W      | DO          | 271             | OPDC       |                        |
| 127196     | 8569 ALVERNA           | DO          | 295             | QBUA       |                        |
| 127591     | 6970 ARGENTA TR W      | DO          | 302             | QBAA       |                        |
| 129164     | 8475 ANN MARIE TR      | DO          | 239             | QBAA       |                        |
| 129251     | 1126 70TH ST E         | DO          | 260             | OPDC       |                        |
| 136461     | 7010 ANGUS AVE E       | DO          | 295             | MTPL       |                        |
| 136504     | 8485 ANNALISA PATH     | DO          | 212             | QBAA       |                        |
| 141811     | 1181 80TH ST E         | PN          | 261             | OPDC       | Clover Leaf Motel well |
| 146831     | 8350 ANNALISA PATH     | DO          | 303             | OPDC       |                        |
| 159489     | 7376 COURTHOUSE BLVD E | DO          | 175             | QBAA       |                        |
| 171835     | 8505 ANGUS AVE E       | DO          | 249             | QBUA       |                        |
| 171835     | 8480 ANNALISA PATH     | DO          | 249             | QBUA       |                        |
| 177070     | 11 HIGH RD             | DO          | 317             | OSTP       |                        |
| 179705     | 1932 COURTHOUSE BLVD W | DO          | 125             | QBAA       |                        |
| 182815     | 7834 ALBERTA WAY W     | DO          | 292             | OPDC       |                        |
| 182969     | 7840 ALBERTA WAY W     | DO          | 308             | OPDC       |                        |
| 185277     | 8315 ANNALISA PATH     | DO          | 243             | QWTA       |                        |
| 185937     | 1878 70TH ST W         | DO          | 217             | QWTA       |                        |
| 185980     | 6930 ATHENA WAY        | DO          | 300             | OPDC       |                        |
| 185983     | 15 HIGH RD             | DO          | 290             | OPDC       |                        |



|        |                              |    |     |      |                  |
|--------|------------------------------|----|-----|------|------------------|
| 186044 | 7940 ALBERTA WAY W           | DO | 175 | QWTA |                  |
| 188208 | 2000 70TH ST W               | DO | 276 | OPDC |                  |
| 190477 | 1162 82ND ST E               | DO | 241 | OPDC |                  |
| 190477 | 1186 82ND ST E               | DO | 241 | OPDC |                  |
| 194093 | 8240 ANGUS AVE E             | DO | 280 | OPDC |                  |
| 194197 | 7160 ROBERT TR S             | PN | 215 | OSTP |                  |
| 198282 | 7830 ALBERTA WAY W           | DO | 278 | QWTA |                  |
| 198297 | 1715 70TH ST E               | DO | 280 | OPDC |                  |
| 198328 | 6800 ATHENA WAY              | DO | 280 | OPDC |                  |
| 198339 | 8141 COURTHOUSE<br>BLVD CT E | DO | 300 | OPDC |                  |
| 198340 | 8185 COURTHOUSE<br>BLVD CT   | DO | 275 | QBAA |                  |
| 198345 | 7929 ARGENTA TRL W           | DO | 260 | QBAA |                  |
| 198350 | 7120 ALLEN WAY               | DO | 280 | OPDC |                  |
| 207279 | 280 SMITH AVE N              | DO | 294 | OPDC |                  |
| 208361 | 6570 ROBERT TR S             | DO | 290 | OPDC |                  |
| 208366 | 1472 60TH ST W               | DO | 175 | QUUU |                  |
| 208367 | 6854 ARGENTA TR W            | DO | 285 | OPDC |                  |
| 208367 | 6770 ARGENTA TR              | DO | 285 | OPDC |                  |
| 208368 | 7115 ALTA AVE E              | DO | 300 | OPDC |                  |
| 208368 | 7075 ANGUS AVE E             | DO | 300 | OPDC |                  |
| 208378 | 8195 BABCOCK TR E            | DO | 275 | OPDC |                  |
| 208379 | 8373 ALTA AVE E              | DO | 140 | QUUU |                  |
| 235590 | MNDOT 35E/494<br>PARCEL 14   |    | 177 | QUUU | Status unknown   |
| 247444 | 5830 ROBERT TR S             | DO | 273 | OSTP | Well is inactive |
| 401105 | 6797 ARKANSAS AVE<br>W       | DO | 306 | OPDC |                  |
| 404811 | 17 HIGH RD                   | DO | 300 | OPDC |                  |
| 404813 | 6785 ARLENE AVE              | DO | 320 | OPDC |                  |
| 405088 | 1845 77TH ST W               | DO | 317 | OPDC |                  |
| 408263 | 1466 70TH ST W               | DO | 280 | OPDC |                  |
| 408269 | 501 ROLLING HILLS<br>CIR     | DO | 325 | OPDC |                  |
| 410991 | 1225 80TH ST E               | DO | 250 | OPDC |                  |
| 412467 | 6875 ATHENA WAY              | DO | 320 | OPDC |                  |
| 412468 | 1805 BUR OAK DR              | DO | 320 | OPDC |                  |
| 412482 | 6980 ARKANSAS AVE<br>W       | DO | 123 | QWTA |                  |
| 416002 | 6640 ARLENE AVE              | DO | 320 | MTPL |                  |
| 416015 | 500 ROLLING HILLS<br>CIR     | DO | 173 | QWTA |                  |

|        |                           |    |     |      |                                          |
|--------|---------------------------|----|-----|------|------------------------------------------|
| 416018 | 6855 ARLENE AVE           | DO | 300 | OPDC |                                          |
| 416023 | 6680 ARLENE AVE           | DO | 253 | QBAA |                                          |
| 416049 | 6705 ARLENE AVE           | DO | 358 | OPDC |                                          |
| 417573 | 8561 ALVERNO AVE W        | DO | 345 | QBAA |                                          |
| 418617 | 6785 ATHENA WAY           | DO | 300 | OPDC |                                          |
| 418625 | 8265 BABCOCK TR           | PN | 280 | OPDC | Inver Hills<br>Assembly of God<br>Church |
| 418626 | 1795 70TH ST E            | DO | 260 | MTPL |                                          |
| 418641 | 6790 ATHENA WAY           | DO | 320 | OPDC |                                          |
| 418646 | 7920 ALBERTA WAY W        | DO | 340 | OPDC |                                          |
| 418655 | 6605 ARLENE AVE           | DO | 320 | MTPL |                                          |
| 418660 | 6600 ARLENE AVE           | DO | 280 | OPDC |                                          |
| 418661 | 6860 ATHENA WAY           | DO | 280 | OPDC |                                          |
| 418663 | 8505 ANGUS AVE E          | DO | 280 | QBAA |                                          |
| 418664 | 6985 ARLENE AVE           | DO | 300 | MTPL |                                          |
| 418669 | 6910 ATHENA WAY           | DO | 320 | MTPL |                                          |
| 424909 | 6980 ARLENE AVE           | DO | 300 | MTPL |                                          |
| 425219 | 8285 ANNALISA PATH        | DO | 280 | OPDC |                                          |
| 425266 | 7 HIGH RD                 | DO | 300 | OSTP |                                          |
| 426353 | 6565 ARLENE AVE           | DO | 300 | OPDC |                                          |
| 426363 | 6890 ATHENA WAY           | DO | 320 | OPDC |                                          |
| 426377 | 8715 ALVERNO              | DO | 380 | OPDC |                                          |
| 426386 | 7080 ALLEN WAY            | DO | 240 | OPDC |                                          |
| 426908 | 1206 60TH ST W            | DO | 275 | OSTP |                                          |
| 426923 | 6810 ARLENE AVE           | DO | 310 | OPDC |                                          |
| 427037 | 8011 COURTHOUSE<br>BLVD E | DO | 212 |      |                                          |
| 427141 | 6525 ARLENE AVE           | DO | 335 | OPDC |                                          |
| 429860 | 1225 80TH ST E            | DO | 280 | OPDC |                                          |
| 429893 | 8345 ANNALISA PATH        | DO | 300 | OPDC |                                          |
| 429894 | 6830 ATHENA WAY           | DO | 300 | OPDC |                                          |
| 435200 | 6925 ARLENE AVE           | DO | 290 | OPDC |                                          |
| 435236 | 5580 ROBERT TR S          | DO | 360 | OPDC |                                          |
| 437855 | 6560 ARLENE AVE           | DO | 260 | OPDC |                                          |
| 437888 | 8480 ANNALISA PATH        | DO | 340 | OPDC |                                          |
| 437918 | 6805 ATHENA WAY           | DO | 300 | OPDC |                                          |
| 437920 | 6655 ARLENE AVE           | DO | 340 | OPDC |                                          |
| 441920 | 8410 ANNALISA PATH        | DO | 307 | OPDC |                                          |
| 443613 | 8665 ALVERNO AVE          | DO | 231 | QBAA |                                          |
| 443885 | 1215 82ND ST E            | DO | 162 | QBAA |                                          |
| 443922 | 6261 ARGENTA TR W         | DO | 250 | OPDC |                                          |

|        |                        |    |     |       |                                       |
|--------|------------------------|----|-----|-------|---------------------------------------|
| 451545 | 6710 ARLENE AVE        | DO | 320 | OPDC  |                                       |
| 451625 | 6815 ROBERT TR S       | DO | 252 |       |                                       |
| 457160 | 8001 COURTHOUSE BLVD   | DO | 162 | QBUA  |                                       |
| 457166 | 1304 COURTHOUSE BLVD E | DO | 147 |       |                                       |
| 457178 | 8003 COURTHOUSE BLVD   | DO | 216 |       |                                       |
| 460111 | 7085 ALLEN WAY         | DO | 230 |       |                                       |
| 460145 | 1620 80TH ST E         | DO | 215 |       |                                       |
| 460149 | 6835 ATHENA WAY        | DO | 315 |       |                                       |
| 463545 | INVERWOOD GOLF COURSE  | IR | 422 | OPCJ? | DNR permit no. 926022                 |
| 466761 | 8355 ANGUS AVE?        | DO |     |       |                                       |
| 474305 | 1234 70TH AVE          | DO | 282 |       |                                       |
| 474317 | 8450 ALTA AVE          | DO | 200 |       |                                       |
| 479100 | 1597 80TH ST E         | PN | 280 | OPDC? | Inverwood Golf Course                 |
| 479118 | 1872 70TH ST W         | DO | 245 |       |                                       |
| 481504 | 1285 70TH ST W         | DO | 312 | OPDC? |                                       |
| 481510 | 7350 COURT HOUSE BL    | DO | 200 |       |                                       |
| 494802 | 1202 70TH ST W         | DO | 333 |       |                                       |
| 498421 | 1735 70TH ST W         | DO | 240 |       |                                       |
| 498428 | 7161 ROBERT TR S       | DO | 240 |       |                                       |
| 498434 | 8215 ANGUS AVE E       | DO | 300 |       |                                       |
| 498439 | 1597 80TH ST E         | PN | 280 | OPDC? | Inverwood Golf Course comfort station |
| 506634 | 6190 ROBERT TR S       | DO | 340 |       |                                       |
| 506652 | 8100 ADELBERT AVE E    | DO | 210 |       |                                       |
| 524113 | 5830 ROBERT TR S       | DO | 280 |       |                                       |
| 524250 | 1954 COURTHOUSE BLVD W | DO | 236 |       |                                       |
| 526974 | 1125 80TH ST E         | DO | 280 |       |                                       |
| 534326 | 1180 70TH ST W         | DO | 320 |       |                                       |
| 546339 | 6680 ARLENE AVE        | DO | 295 |       |                                       |
| 554745 | 7250 ARGENTA TR        | DO | 260 |       |                                       |
| 558267 | 8136 ADELBERT AV       | DO | 208 |       |                                       |
| 562261 | 8308 ALVERNO AVE W     | DO | 257 |       |                                       |
| 569783 | 1225 80TH ST E         | DO | 250 |       |                                       |
| 573827 | 7465 ROBERT TR S       | DO | 360 |       |                                       |
| 585164 | 6302 SOUTH ROBERT TR   | DO | 320 |       |                                       |

|                 |                        |    |     |      |                                                            |
|-----------------|------------------------|----|-----|------|------------------------------------------------------------|
| 585173          | 8670 ALVERNO AV        | DO | 360 |      |                                                            |
| 589981          | 6742 ARGENTA TR W      | DO | 280 |      |                                                            |
| 595063          | 1086 60TH ST           | DO | 268 |      |                                                            |
| 597774          | 7925 ARGENTA TR W      | DO | 345 |      |                                                            |
| 627065          | 7755 ARGENTA TR        | DO | 195 |      |                                                            |
| 629088          | 280 SMITH AVE N        | DO | 240 |      |                                                            |
| 636371          | 8420 ALVERNO AV W      | DO | 323 |      |                                                            |
| 642428          | 8308 ALVERNO AVE W     | DO | 330 |      |                                                            |
| 642435          | 6275 ROBERT TR S       | DO | 300 |      |                                                            |
| 651961          | 8152 ADELBERT AVE E    | DO | 222 |      |                                                            |
| 664148          | 1130 70TH ST W         | DO | 320 |      |                                                            |
| 666267          | 6712 ARGENTA TR        | DO | 280 |      |                                                            |
| 672585          | 280 SMITH AVE N        | DO | 365 |      |                                                            |
| 675280          | 6818 ARGENTA TR W      | DO | 278 |      |                                                            |
| 679293          | 8523 ALVERNO AVE W     | DO | 390 |      |                                                            |
| 686596          | 8385 ANGUS AVE         | DO | 320 |      |                                                            |
| 686648          | 280 SMITH AVE N        | IR | 360 | OPDC | DNR permit no.<br>043087                                   |
| 704963          | 1603 69TH ST W         | DO | 267 |      |                                                            |
| W0000010        | 6818 ARKANSAS AVE<br>W | DO |     |      |                                                            |
| W0000203        | 8480 ANNALISA PATH     | DO | 220 |      |                                                            |
| W0000232        | 1597 80TH ST E         | DO | 160 |      |                                                            |
| W0000360        | 8201 ANGUS AVE E       | DO |     |      |                                                            |
| W0000526        | 6155 ROBERT TR S       | DO | 280 |      |                                                            |
| W0000526        | 1086 60 ST W           | DO | 280 |      |                                                            |
| W0000737        | NOT ASSIGNED           | DO | 350 |      | City of Inver<br>Grove Heights,<br>PIN 20-00800-014-<br>01 |
| W0000737        | 1526 70TH ST E         | DO | 350 |      |                                                            |
| W0000760        | 8290 ANGUS AVE E       | DO |     |      |                                                            |
| W0000774        | 6760 ARKANSAS AVE<br>W | DO |     |      |                                                            |
| W0000808        | 7985 ARGENTA TR        | DO |     |      |                                                            |
| W0000996        | 1148 60TH ST W         | DO |     |      |                                                            |
| Not<br>Assigned | 6180 ROBERT TR S       | DO |     |      |                                                            |

[1] Well use codes: DO—Domestic; IR—Irrigation; PN—Public supply, non-community, transient. This field is blank where the use is not provided in CWI.

[2] Aquifer codes: QBAA—Quaternary artesian, QBUA—buried Quaternary, QUUU—Unidentified Quaternary, QWTA—Water Table, OSTP—Saint Peter Sandstone, OPDC—Prairie du Chien, OPCJ—Prairie du Chien-Jordan, MTPL—multiple. This field is blank where geological and/or well construction information was not provided.

## Probable Well Locations 2019

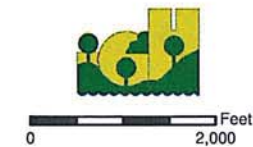
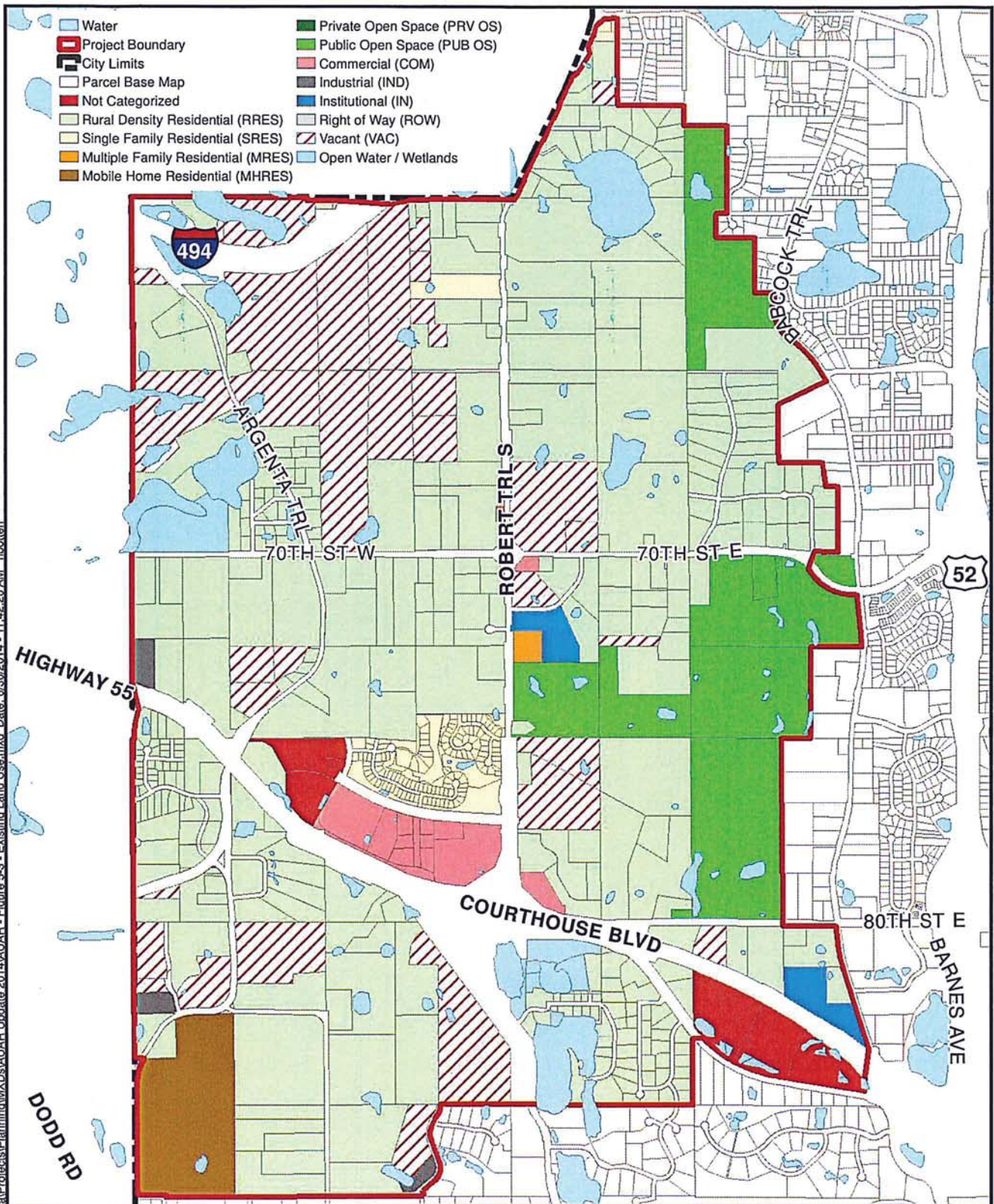
| Address             |
|---------------------|
| 6515 BABCOCK TR E   |
| 6308 ROBERT TR S    |
| 6184 ROBERT TR S    |
| 6520 ROBERT TR S    |
| 1271 70TH ST E      |
| 1415 70TH ST E      |
| 1184 60TH ST W      |
| 6321 ROBERT TR S    |
| 6385 ROBERT TR S    |
| 6351 ARGENTA TRL W  |
| 6480 ARGENTA TR W   |
| 6660 ARGENTA TR W   |
| 6720 ARGENTA TR W   |
| 6689 ARGENTA TR W   |
| 6659 ARGENTA TR W   |
| 6743 ARGENTA TR W   |
| 6912 ARGENTA TR W   |
| 6922 ARGENTA TR W   |
| 1605 68TH ST W      |
| 1633 68TH ST W      |
| 1655 68TH ST W      |
| 1630 68TH ST W      |
| 1654 68TH ST W      |
| 1636 69TH ST W      |
| 1658 69TH ST W      |
| 1600 69TH ST W      |
| 1601 70TH ST W      |
| 1629 70TH ST W      |
| 6963 ARKANSAS AVE W |
| 6921 ARKANSAS AVE W |
| 6863 ARKANSAS AVE W |
| 6889 ROBERT TR S    |
| 1165 70TH ST W      |
| 7215 ROBERT TR S    |
| 1060 72ND CIR       |
| 1090 70TH ST W      |
| 1100 70TH ST W      |
| 1120 70TH ST W      |
| 1216 70TH ST W      |
| 1210 70TH ST W      |
| 1400 70TH ST W      |
| 1266 70TH ST W      |

|                        |
|------------------------|
| 7455 ROBERT TR S       |
| 7475 ROBERT TR S       |
| 1230 70TH ST W         |
| 7245 ROBERT TR S       |
| 1700 70TH ST W         |
| 7241 ARGENTA TR W      |
| 7278 ARGENTA TR W      |
| 7305 ARGENTA TR W      |
| 7333 ARGENTA TR W      |
| 7475 ARGENTA TR        |
| 7482 ARGENTA TR        |
| 1644 COURTHOUSE BLVD W |
| 7587 ARGENTA TR        |
| 7923 ARGENTA TR W      |
| 7890 ALBERTA WAY W     |
| 7875 ALBERTA WAY W     |
| 7757 ROBERT TR S       |
| 7038 ANGUS AVE E       |
| 7182 ANGUS AVE E       |
| 7248 ANGUS AVE E       |
| 7175 ANGUS AVE E       |
| 7079 ANGUS AVE E       |
| 1418 70TH ST E         |
| 7185 ALTA AVE E        |
| 7260 ROBERT TR S       |
| 7456 ROBERT TR S       |
| 7340 ANGUS AVE         |
| 1183 80TH ST E         |
| 7884 ROBERT TR S       |
| 1375 80TH ST E         |
| 1401 80TH ST E         |
| 1467 80TH ST E         |
| 1760 80TH ST E         |
| 1850 80TH ST E         |
| 1462 80TH ST E         |
| 8140 COURTHOUSE BLVD E |
| 8150 COURTHOUSE BLVD E |
| 8115 COURTHOUSE BLVD E |
| 8119 COURTHOUSE BLVD E |
| 8112 ADELBERT AVE E    |
| 1227 82ND ST E         |
| 1191 82ND ST E         |
| 1129 82ND ST E         |

|                                         |
|-----------------------------------------|
| 1204 82ND ST E                          |
| 1240 82ND ST E                          |
| 1090 82ND ST E                          |
| 1102 82ND ST E                          |
| 8415 ANGUS AVE                          |
| 8315 ALTA AVE E                         |
| 8350 ANGUS AVE E                        |
| 8304 ANNALISA PATH                      |
| 8380 ANNALISA PATH                      |
| 8450 ANN MARIE TR E                     |
| 8482 ANNE MARIE TR                      |
| 8381 ANNALISA PATH                      |
| 8380 ANGUS AVE E                        |
| 8302 ALVERNO AVE W                      |
| 1565 82ND ST                            |
| 8334 ARGENTA TR W                       |
| HOLY TRINITY SERBIAN ORTHODOX<br>CHURCH |
| 8245 ARGENTA                            |
| 1712 82ND ST W                          |
| 8580 ALVERNO AVE W                      |
| 5722 ROBERT TR S                        |
| 5900 ROBERT TR S                        |
| 5910 ROBERT TR S                        |
| 5904 ROBERT TR S                        |
| 5898 ROBERT TR S                        |
| 2 HIGH RD                               |
| 6 HIGH RD                               |
| 8 HIGH RD                               |
| 12 HIGH RD                              |
| 10 HIGH RD                              |
| 9 HIGH RD                               |
| 5 HIGH RD                               |



## **Appendix C: 2014 AUAR Figures**



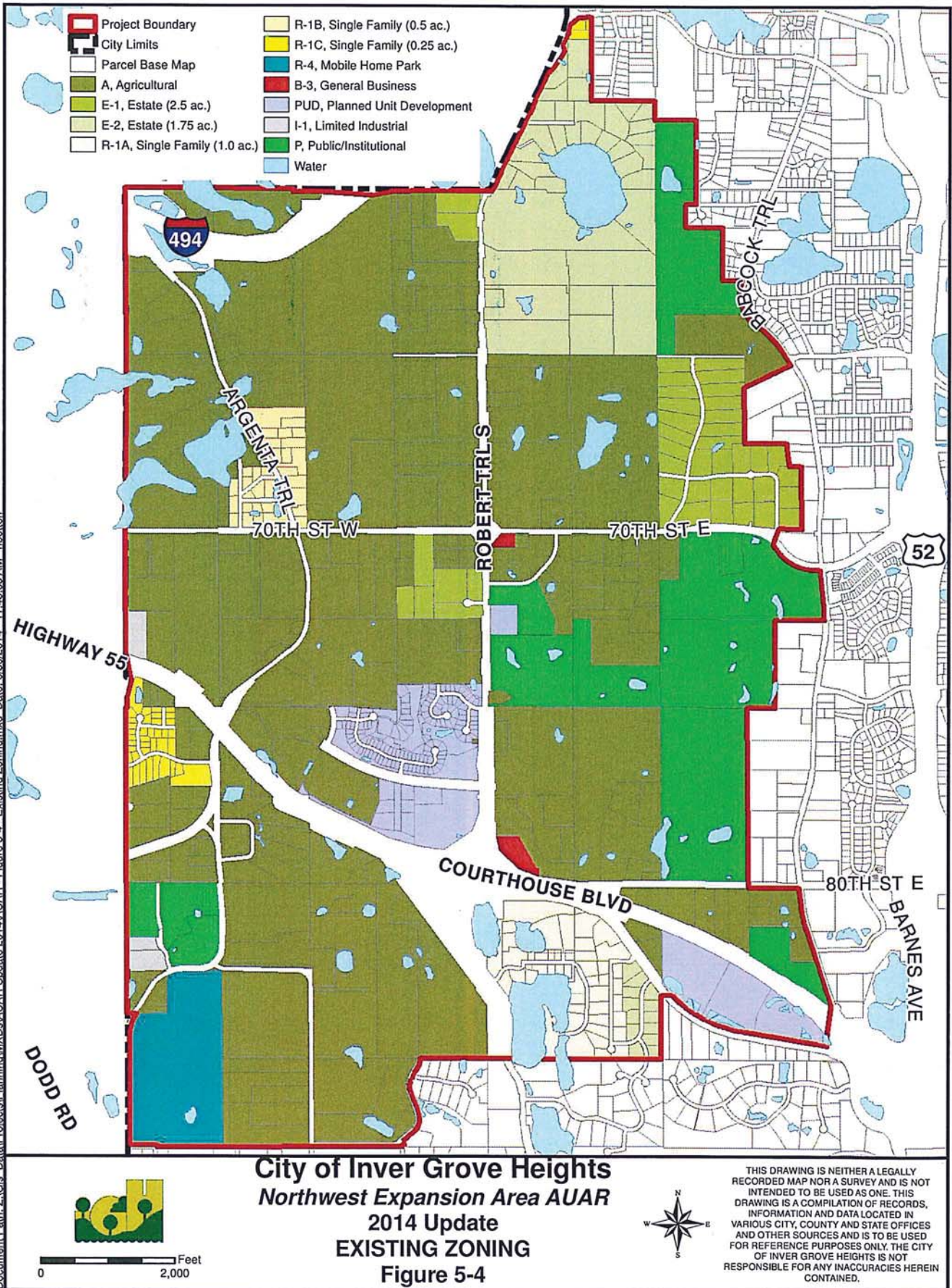
**City of Inver Grove Heights**  
**Northwest Expansion Area AUAR**  
**2014 Update**  
**EXISTING LAND USE**  
**Figure 5-3**



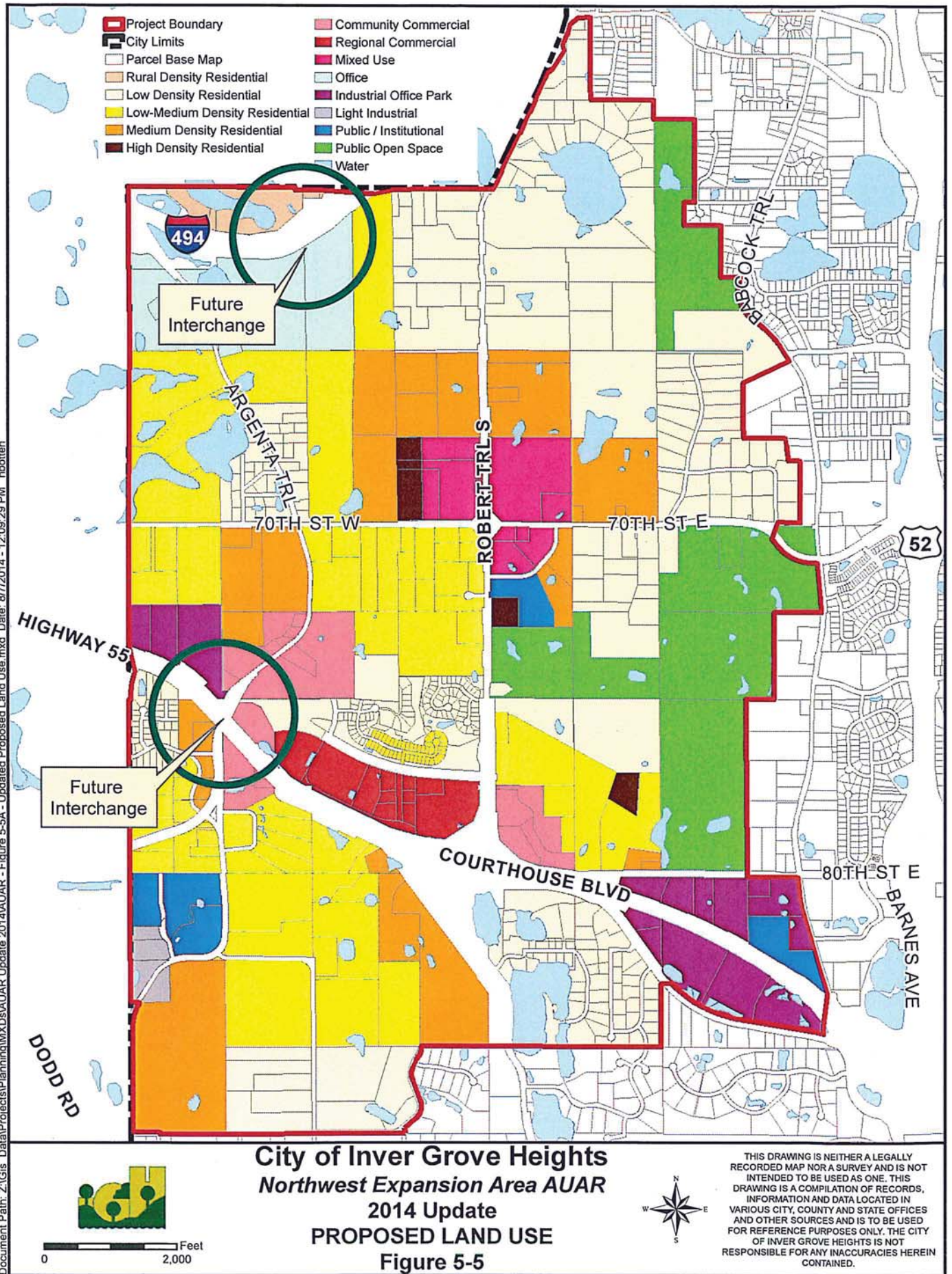
THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.



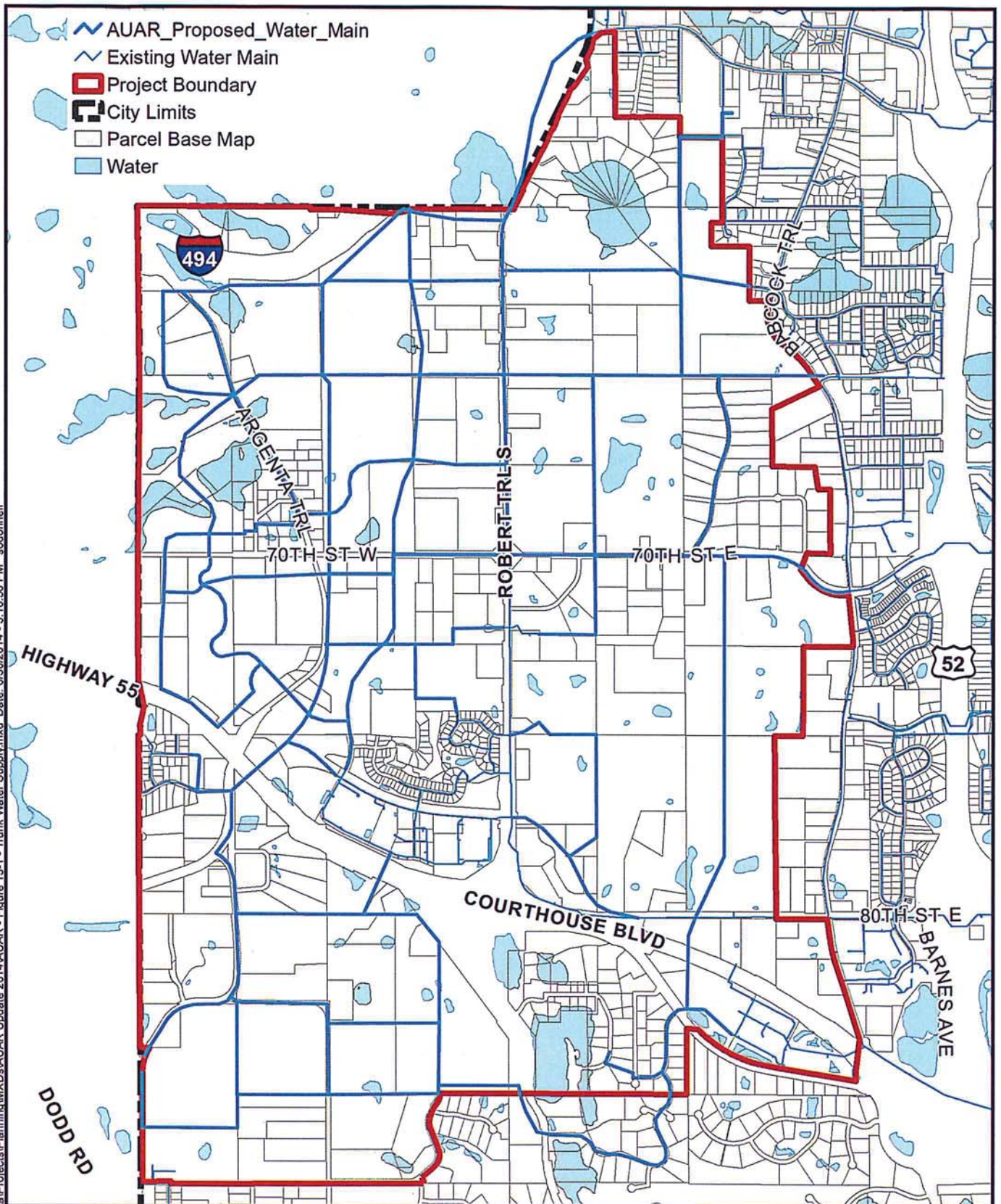
Document Path: Z:\GIS Data\Projects\Planning\MXDs\AUAR Update 2014\AUAR - Figure 5-4 - Existing Zoning.mxd Date: 6/30/2014 - 11:43:05 AM hbotten











0 2,000 Feet

**City of Inver Grove Heights**  
**Northwest Expansion Area AUAR**  
**2014 Update**  
**TRUNK WATER SUPPLY**  
**Figure 13-1**

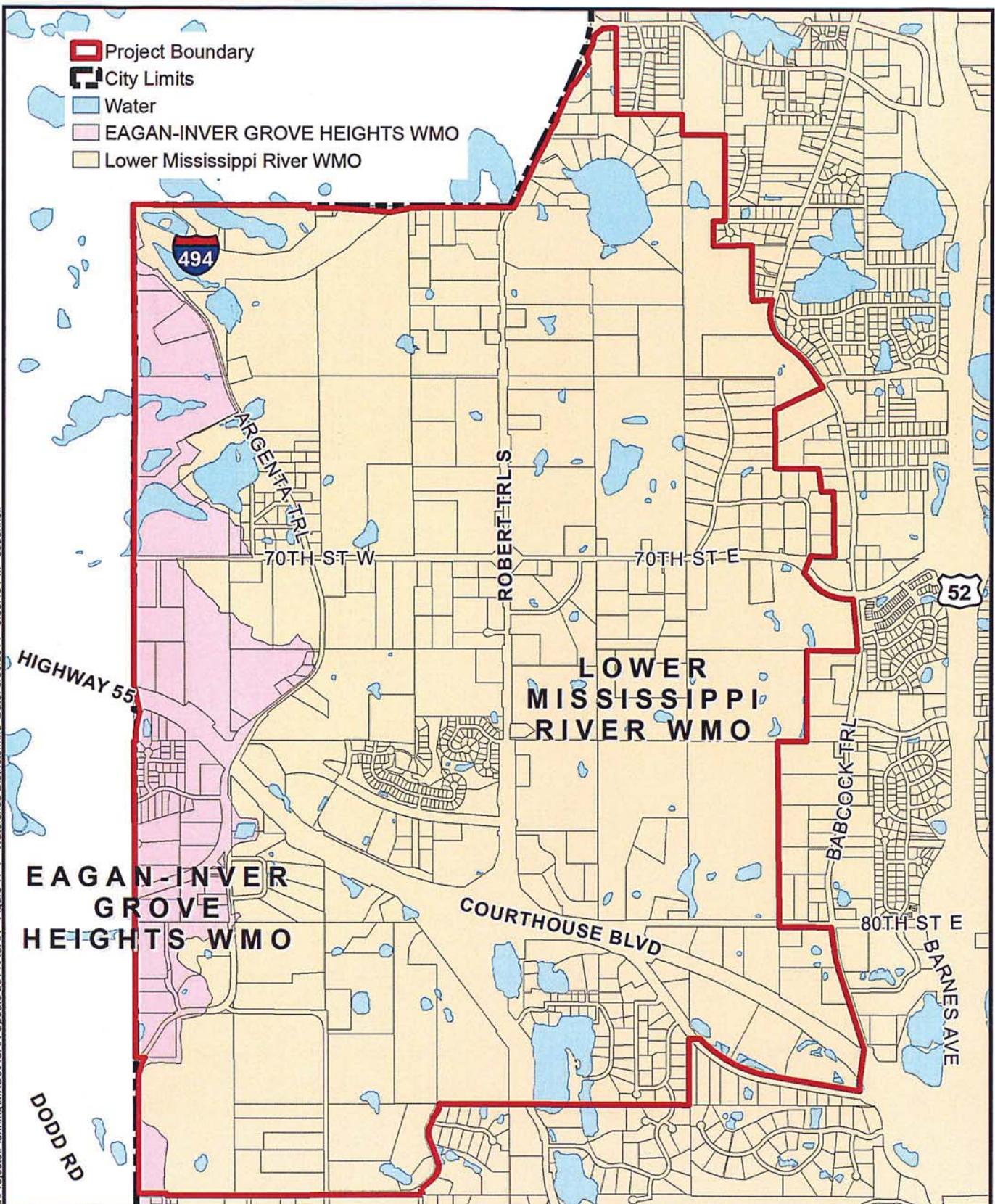


THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.



-  Project Boundary
-  City Limits
-  Water
-  EAGAN-INVER GROVE HEIGHTS WMO
-  Lower Mississippi River WMO

Document Path: Z:\GIS Data\Projects\Planning\MXDs\AUAR Update 2014\AUAR - Figure 17-1 - Watershed Districts.mxd Date: 6/30/2014 - 3:55:16 PM sodonnell



**EAGAN-INVER  
GROVE  
HEIGHTS WMO**

**LOWER  
MISSISSIPPI  
RIVER WMO**

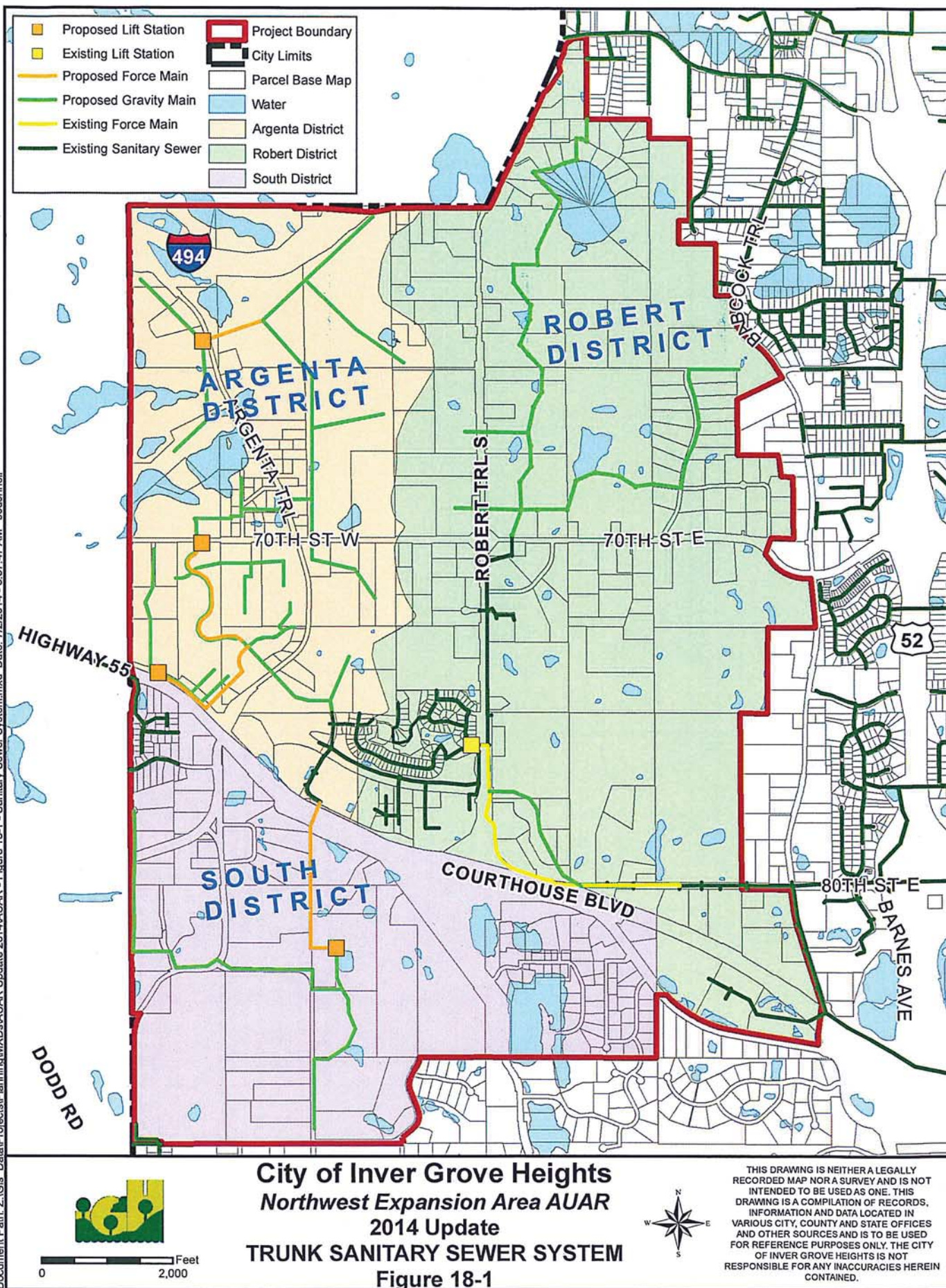


**City of Inver Grove Heights**  
**Northwest Expansion Area AUAR**  
 2014 Update  
**WATERSHED DISTRICTS**  
**Figure 17-1**



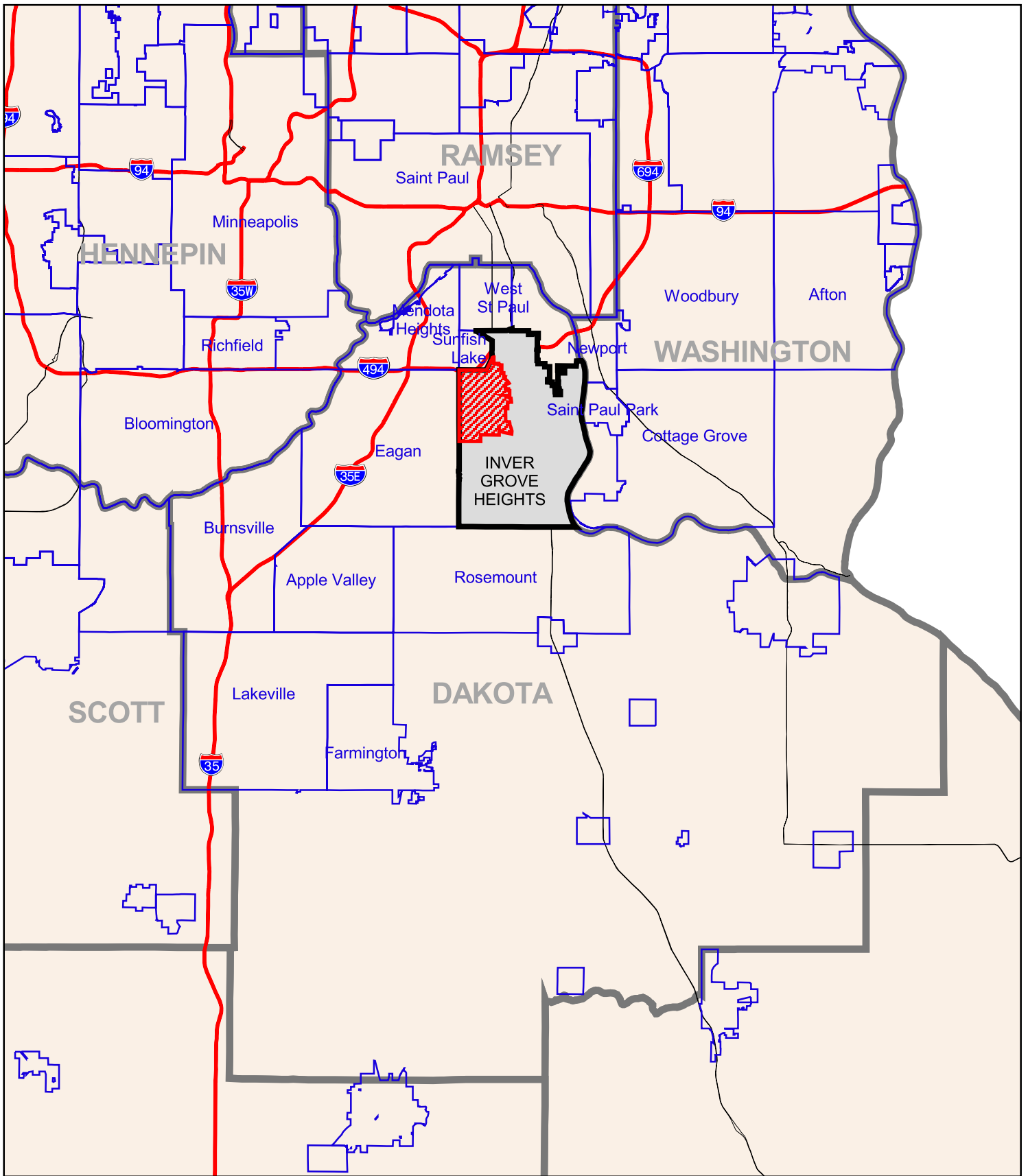
THIS DRAWING IS NEITHER A LEGALLY  
 RECORDED MAP NOR A SURVEY AND IS NOT  
 INTENDED TO BE USED AS ONE. THIS  
 DRAWING IS A COMPILATION OF RECORDS,  
 INFORMATION AND DATA LOCATED IN  
 VARIOUS CITY, COUNTY AND STATE OFFICES  
 AND OTHER SOURCES AND IS TO BE USED  
 FOR REFERENCE PURPOSES ONLY. THE CITY  
 OF INVER GROVE HEIGHTS IS NOT  
 RESPONSIBLE FOR ANY INACCURACIES HEREIN  
 CONTAINED.





## **Appendix D: 2007 AUAR Figures and Attachments**





March 2005

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## City of Inver Grove Heights

*Northwest Expansion  
Area AUAR*

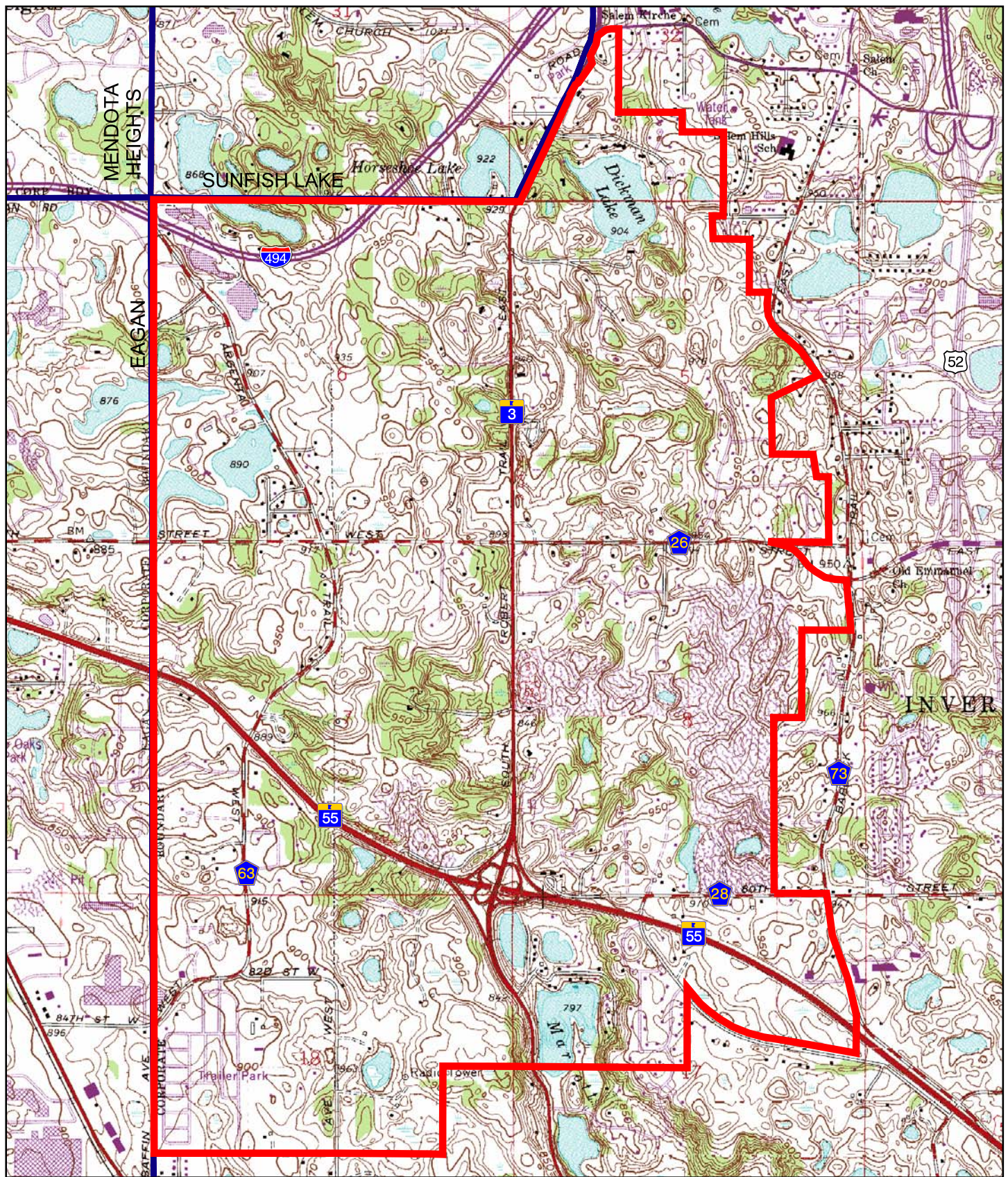
### PROJECT LOCATION

Figure 5-1

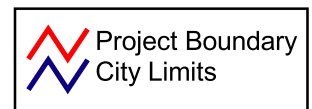


|  |                     |
|--|---------------------|
|  | Project Boundary    |
|  | Inver Grove Heights |
|  | County Boundaries   |





**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**  
**PROJECT BOUNDARY**

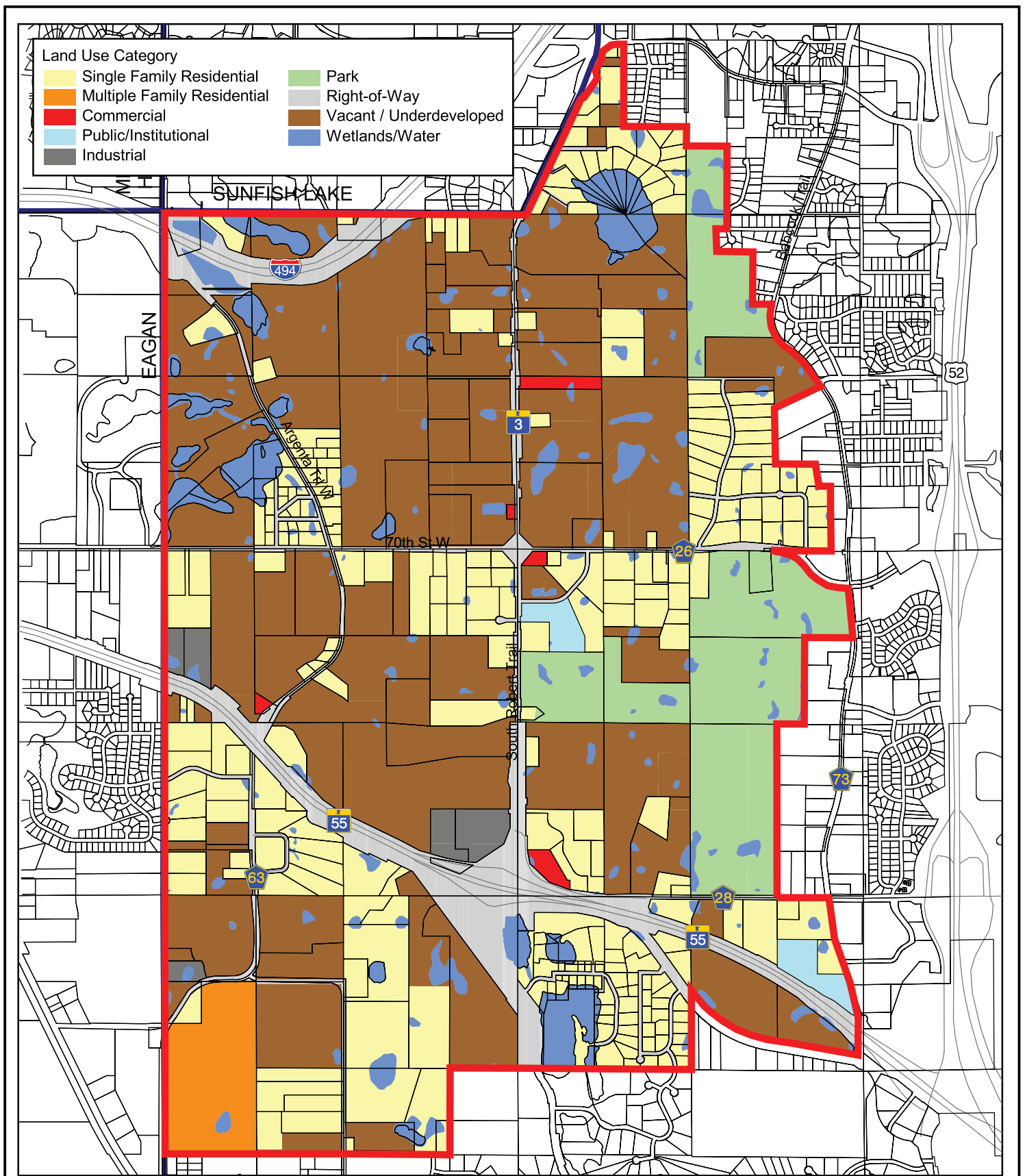


March 2005

Figure 5-2

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Feet  
2000 0 2000

March 2005

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## City of Inver Grove Heights

*Northwest Expansion  
Area AUAR*

**EXISTING LAND USE**

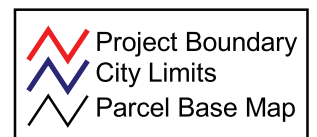
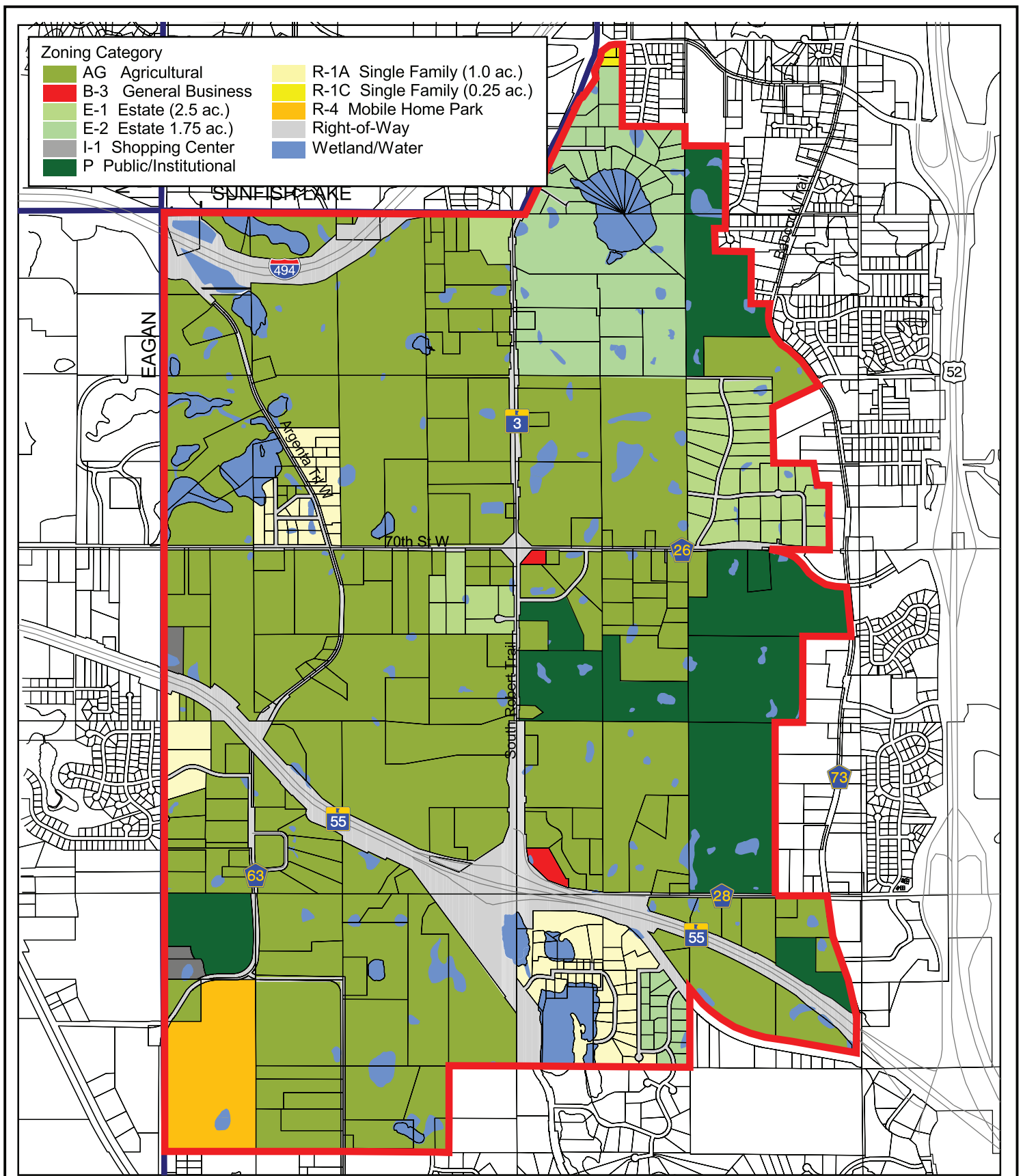


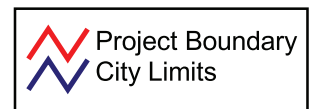
Figure 5-3



## City of Inver Grove Heights

**Northwest Expansion  
Area AUAR**

**EXISTING ZONING**

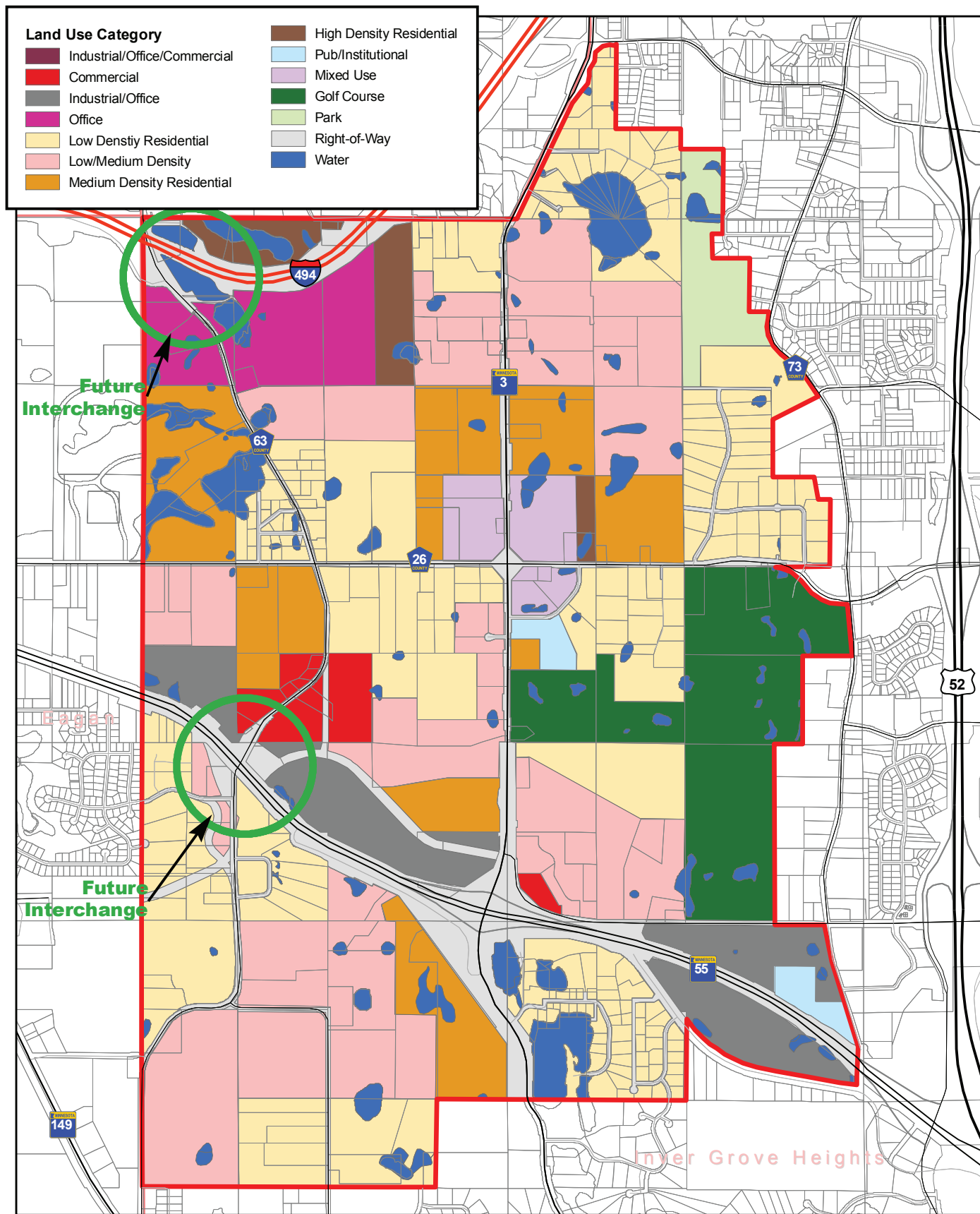


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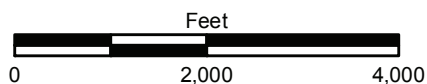
March 2005

**Figure 5-4**

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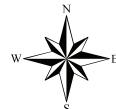
**City of Inver Grove Heights**  
Northwest Expansion  
Area AUAR



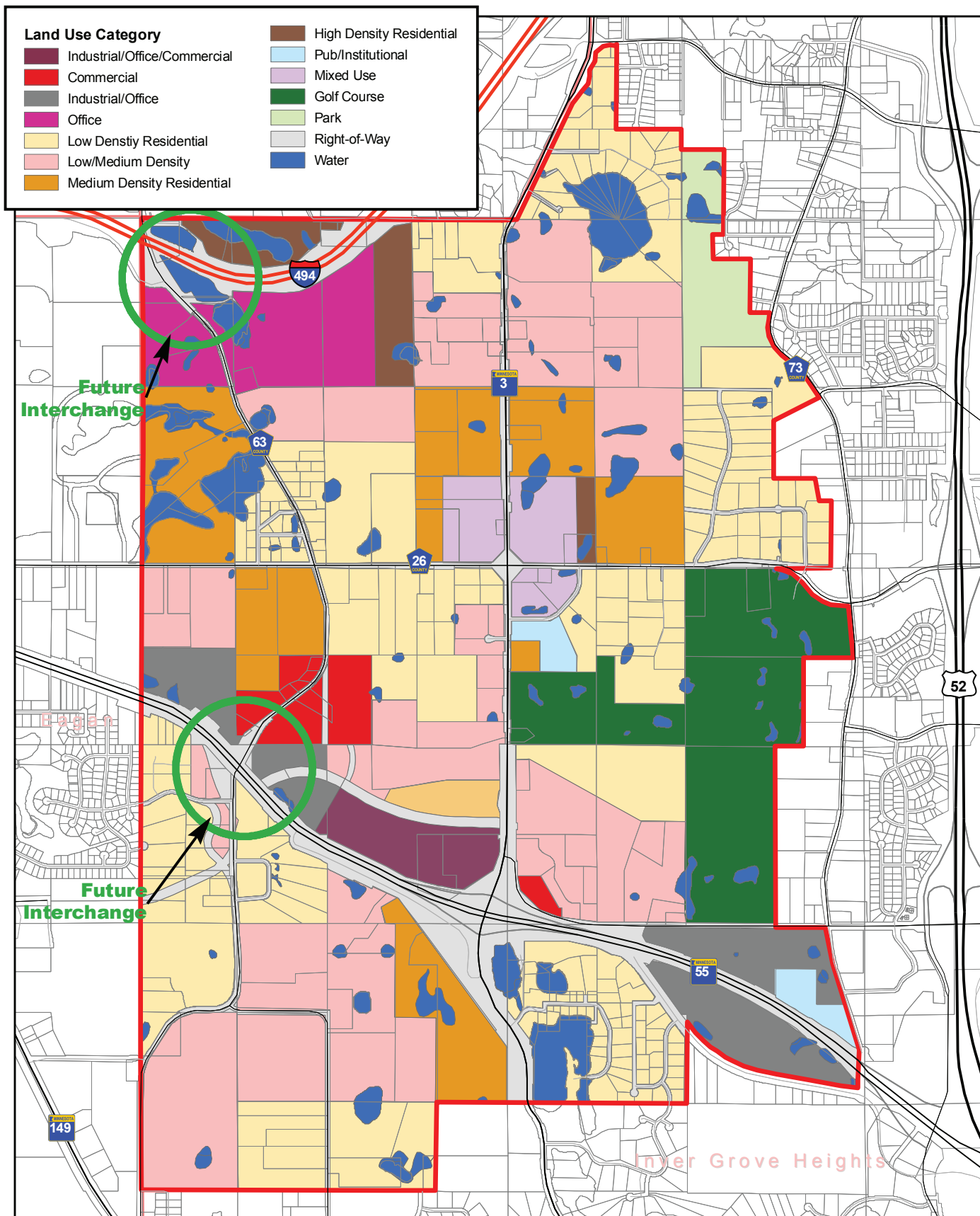
August 2007

## PROPOSED LAND USE

Figure 5-5

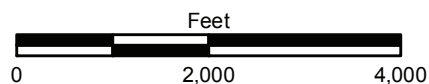


- Northwest Expansion Area
- Municipality
- Parcel

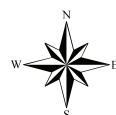


City of Inver Grove Heights  
Northwest Expansion  
Area AUAR

**UPDATED PROPOSED  
LAND USE**



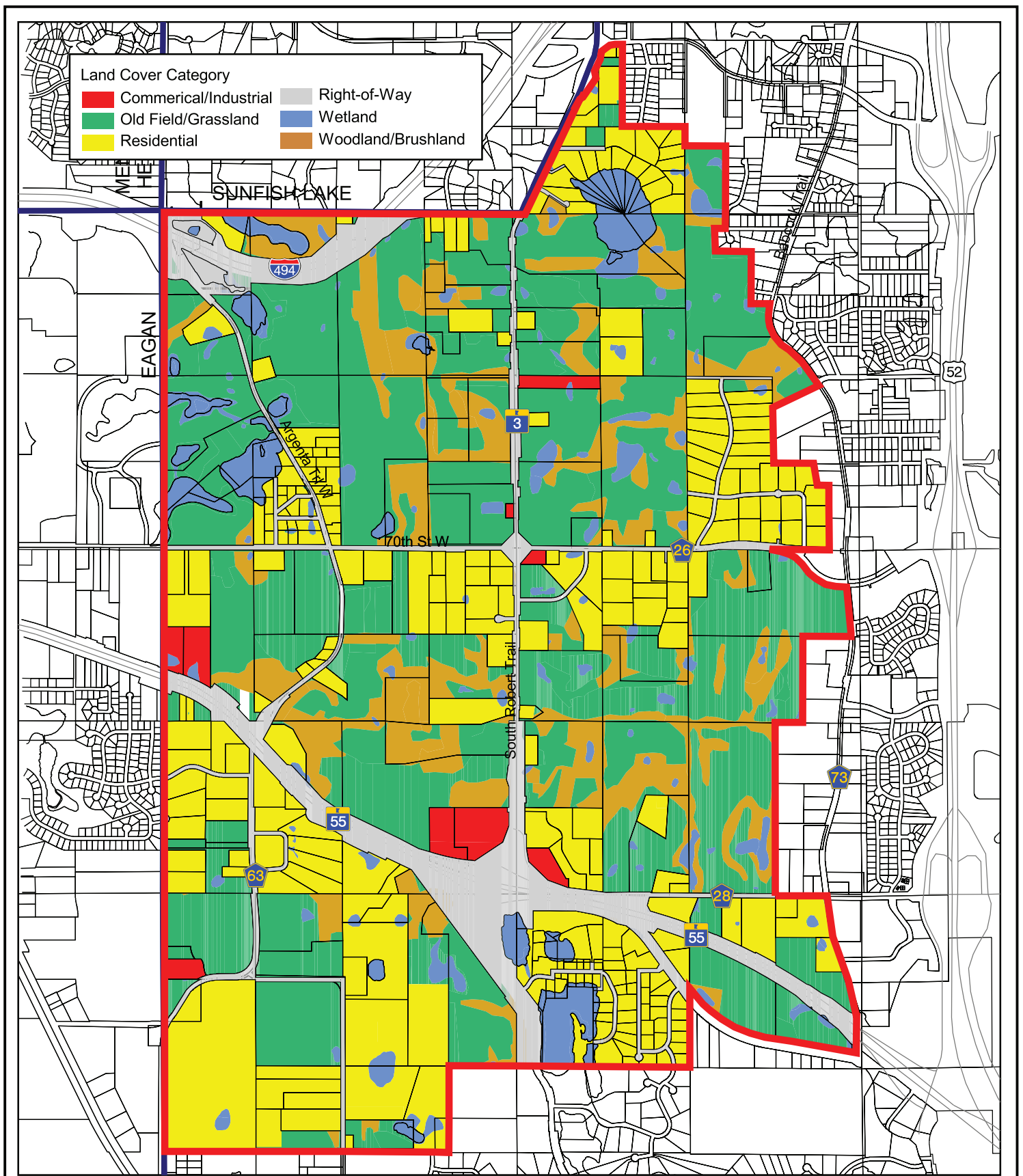
August 2007



- Northwest Expansion Area
- Municipality
- Parcel

Figure 5-5A

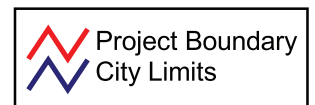




## City of Inver Grove Heights

Northwest Expansion  
Area AUAR

### LAND COVER

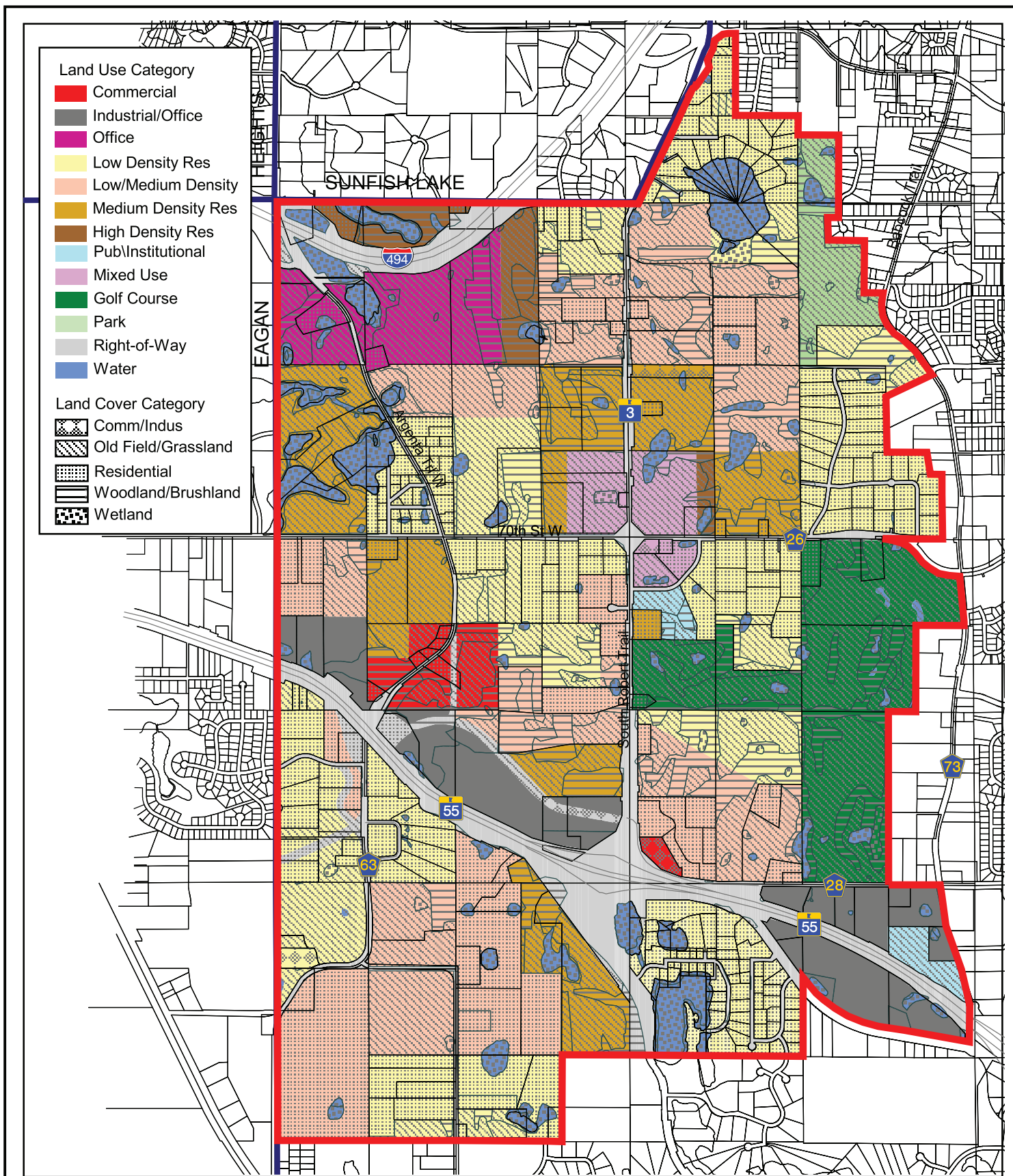


March 2005

Figure 10-1

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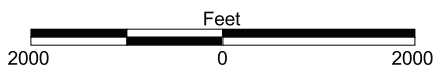




# City of Inver Grove Heights

Northwest Expansion  
Area AUAR

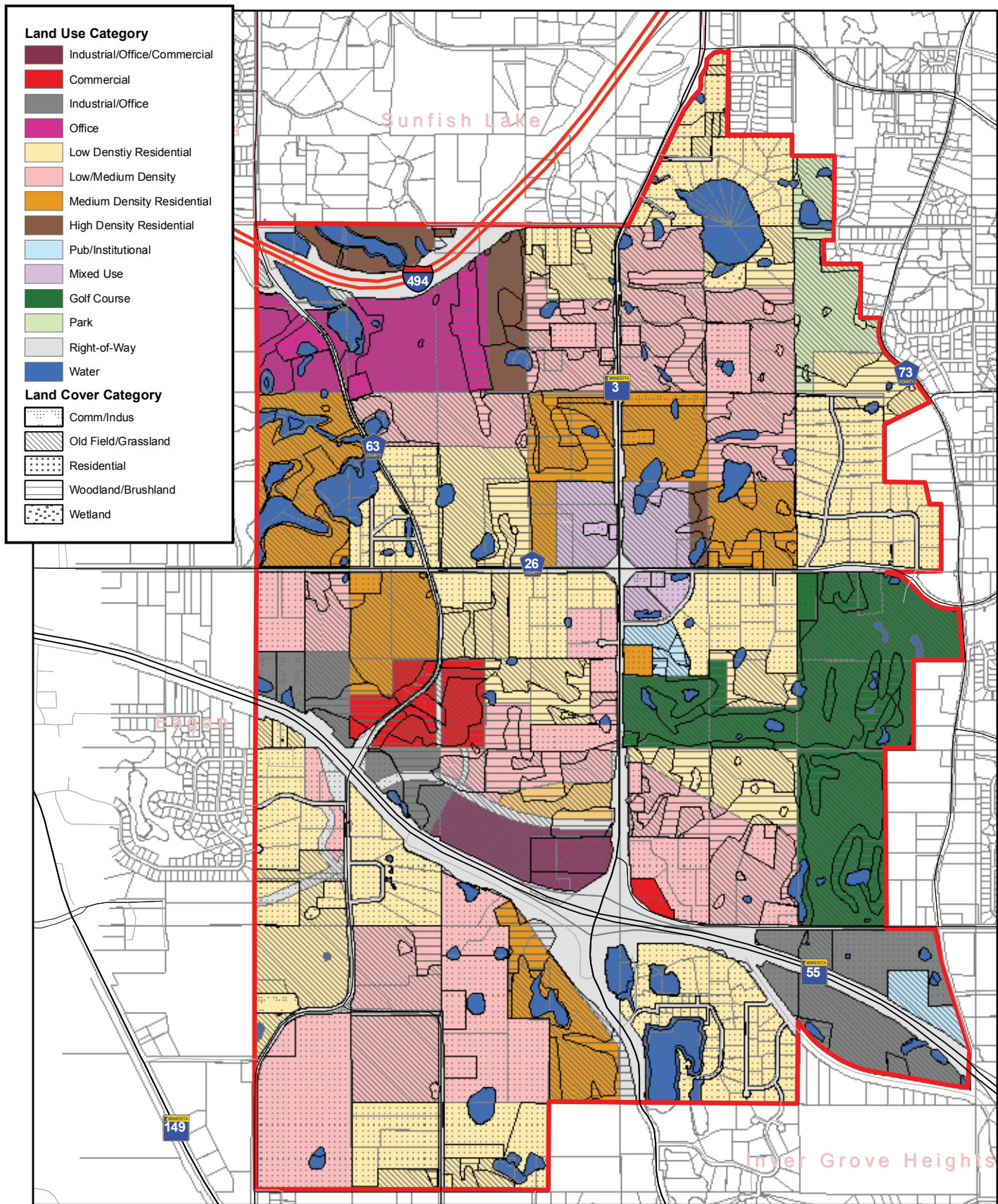
## LAND COVER AND PROPOSED LAND USE



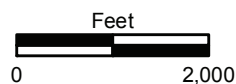
March 2005

Figure 10-2

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City of Inver Grove Heights  
Northwest Expansion  
Area AUAR



August 2007

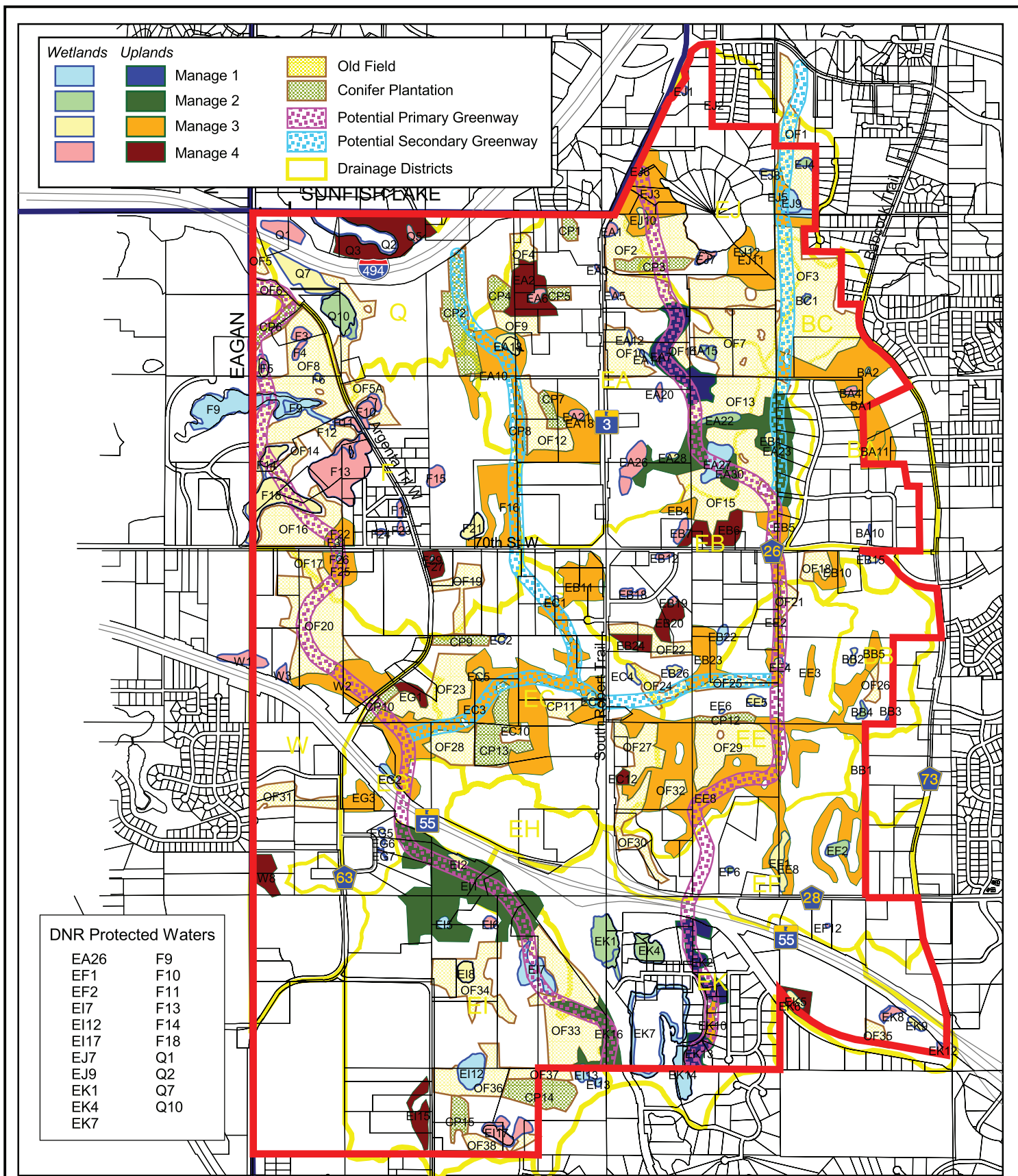
# **LANDCOVER AND UPDATED PROPOSED LAND USE**

Figure 10-2A



- Northwest Expansion Area
- Municipality
- Parcel





Bonestroo  
Rosene  
Anderlik & Associates  
Engineers & Architects

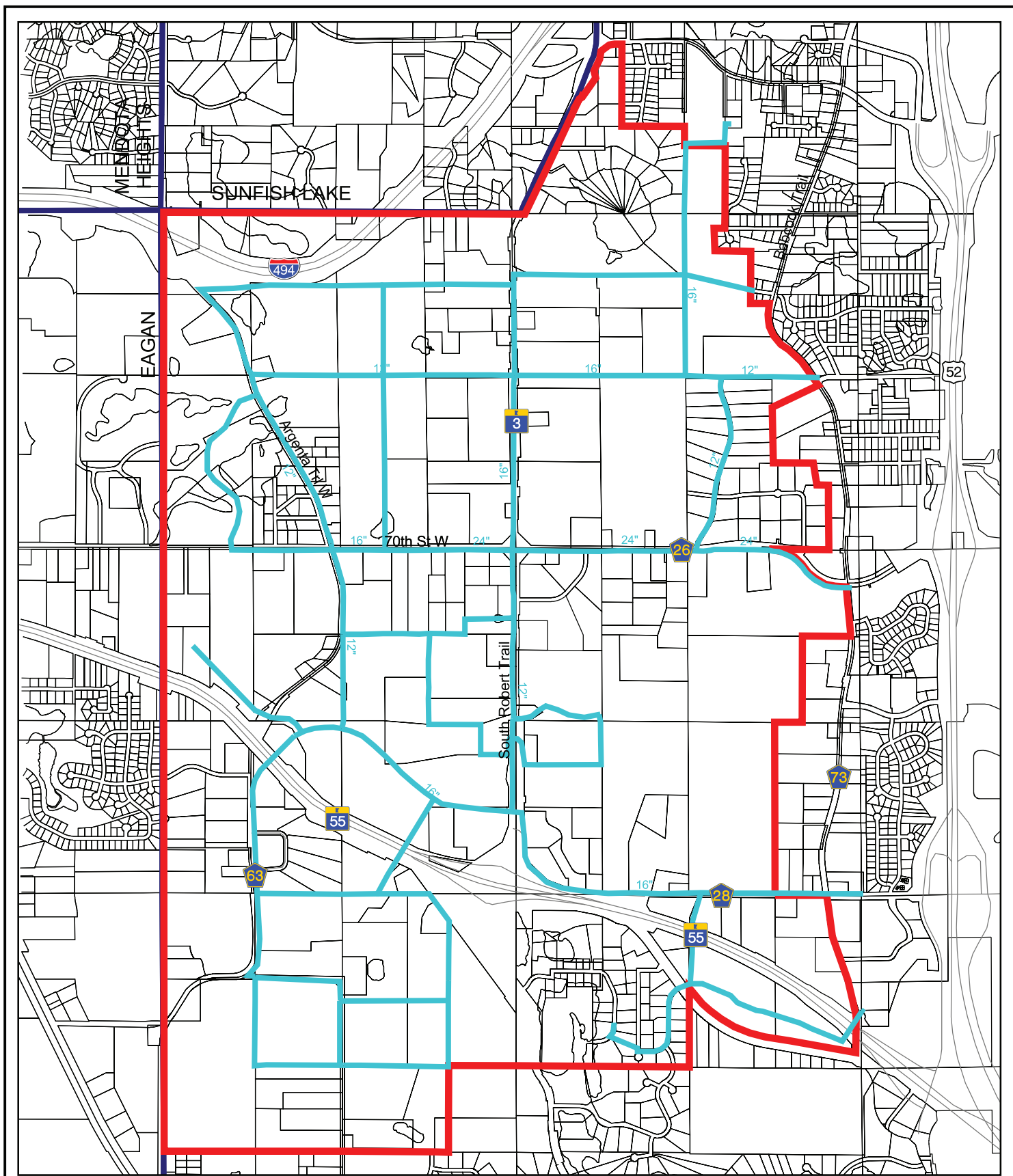


Feet  
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March 2005

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# City of Inver Grove Heights

Northwest Expansion  
Area AUAR

TRUNK WATER SUPPLY



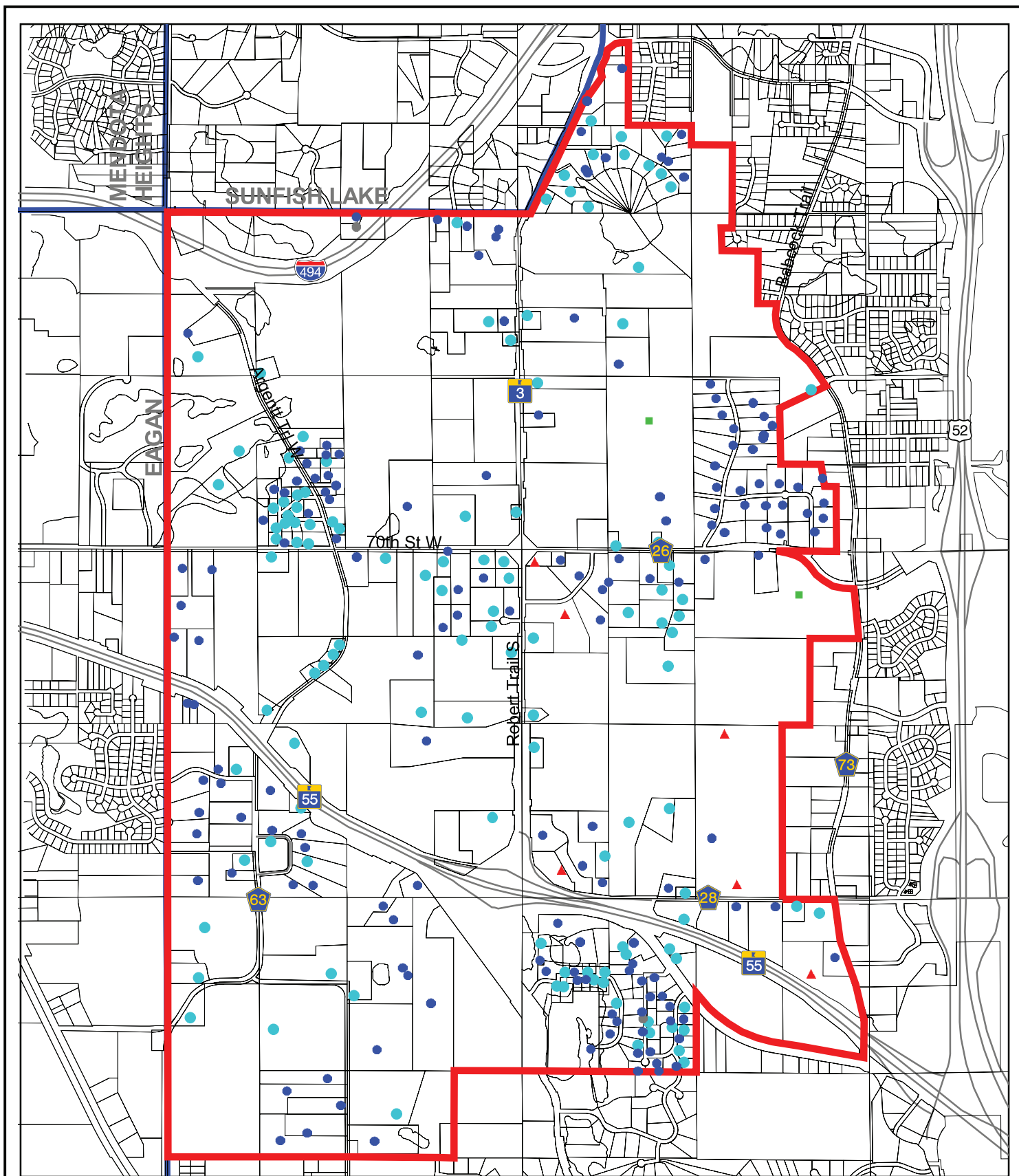
- Proposed Water Main
- Project Boundary
- City Limits



March 2005

Figure 13-1

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**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**

**POSSIBLE WELL LOCATIONS**

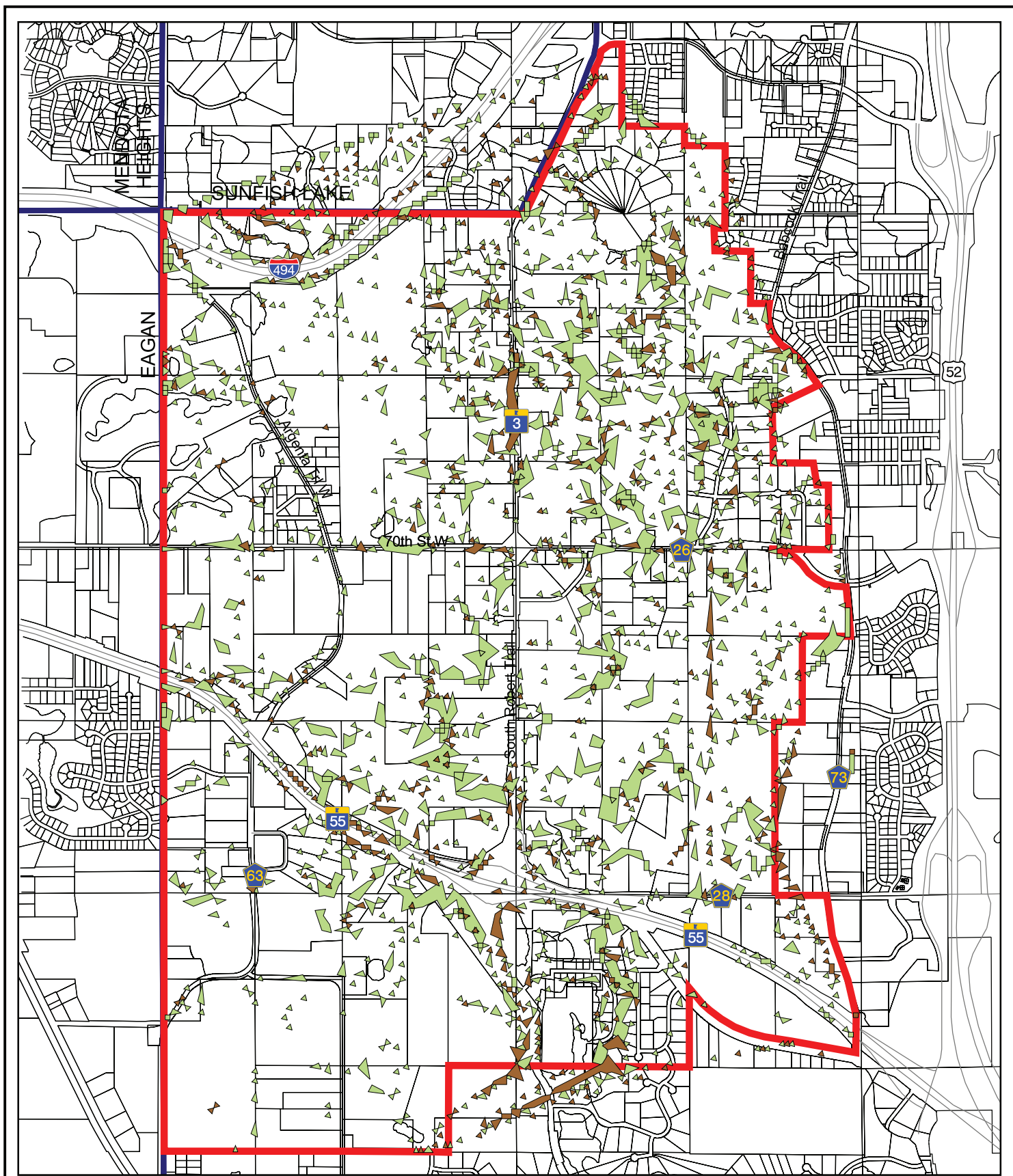
Figure 13-2



- County Well Index
- Domestic
- Irrigation
- ▲ Public supply, non-community, transient
- Unknown use
- Assumed Well Sites
- Project Boundary
- City Boundary
- Parcel Base Map

Feet  
 2000 0 2000





Bonestroo  
Rosene  
Anderlik &  
Associates  
Engineers & Architects



Feet  
2000 0 2000

March 2005

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## City of Inver Grove Heights

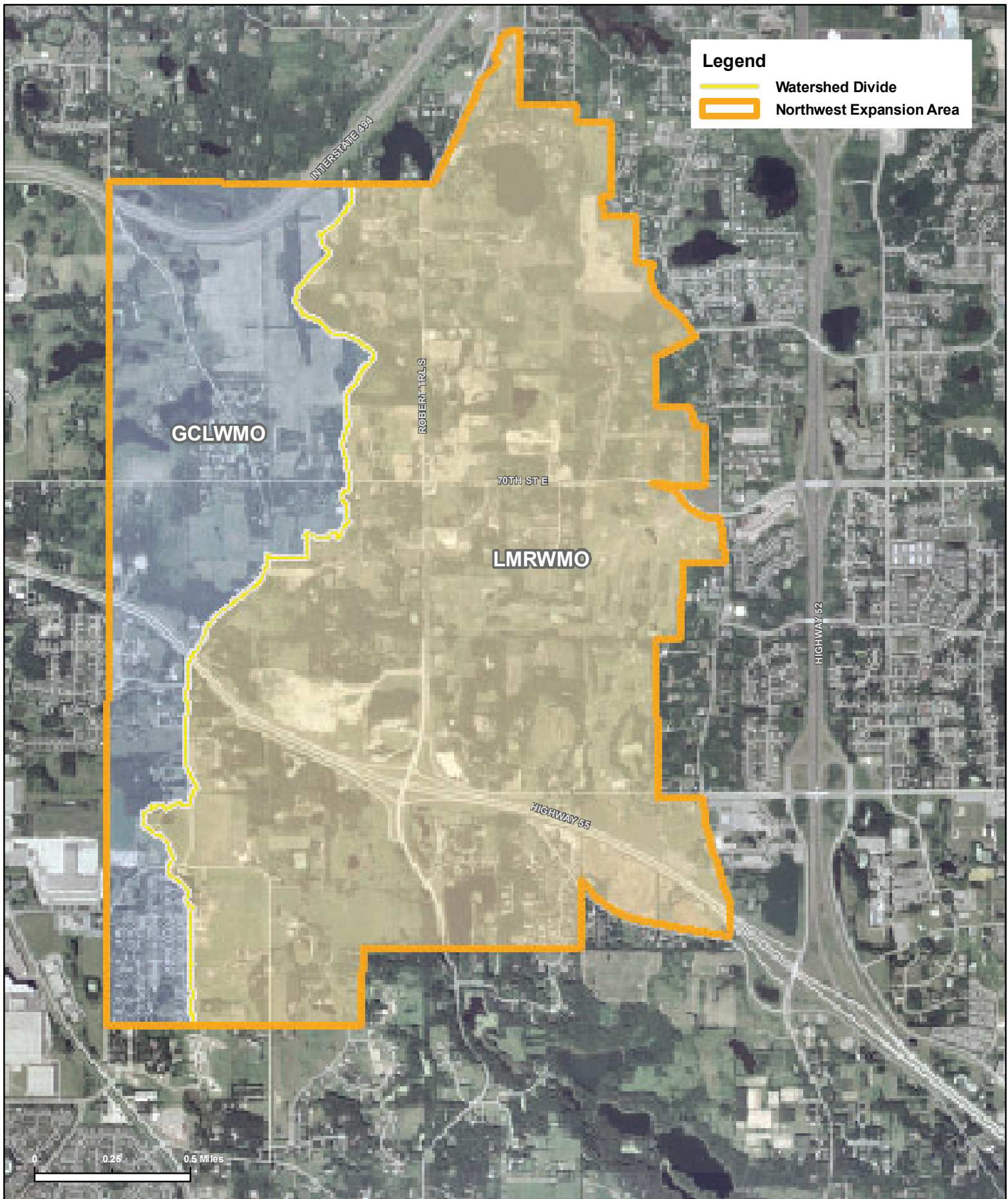
Northwest Expansion  
Area AUAR

### STEEP SLOPES

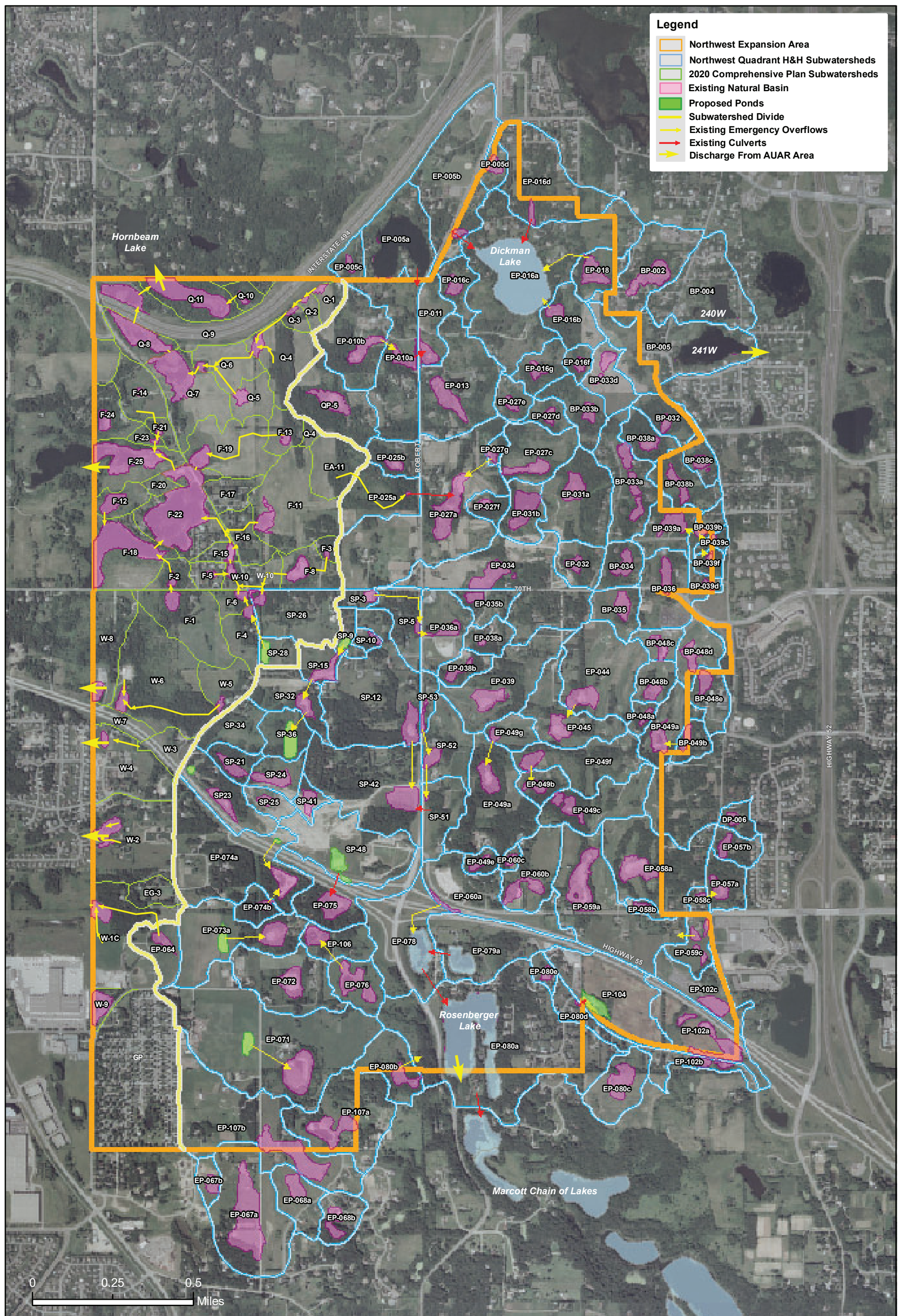
Figure 16-1



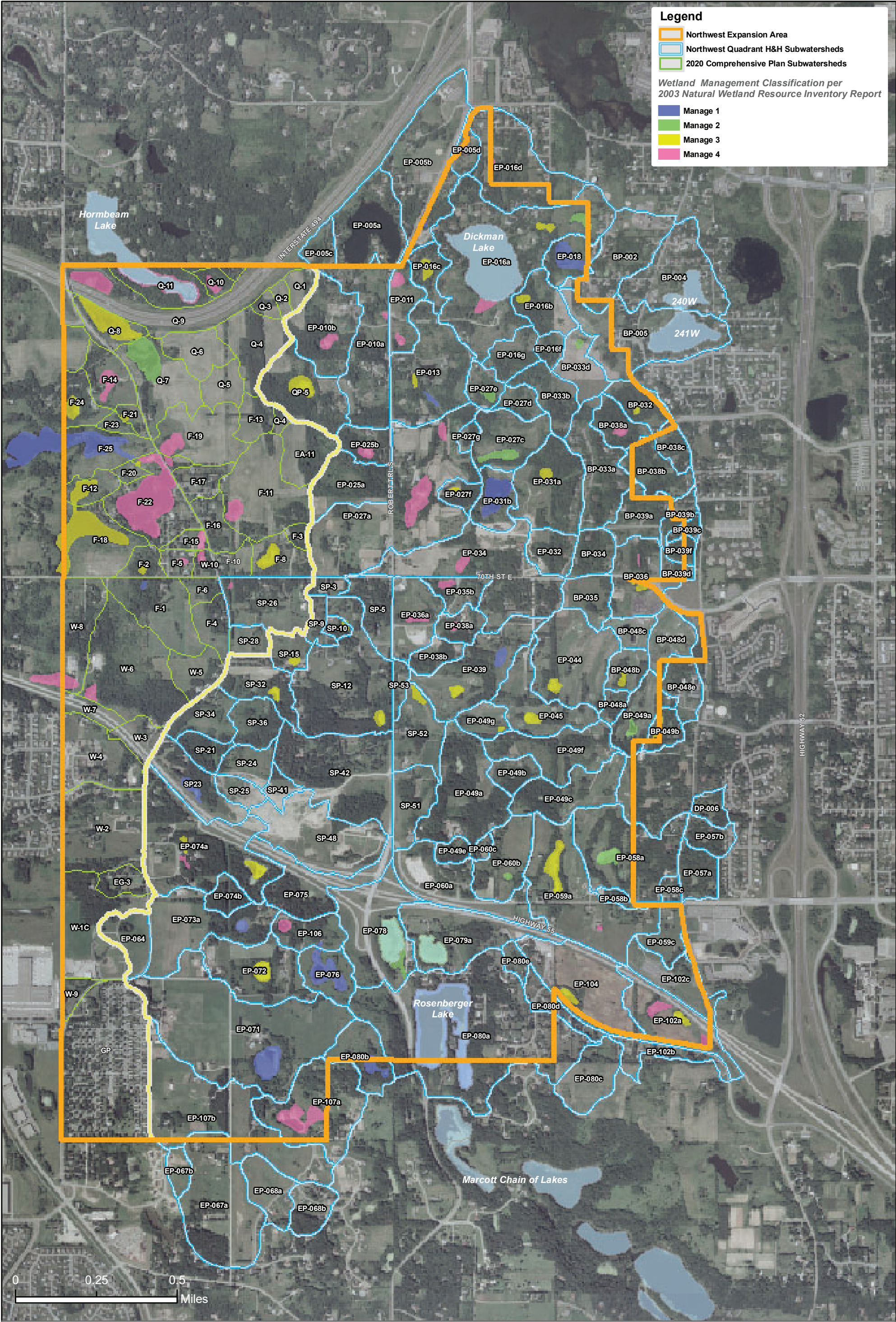
- Slope + 20%
- Slopes 12% - 20%
- Project Boundary
- City Limits
- Parcel Base Map







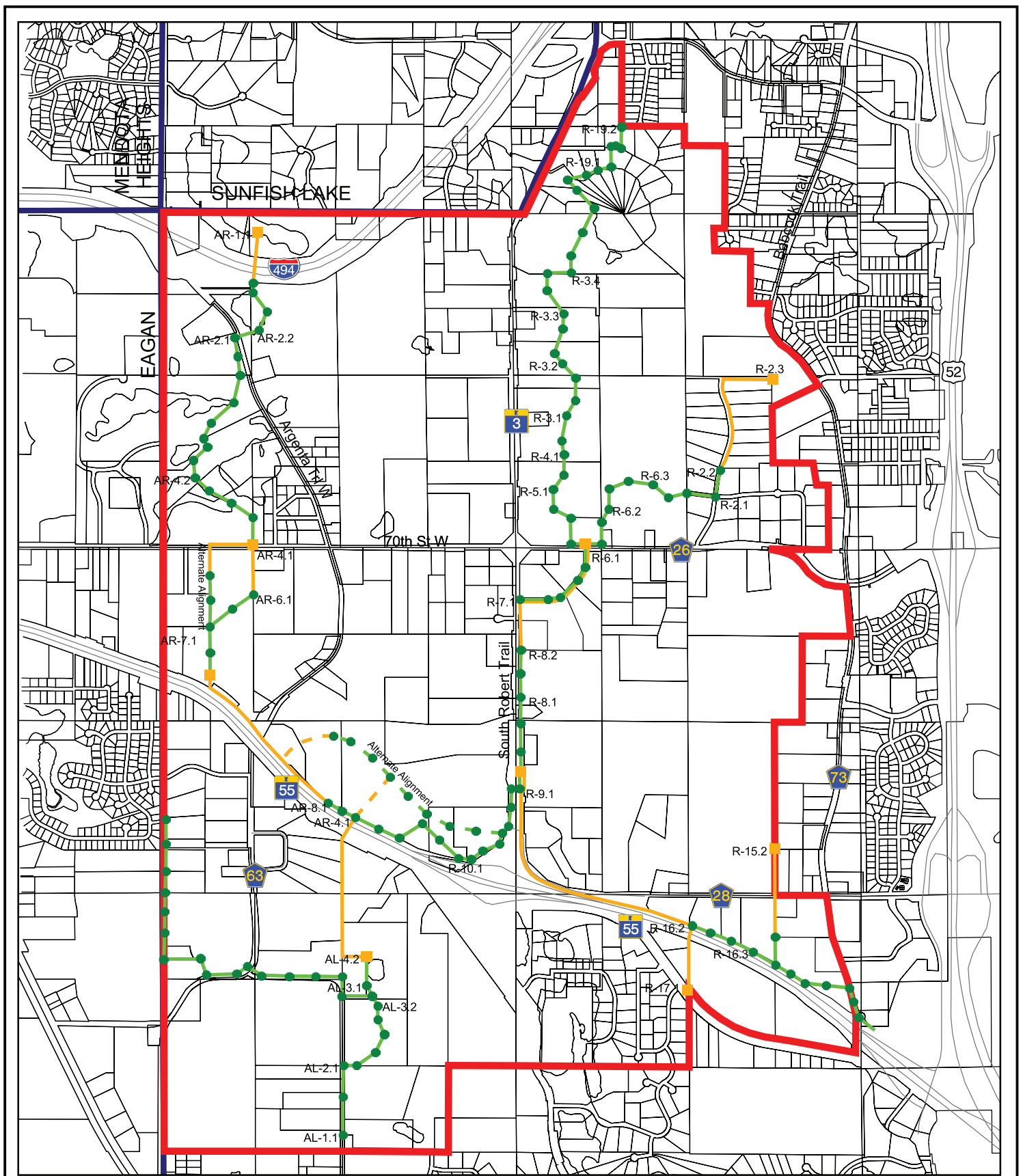




Northwest Expansion Area  
Wetland Management Classification



Figure 17.3



Feet  
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March 2005

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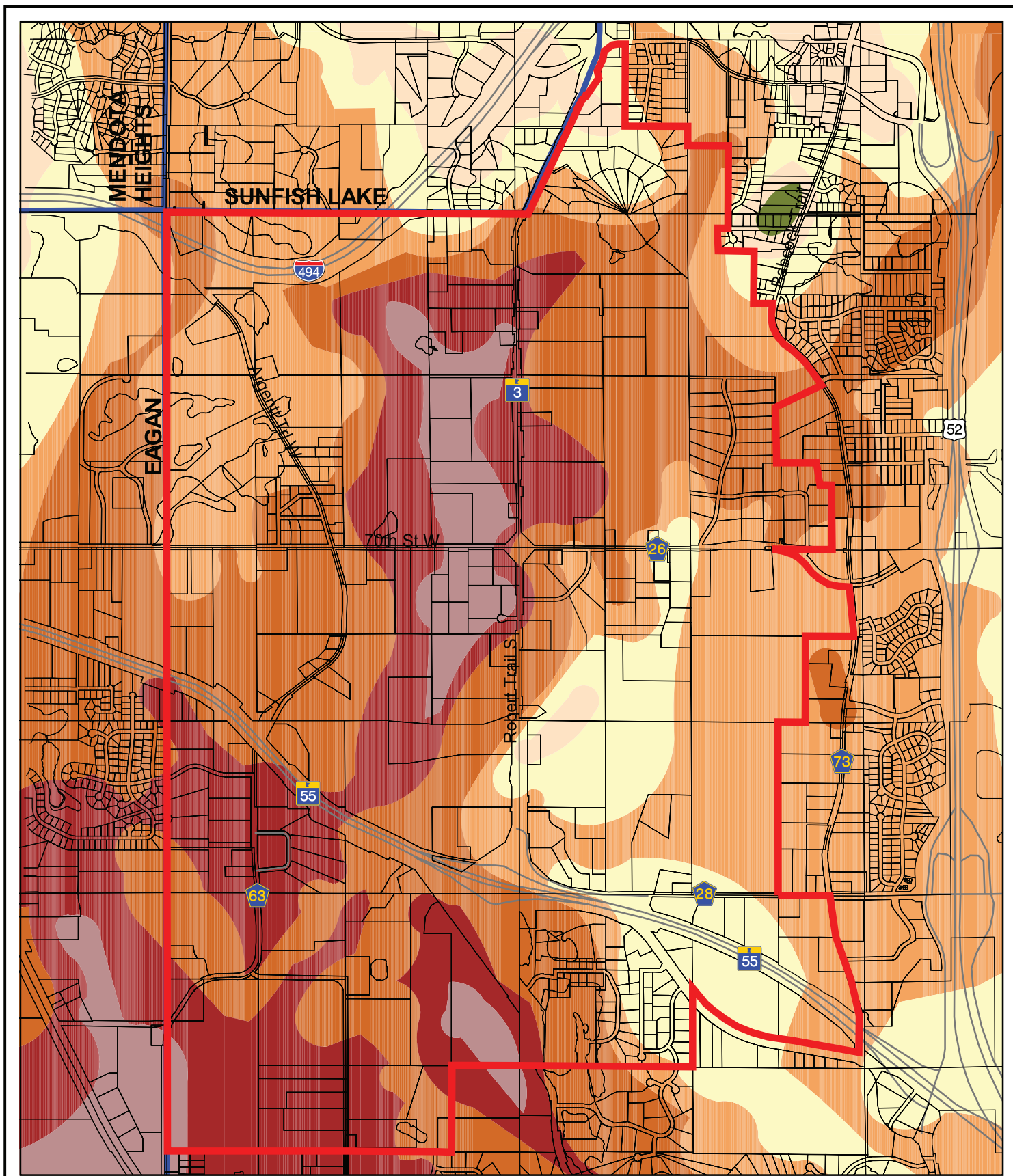
**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**  
**SANITARY SEWER SYSTEM**

Figure 18-1



- Proposed Manhole
- Proposed Lift Station
- Proposed Sanitary Pipe
- Proposed Forcemain
- Project Boundary
- City Limits





**Bonestroo  
Rosen  
Anderlik &  
Associates**  
Engineers & Architects



Feet  
2000 0 2000

# **Inver Grove Heights Northwest Expansion Area AUAR**

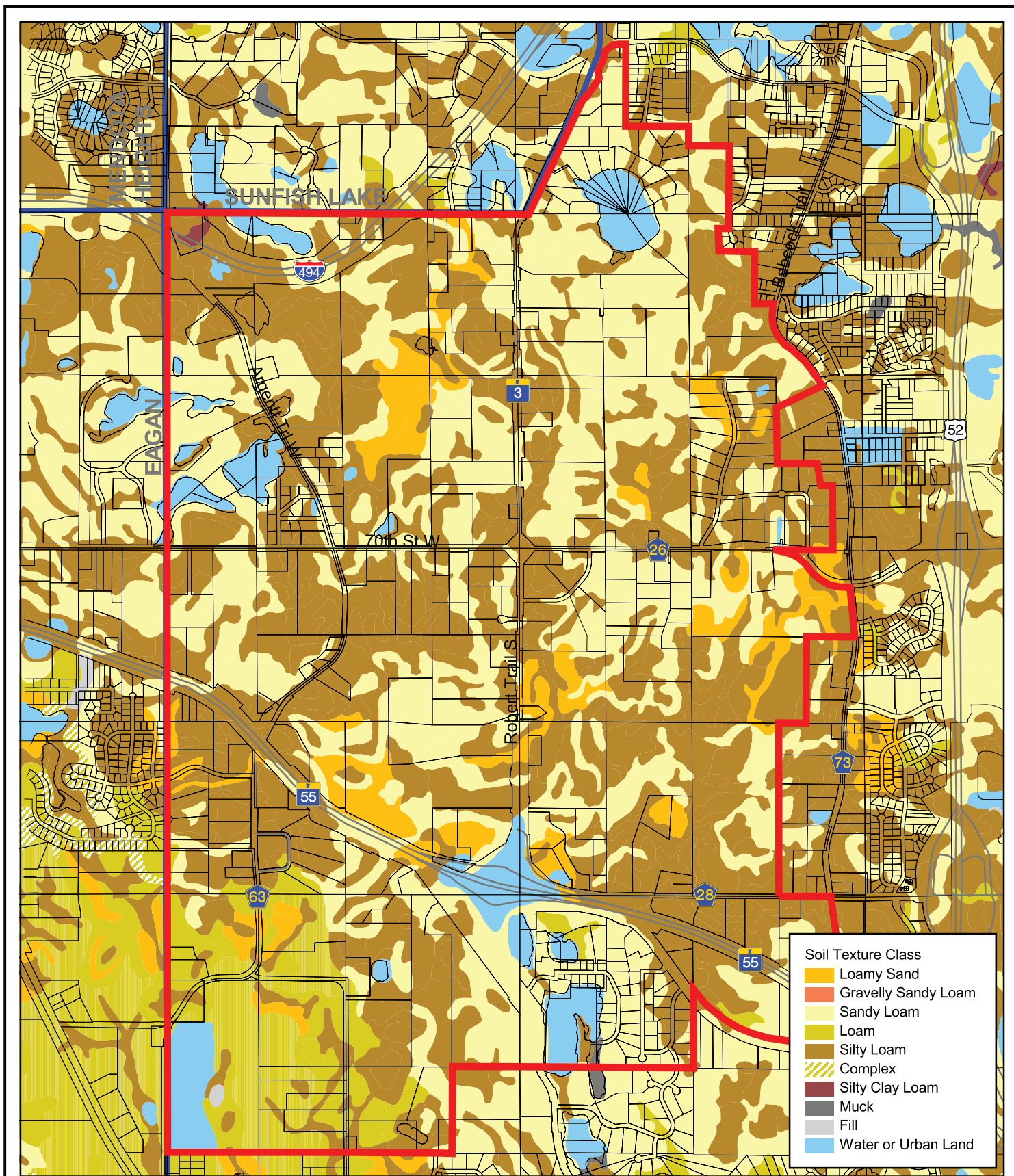
## **DEPTH TO BEDROCK**

Figure 19-1

| Depth to Bedrock |          |                     |
|------------------|----------|---------------------|
| 0-50             | 301-350  | Study Area Boundary |
| 101-150          | 351-400  | City Boundary       |
| 151-200          | 401-500  | Parcel Base Map     |
| 201-250          | 51-100   |                     |
| 251-300          | Over_500 |                     |

March 2005

i:\476\47604116\cad\gis\avprojects\geology.apr



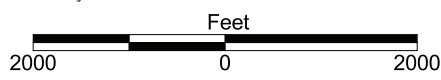
- Soil Texture Class**
- Loamy Sand
  - Gravelly Sandy Loam
  - Sandy Loam
  - Loam
  - Silty Loam
  - Complex
  - Silty Clay Loam
  - Muck
  - Fill
  - Water or Urban Land



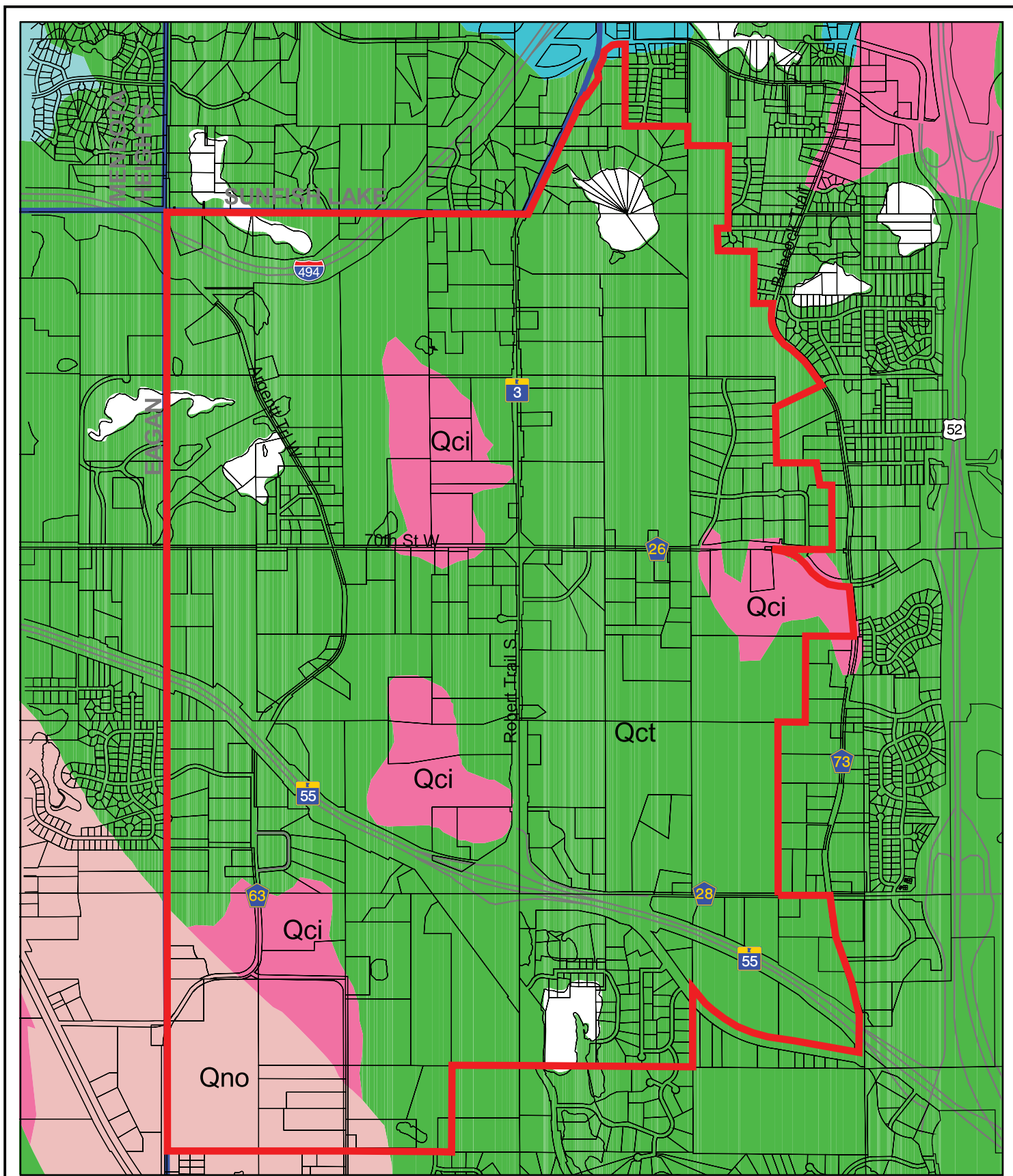
**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**

**SOILS**

**Figure 19-3**



- Project Boundary
- City Boundary
- Parcel Base Map

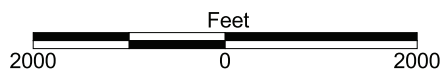


# City of Inver Grove Heights

## Northwest Expansion Area AUAR

### SURFICIAL GEOLOGY

Figure 19-4



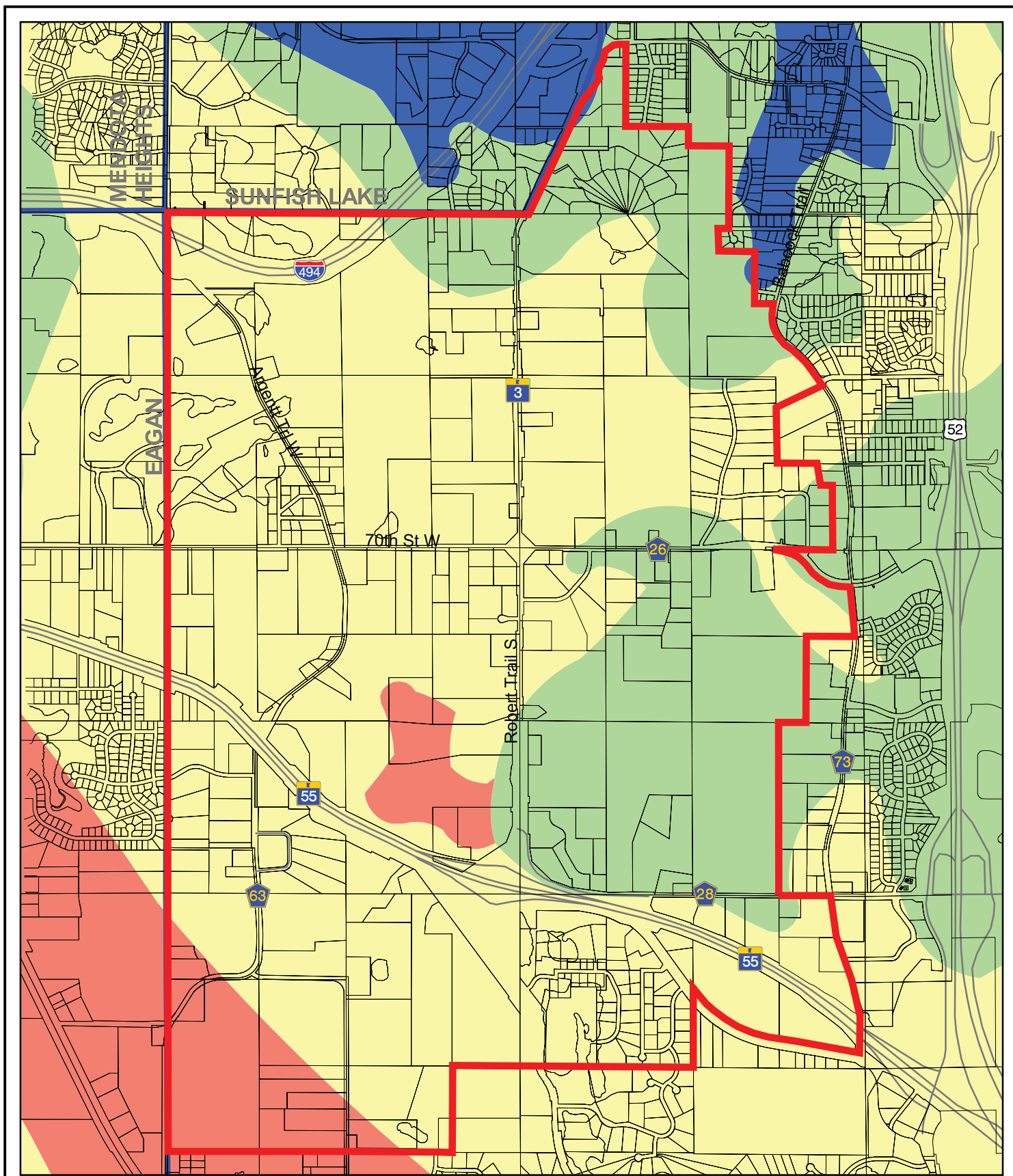
March 2005

I:\476\47604116\cad\GIS\avprojects\geology.apr



- Surficial Geology
  - Qci - Lake sand and silt, Cromwell Fm.
  - Qco - Outwash, Cromwell Fm.
  - Qci - Ice-contact deposits, Cromwell Fm.
  - Qct - Till, Cromwell Fm.
- Project Boundary
- City Boundary
- Parcel Base Map





**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**

**SENSITIVITY TO AQUIFER**



- | Sensitivity Ratings                                                                                                             |                  |
|---------------------------------------------------------------------------------------------------------------------------------|------------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>           | Moderate         |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span>       | High/Moderate    |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>       | Low/Moderate     |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>        | Very Low         |
| <span style="display:inline-block; width:15px; height:15px; border-top:2px solid red; border-bottom:2px solid red;"></span>     | Project Boundary |
| <span style="display:inline-block; width:15px; height:15px; border-top:2px solid blue; border-bottom:2px solid blue;"></span>   | City Boundary    |
| <span style="display:inline-block; width:15px; height:15px; border-top:1px solid black; border-bottom:1px solid black;"></span> | Parcel Base Map  |

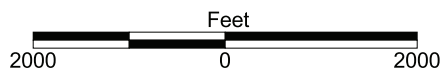


Figure 19-5



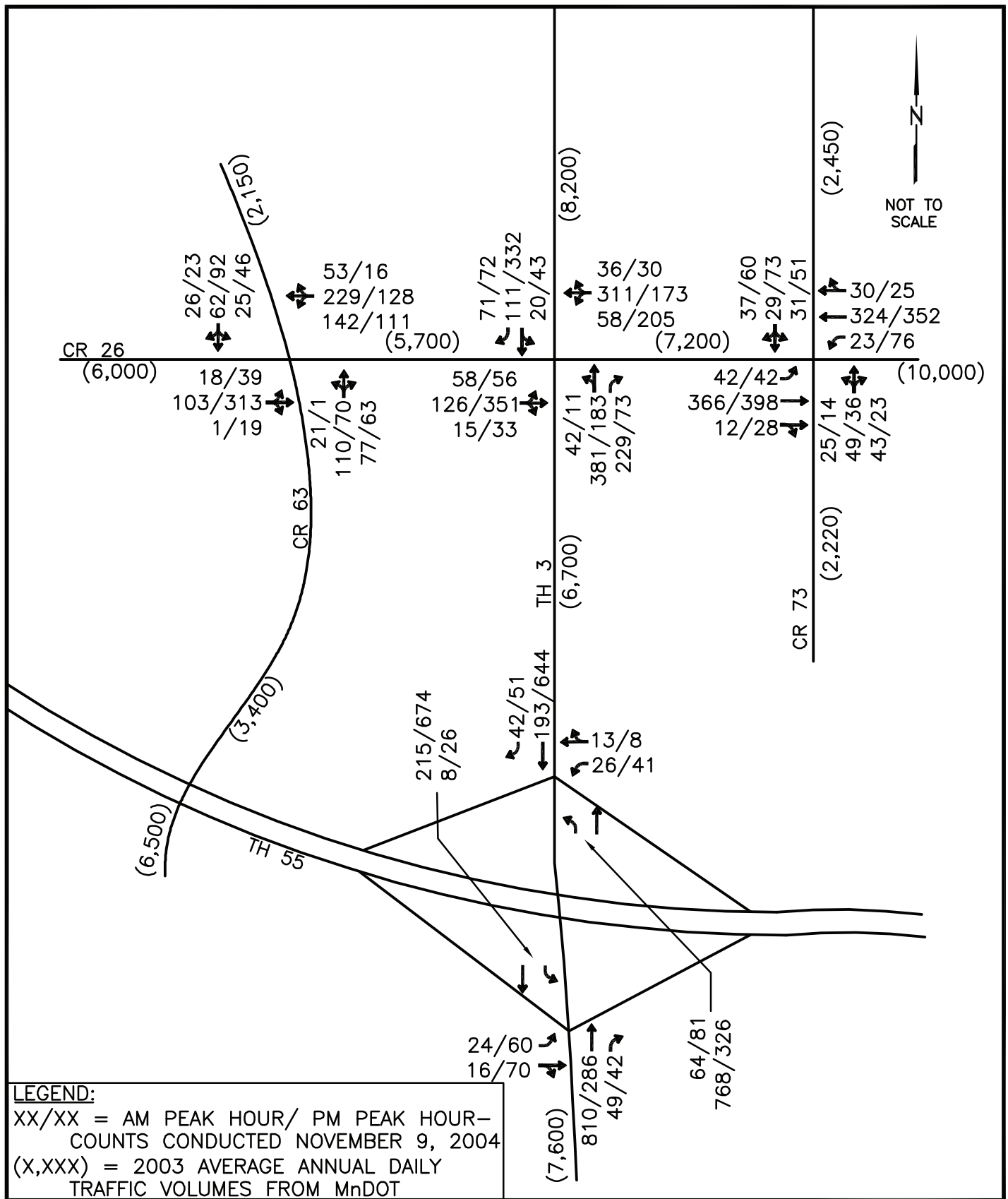


FIGURE 21-2

## EXISTING GEOMETRY AND TRAFFIC VOLUMES INVER GROVE HEIGHTS AUAR

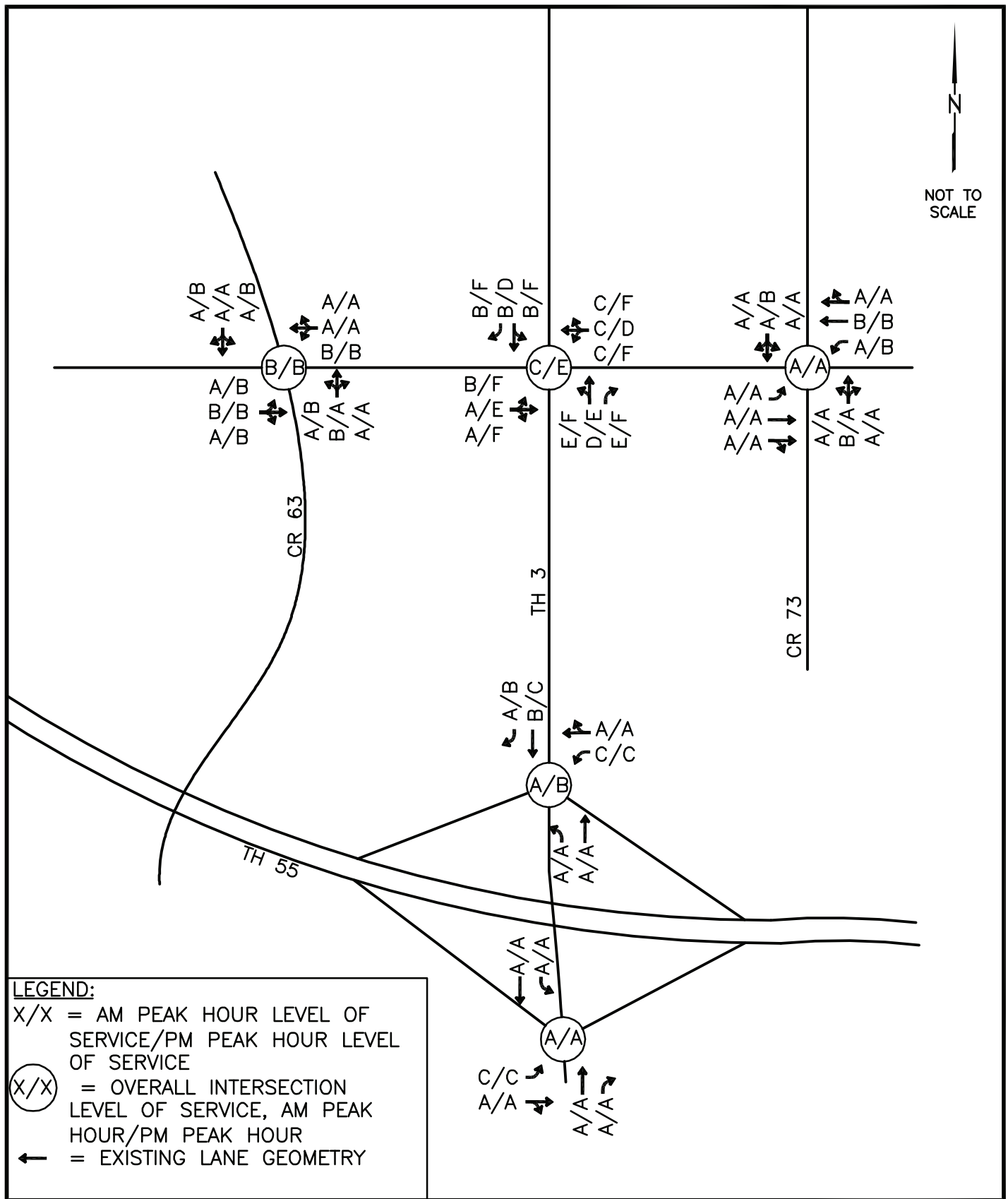


FIGURE 21-3

EXISTING CONDITIONS LEVEL OF SERVICE  
 INVER GROVE HEIGHTS AUAR

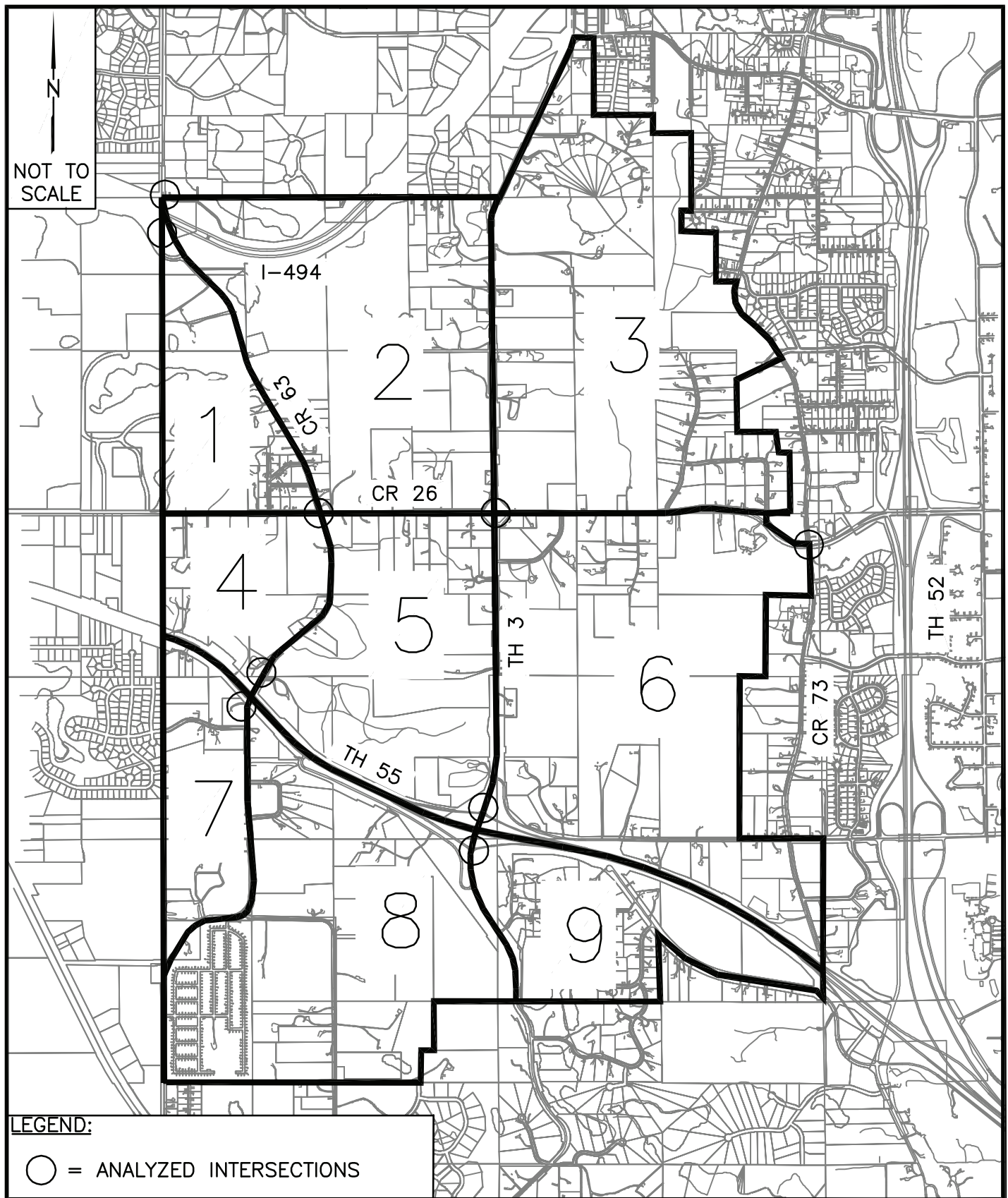


FIGURE 21-4

TRAFFIC ANALYSIS ZONES  
INVER GROVE HEIGHTS AUAR

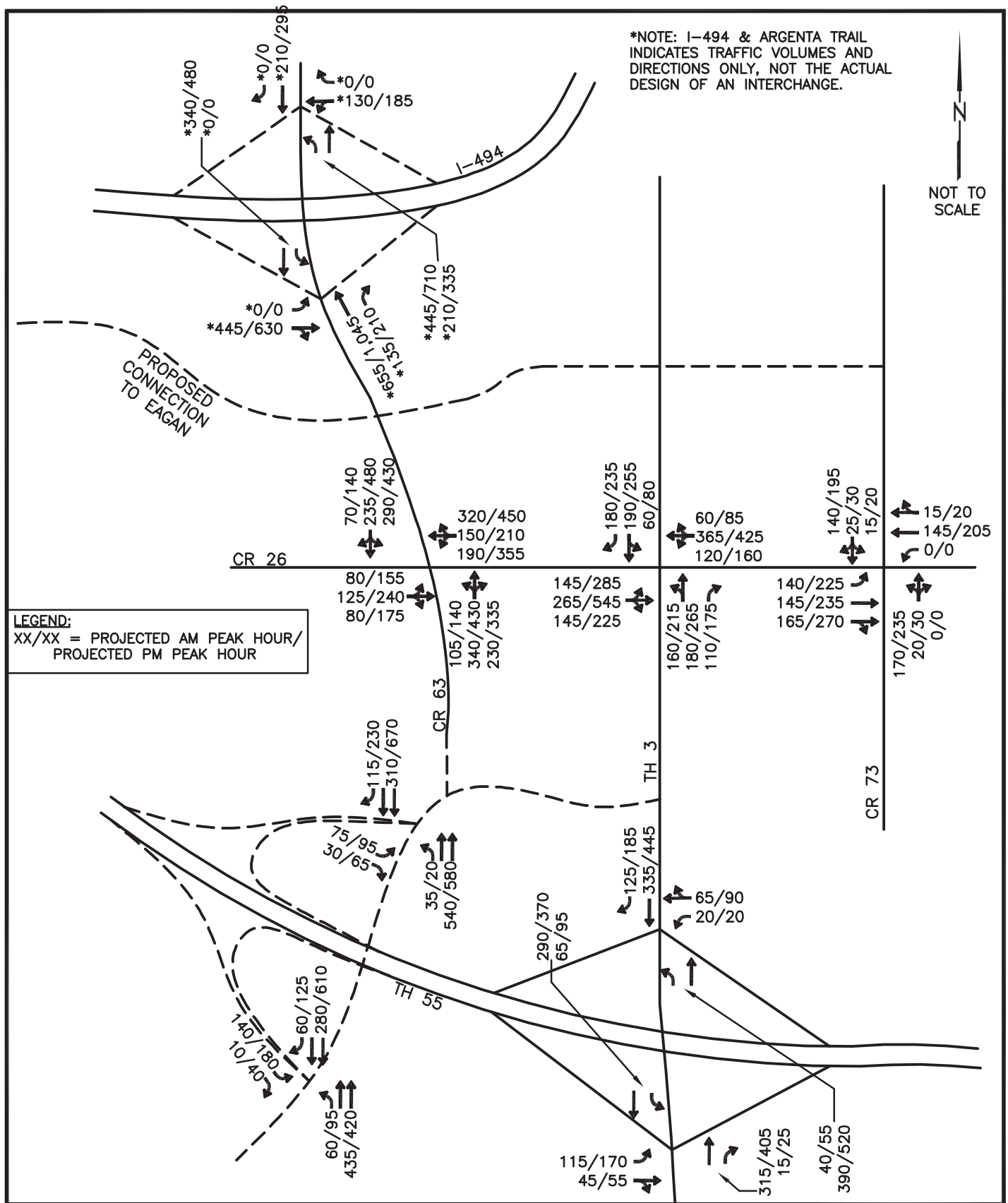
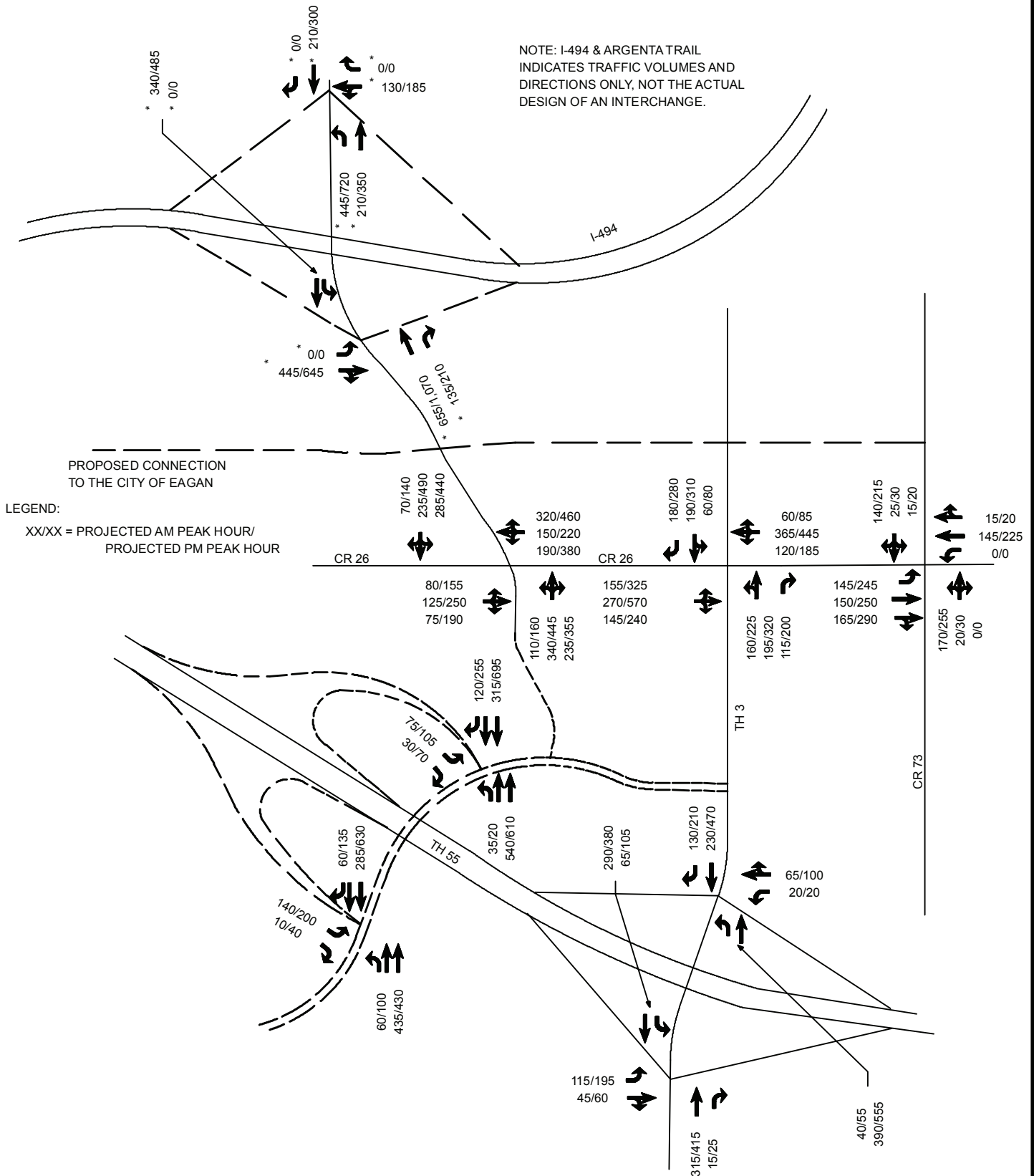


FIGURE 21-5

# PROJECTED DEVELOPMENT VOLUMES INVER GROVE HEIGHTS AUAR



City of Inver Grove Heights  
Northwest Expansion  
Area AUAR  
**Updated**  
**Projected Development Volumes**

August 2007

Figure 21-5A



NOT TO SCALE

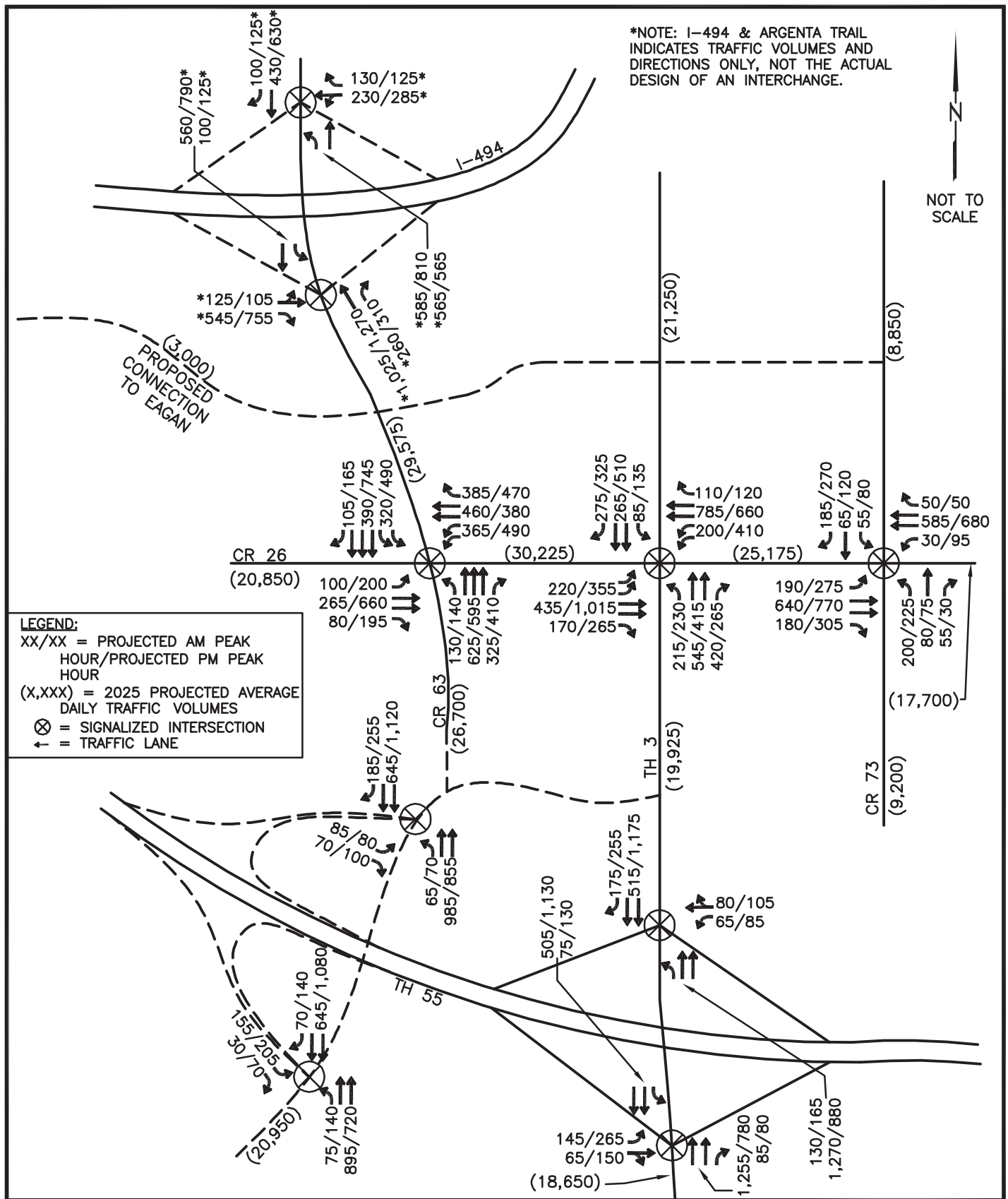
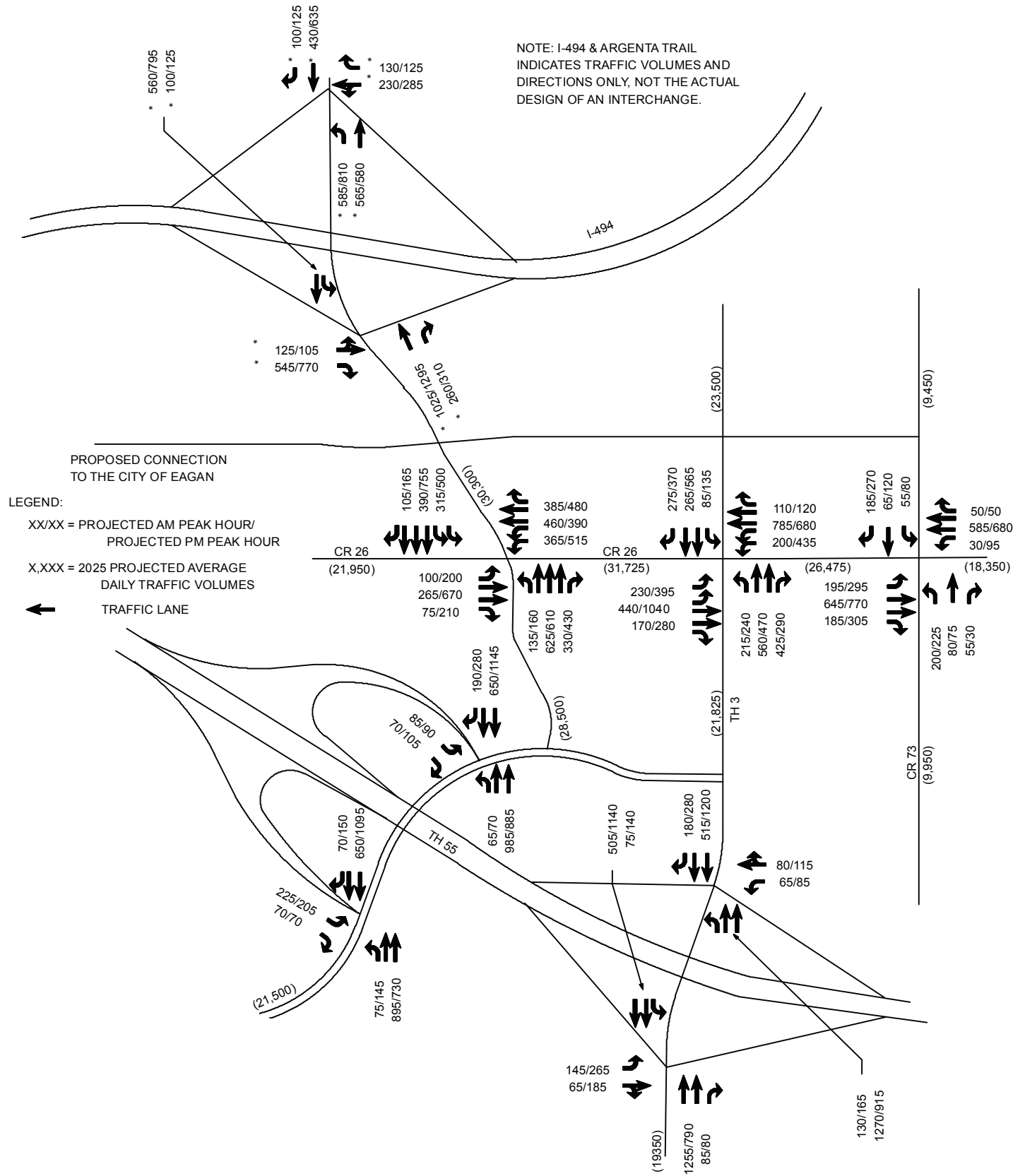


FIGURE 21-6

## 2025 VOLUMES AND PROPOSED GEOMETRY INVER GROVE HEIGHTS AUAR





City of Inver Grove Heights  
 Northwest Expansion  
 Area AUAR  
 Updated  
 2025 Volumes &  
 Proposed Geometry  
 Figure 21-6A



NOT TO SCALE

August 2007

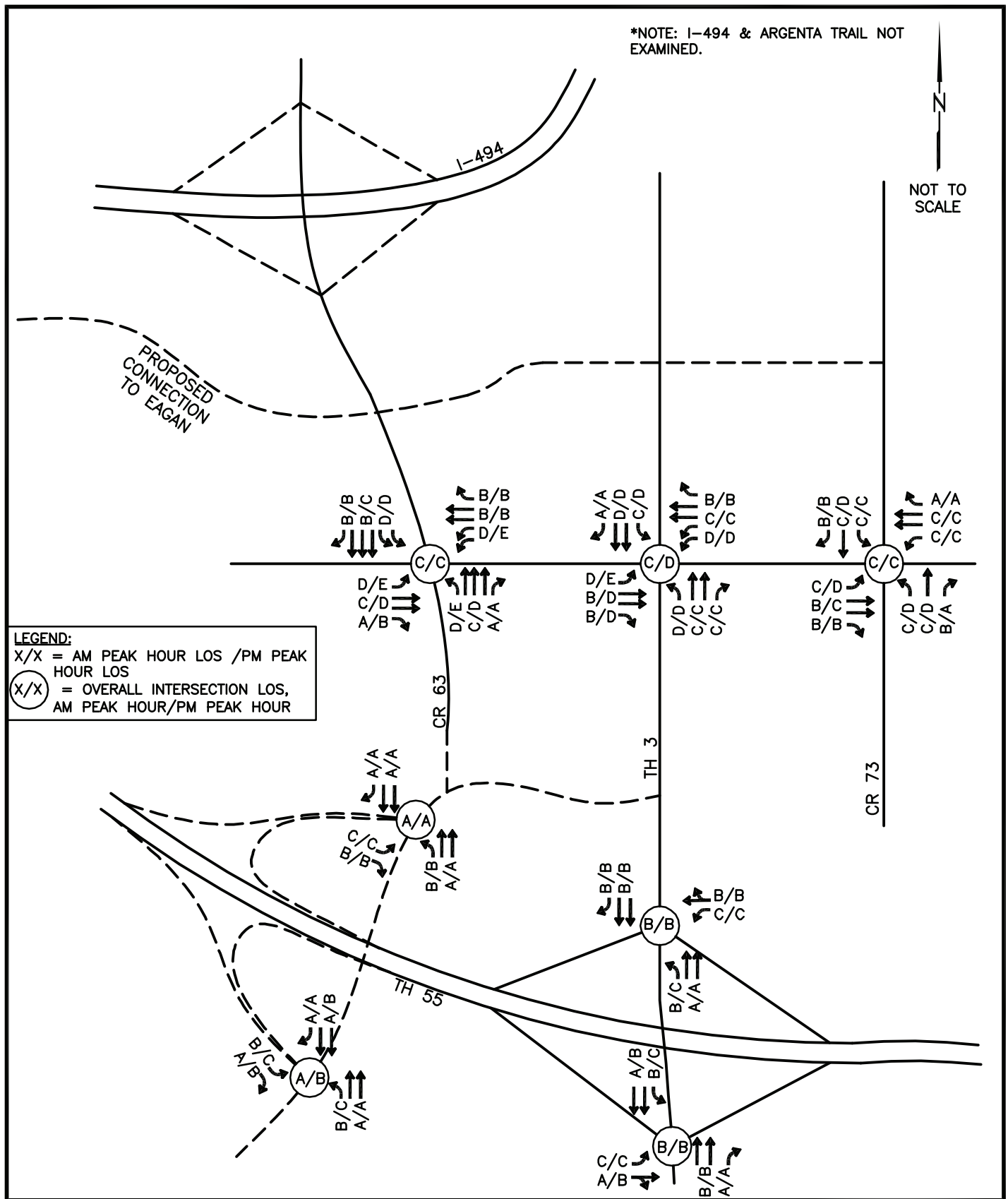


FIGURE 21-7

## 2025 PROPOSED LEVEL OF SERVICE INVER GROVE HEIGHTS AUAR



-10-

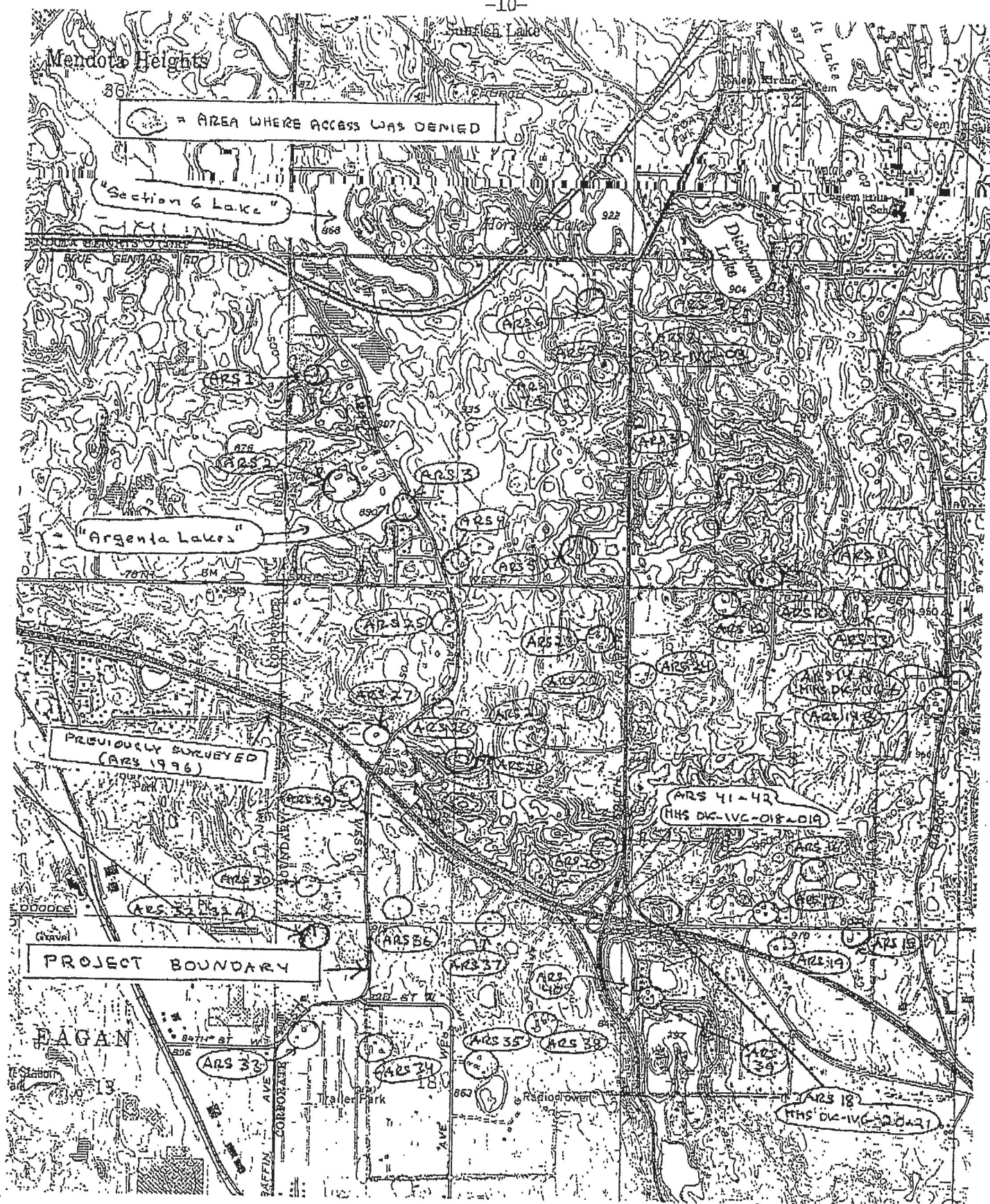


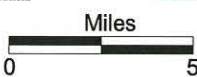
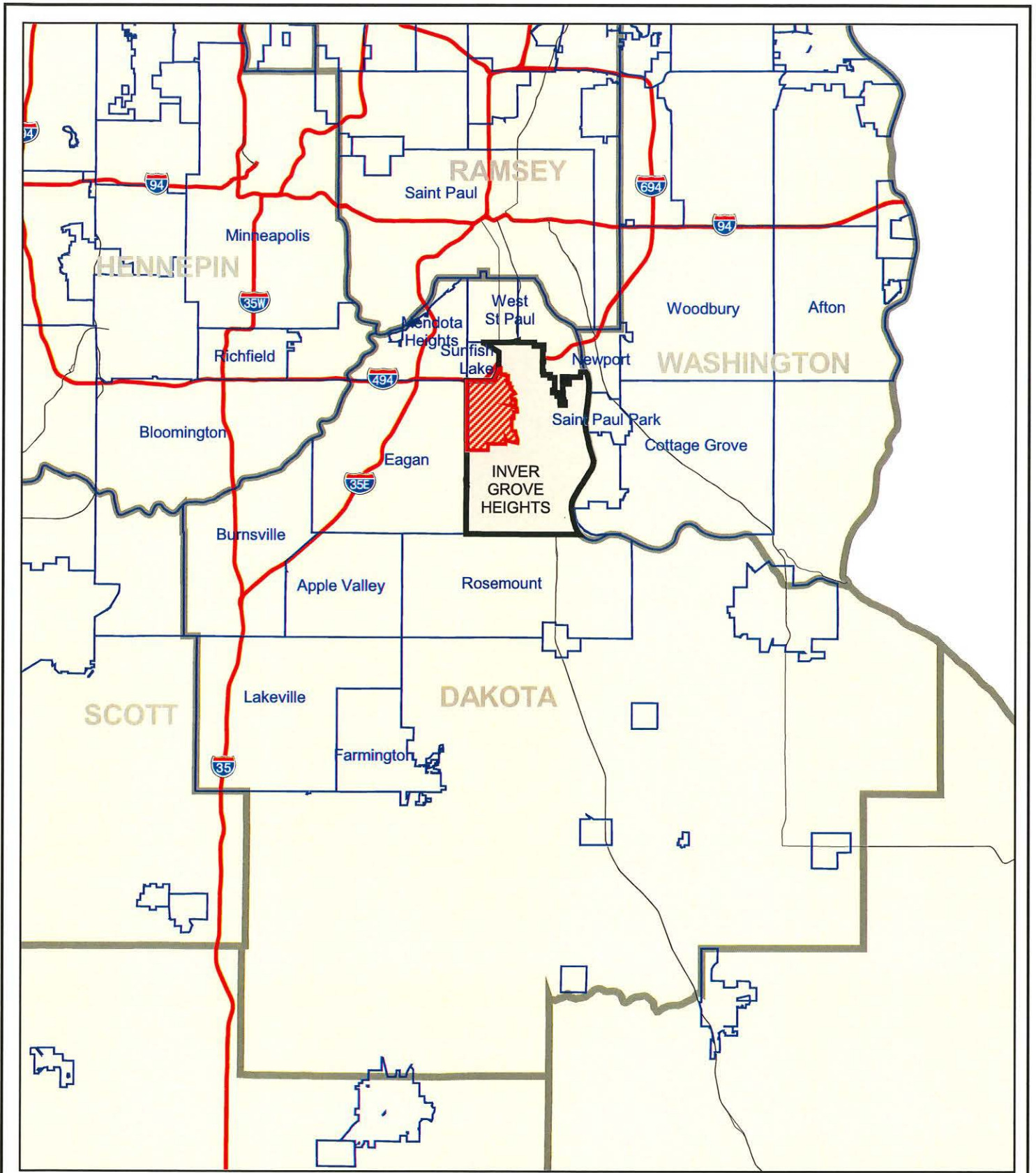
FIGURE 25

LOCATIONS INVENTORIED FOR HISTORIC STRUCTURES

(Excerpt from USGS Topographic Quadrangle for Inver Grove Heights, MN)



## **Appendix E: 2005 AUAR Figures and Attachments**



March 2005

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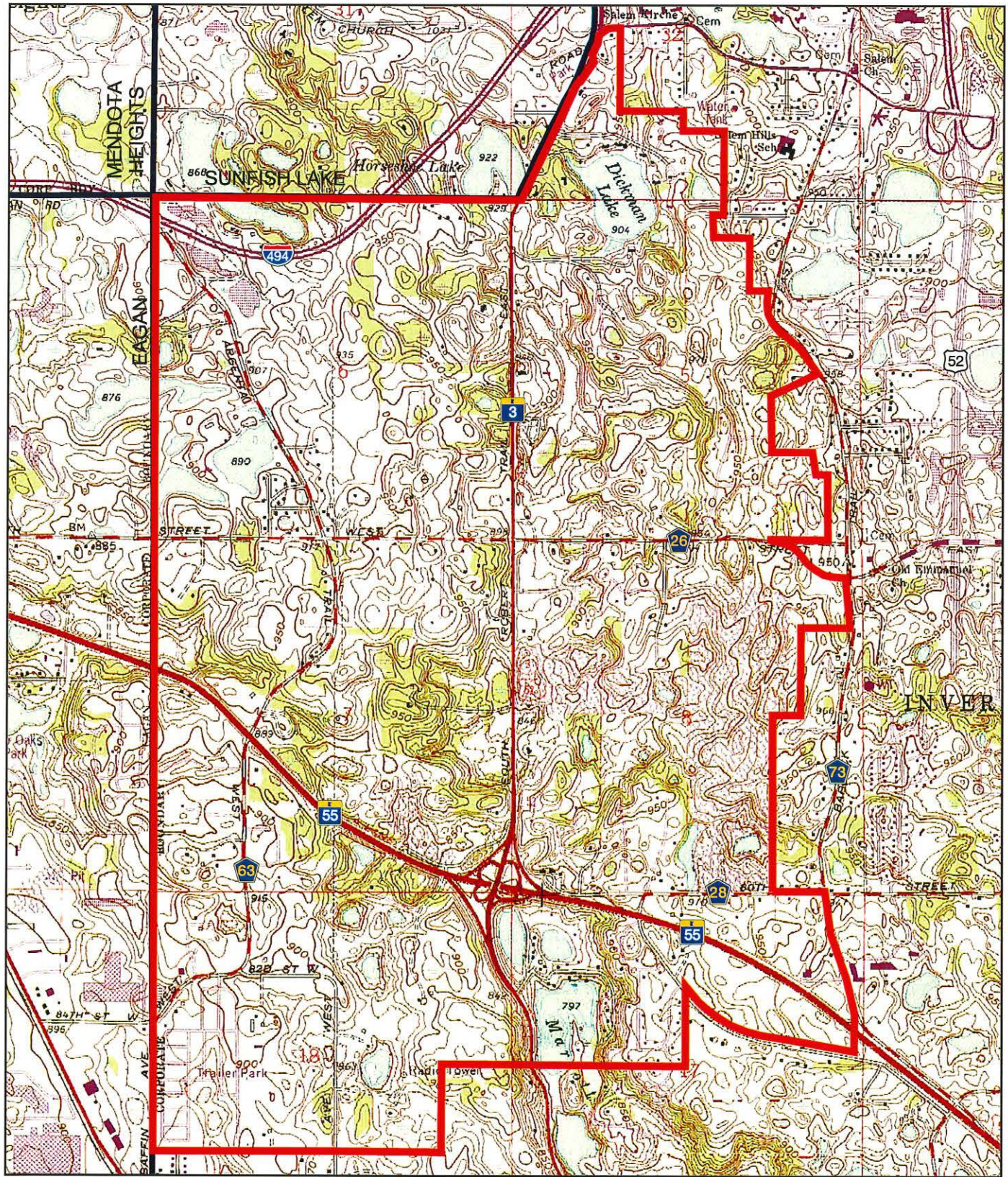
**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**  
**PROJECT LOCATION**

**Figure 5-1**

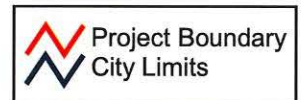


-  Project Boundary
-  Inver Grove Heights
-  County Boundaries





**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**  
**PROJECT BOUNDARY**



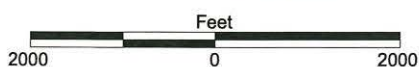
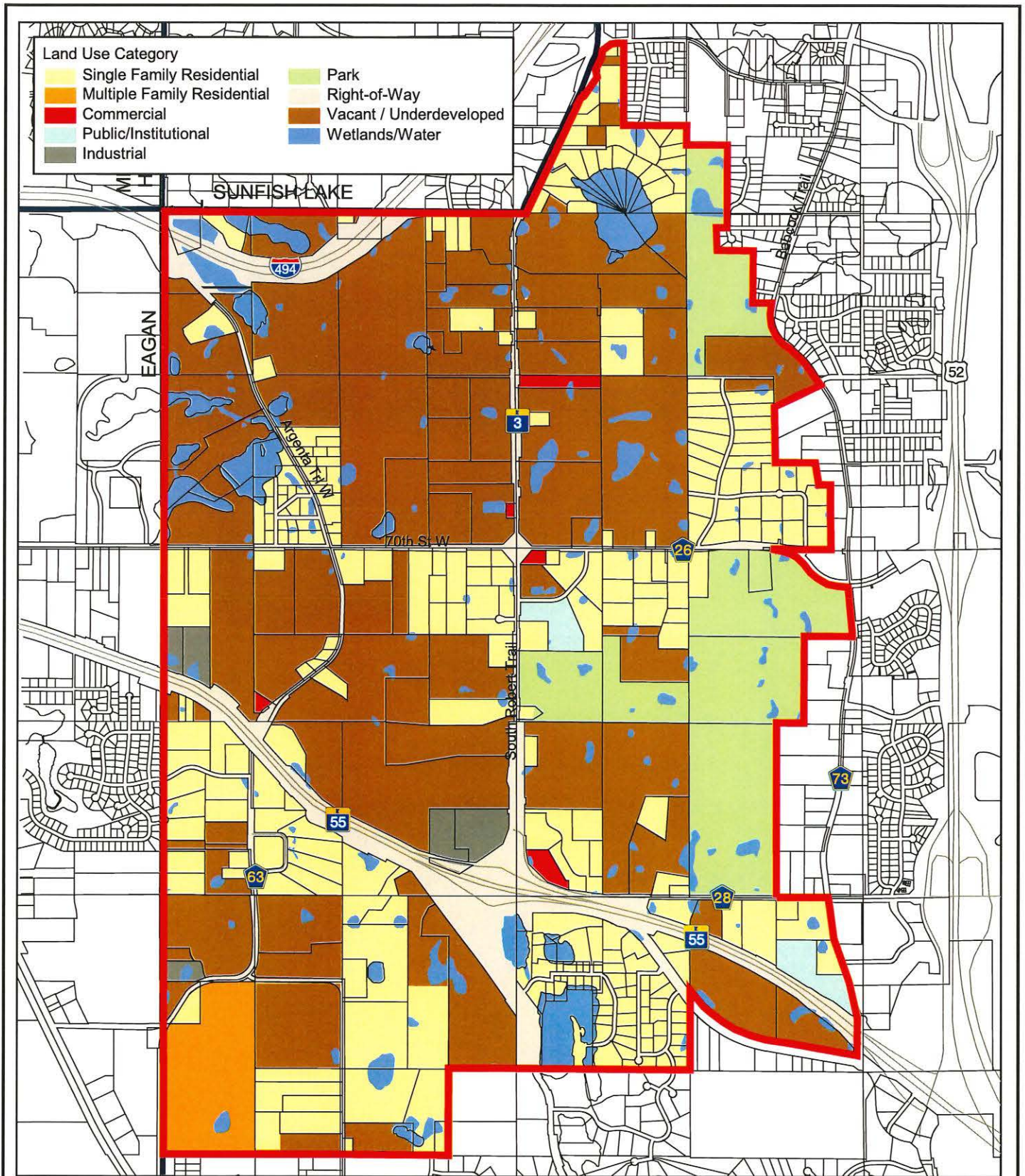
Feet  
 2000 0 2000

March 2005

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Figure 5-2



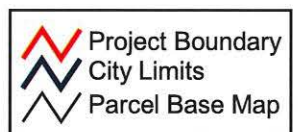


March 2005

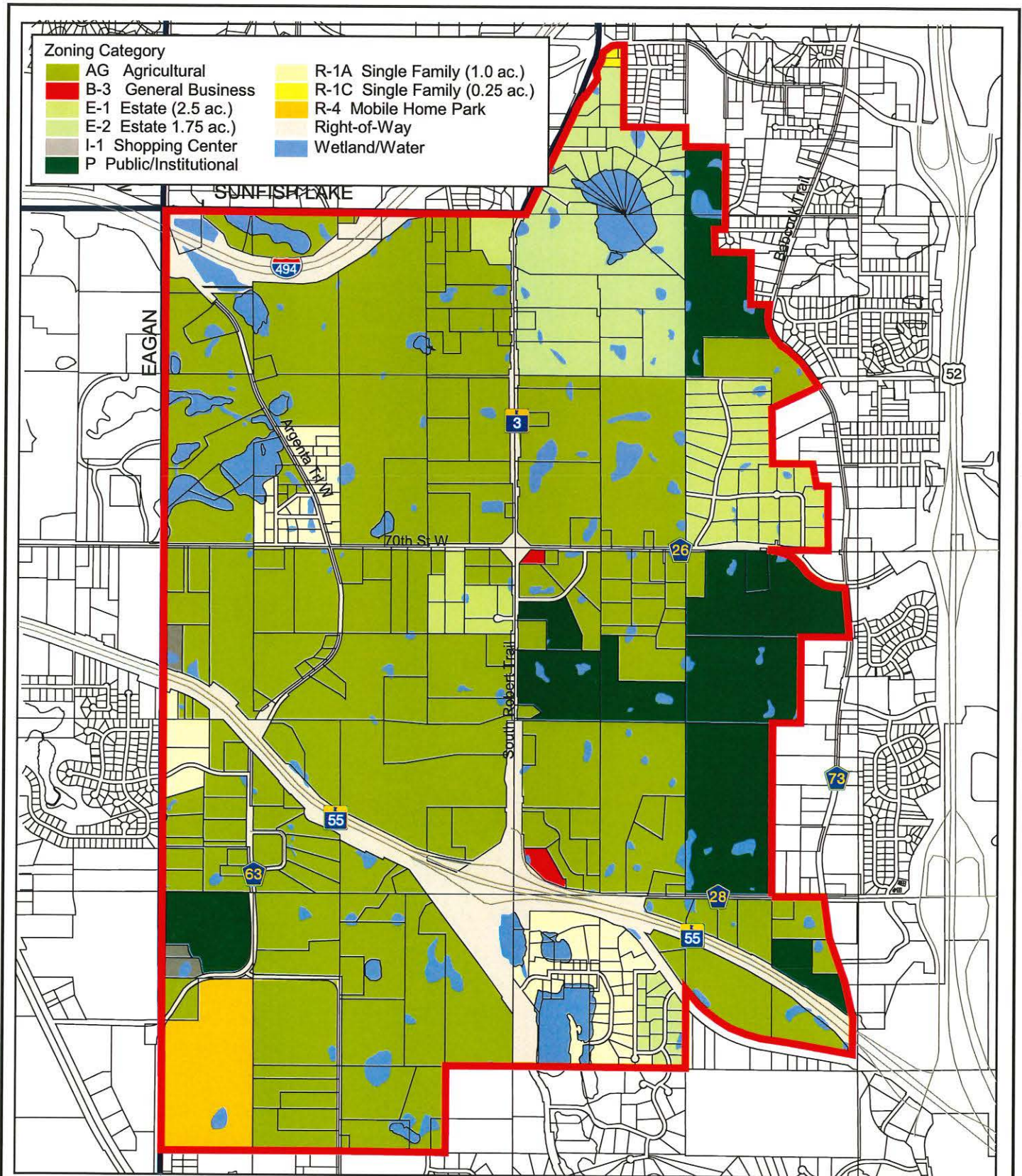
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**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**  
**EXISTING LAND USE**

Figure 5-3







Bonestroo  
Rosene  
Anderlik &  
Associates  
Engineers & Architects



Feet  
2000 0 2000

March 2005

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## City of Inver Grove Heights

Northwest Expansion  
Area AUAR

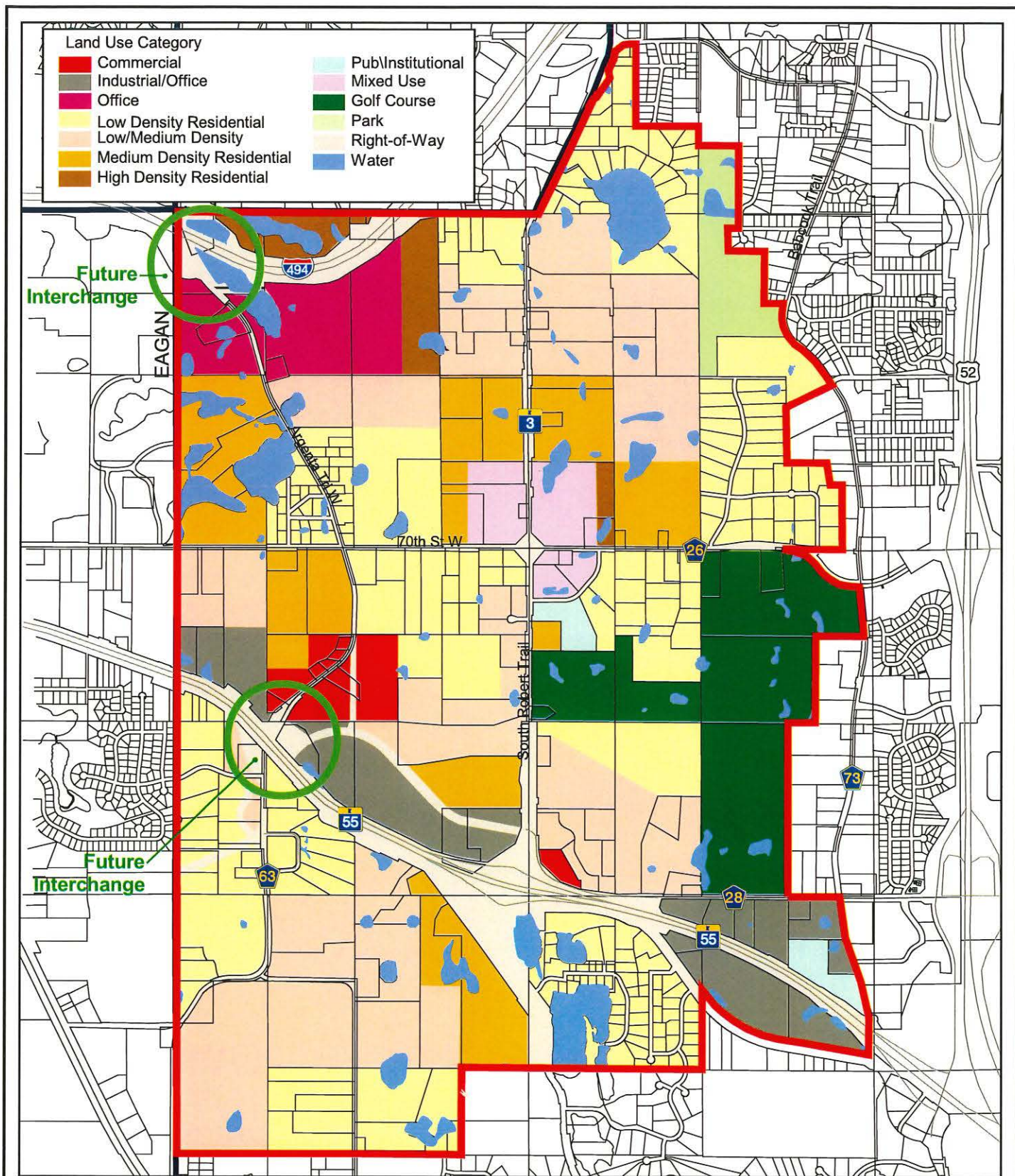
EXISTING ZONING

Figure 5-4



Project Boundary  
City Limits





## City of Inver Grove Heights

Northwest Expansion  
Area AUAR

### PROPOSED LAND USE

Figure 5-5

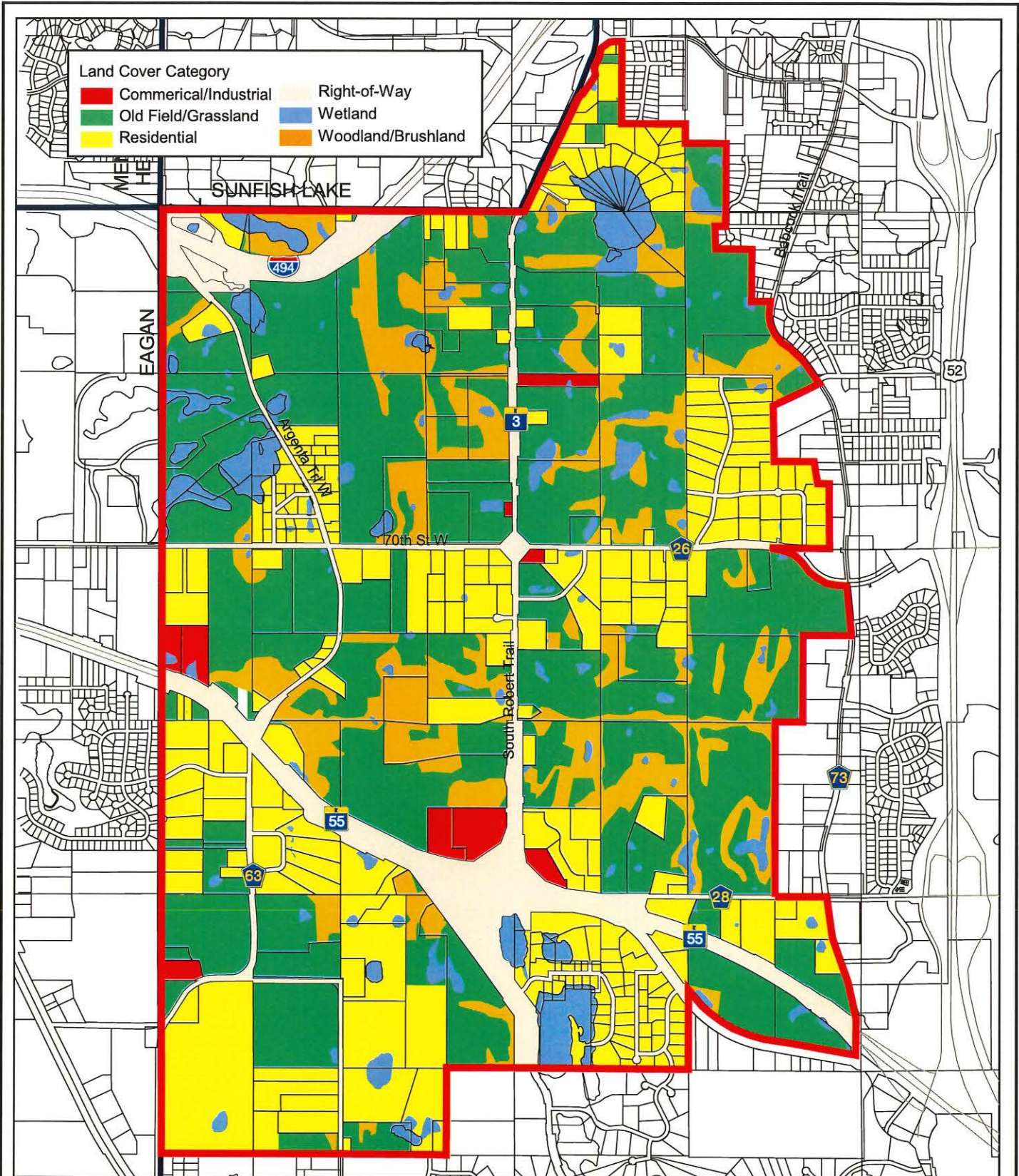


Feet  
2000 0 2000

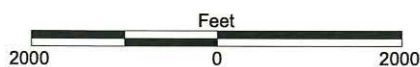
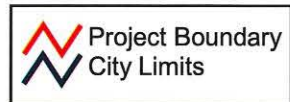
March 2005

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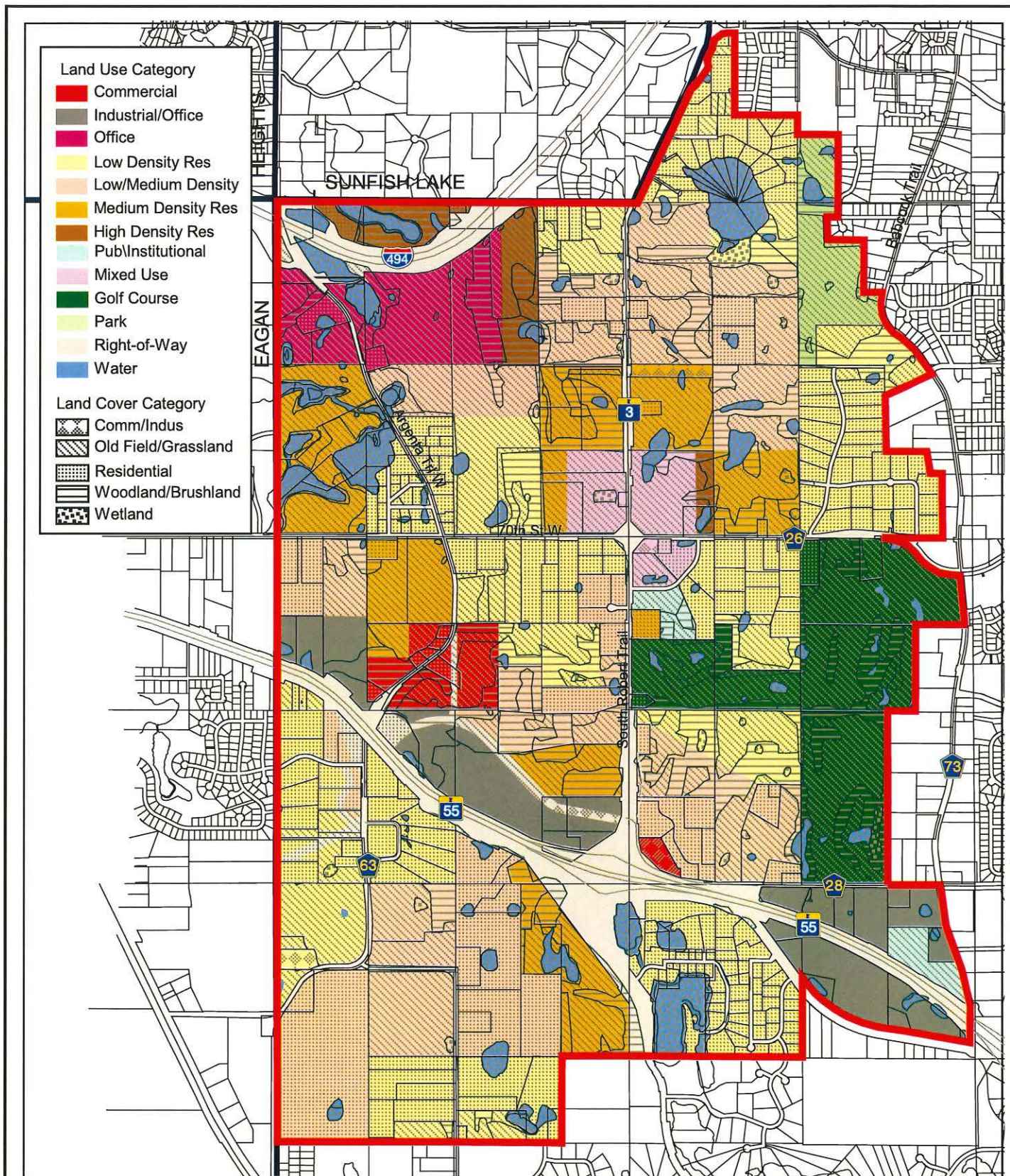
**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**  
**LAND COVER**



March 2005  
 I:\476\47604116\cad\GIS\avprojects\laur.apr

**Figure 10-1**





2000 0 2000  
 Feet

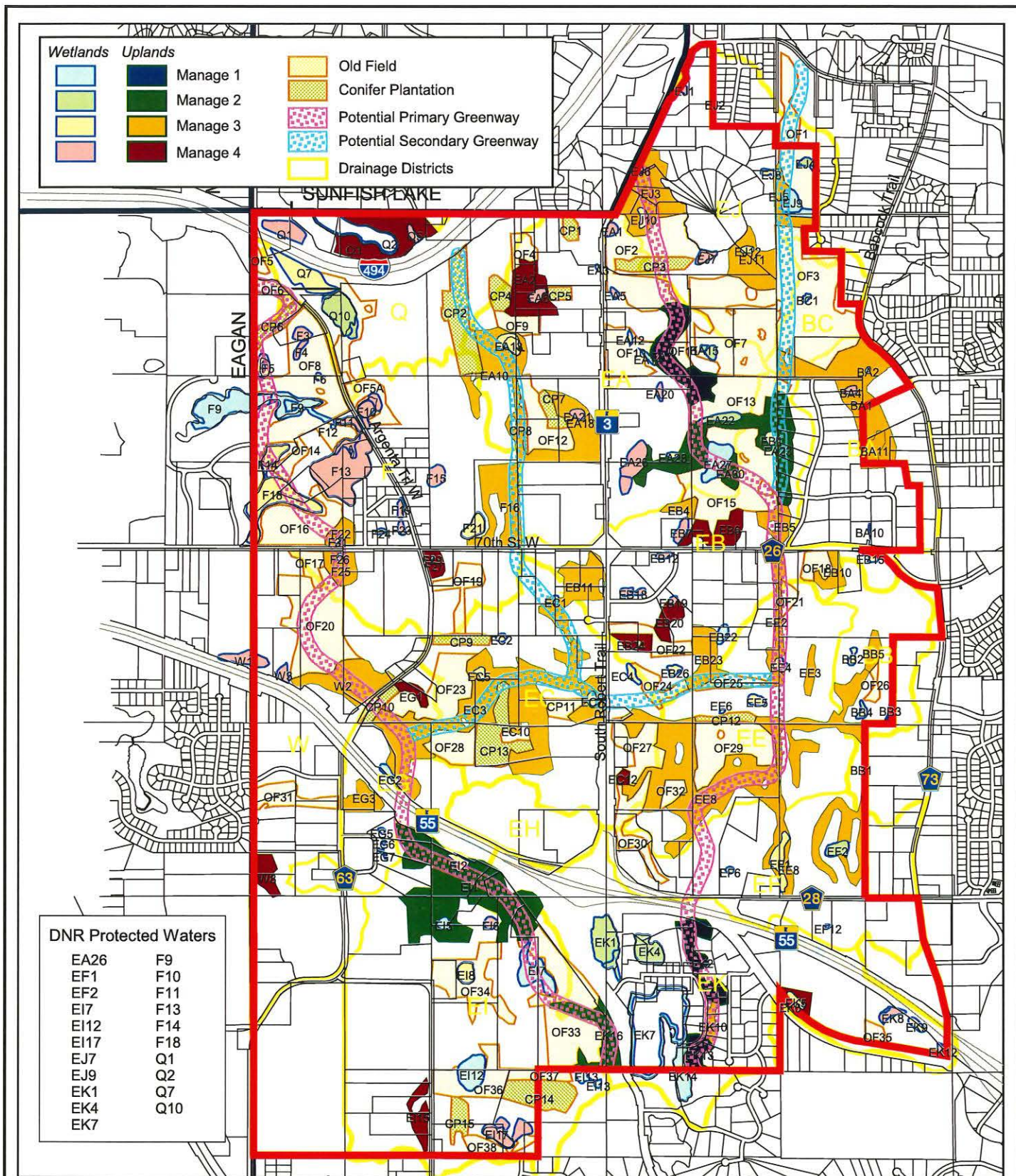
March 2005

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**Project Boundary**  
**City Limits**





Feet  
2000 0 2000

March 2005

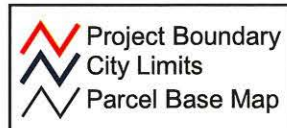
I:\476\47604116\cad\GIS\avprojects\auar.apr

## City of Inver Grove Heights

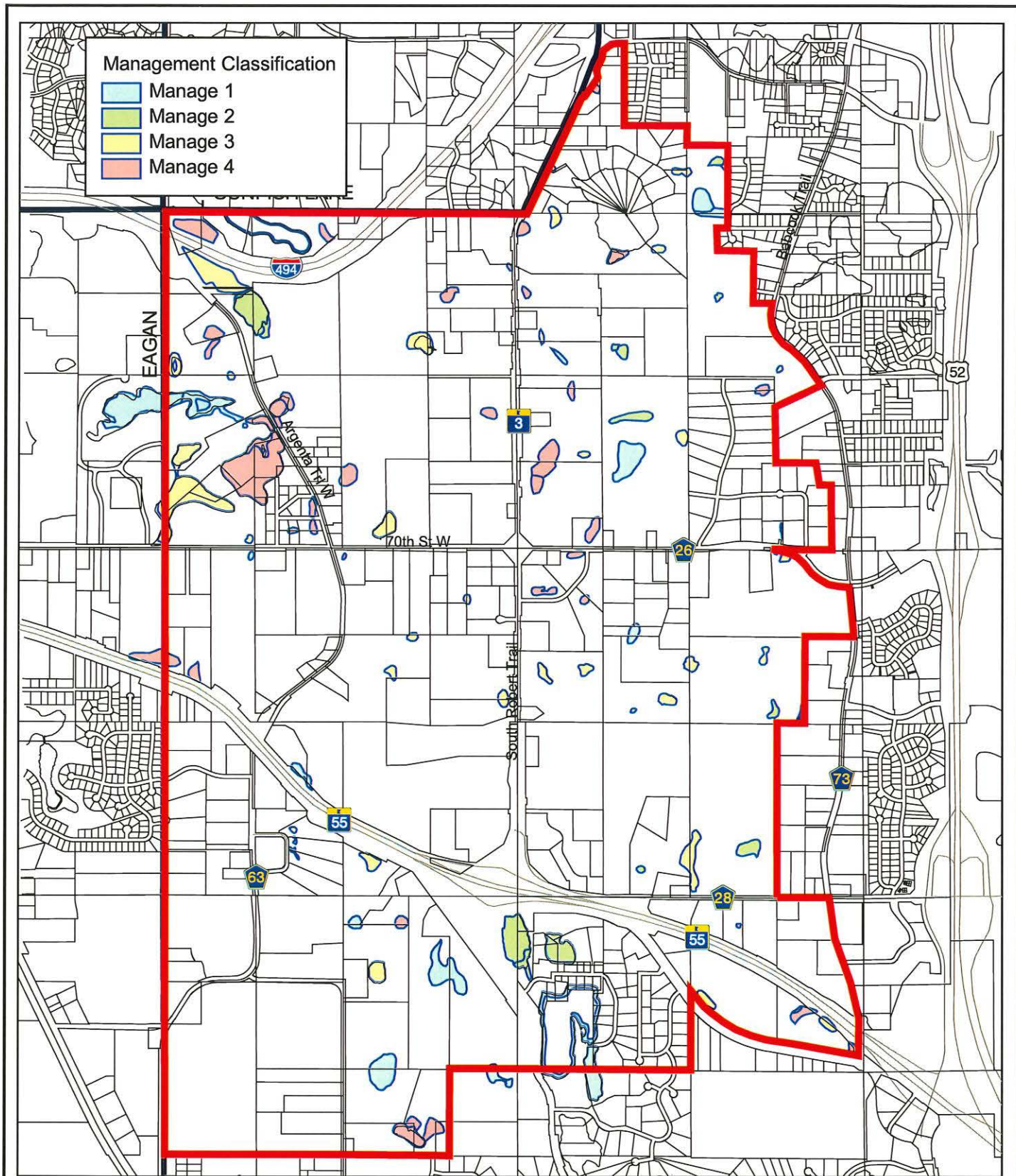
Northwest Expansion  
Area AUAR

## Wetland and Upland Management Classification

Figure 10-3





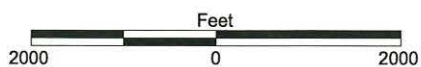


# **City of Inver Grove Heights**

**Northwest Expansion  
Area AUAR**

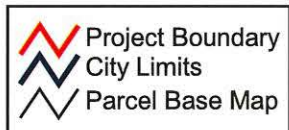
## **WETLAND MANAGEMENT CLASSIFICATIONS**

**Figure 12-1**

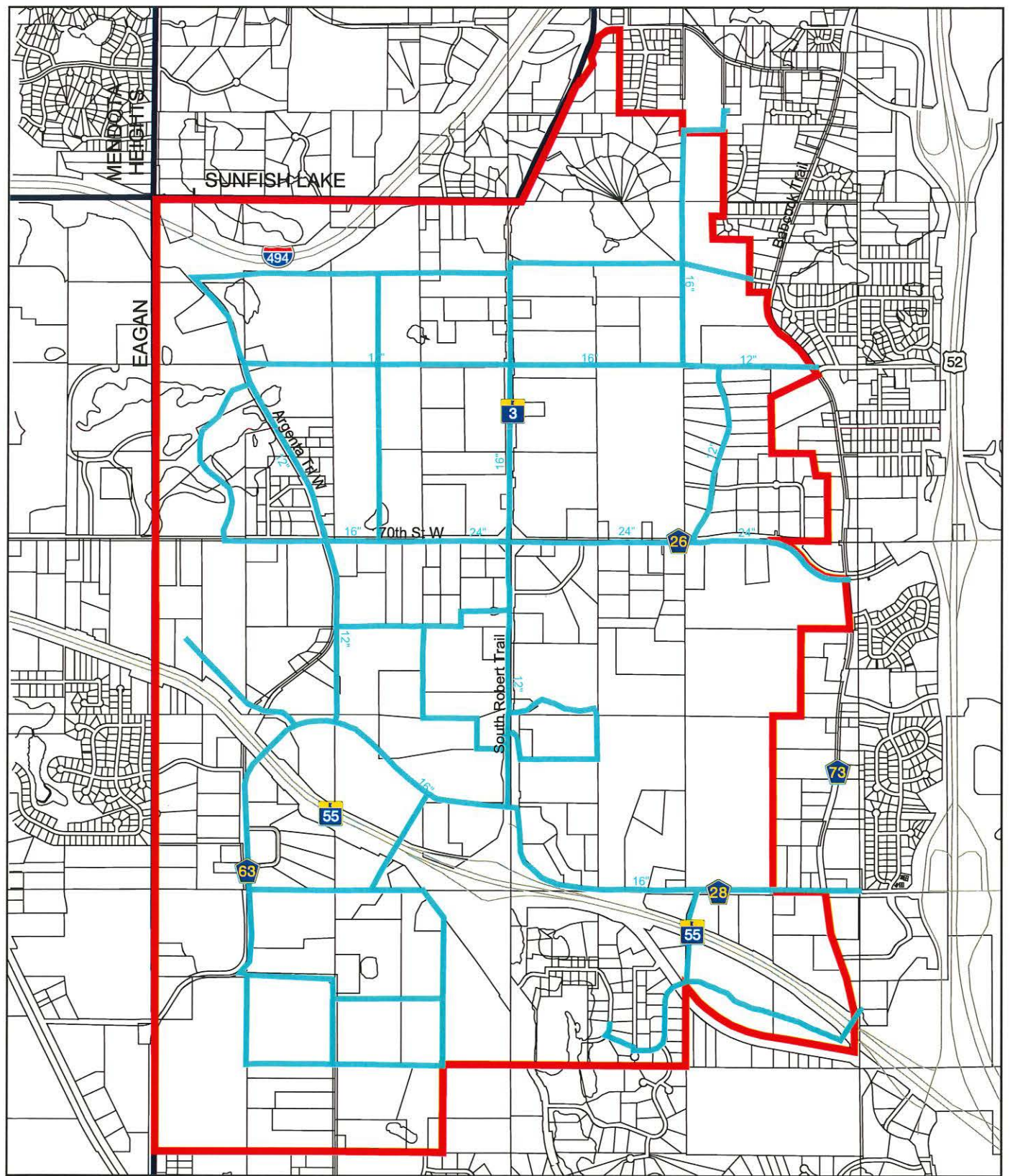


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**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**  
**TRUNK WATER SUPPLY**



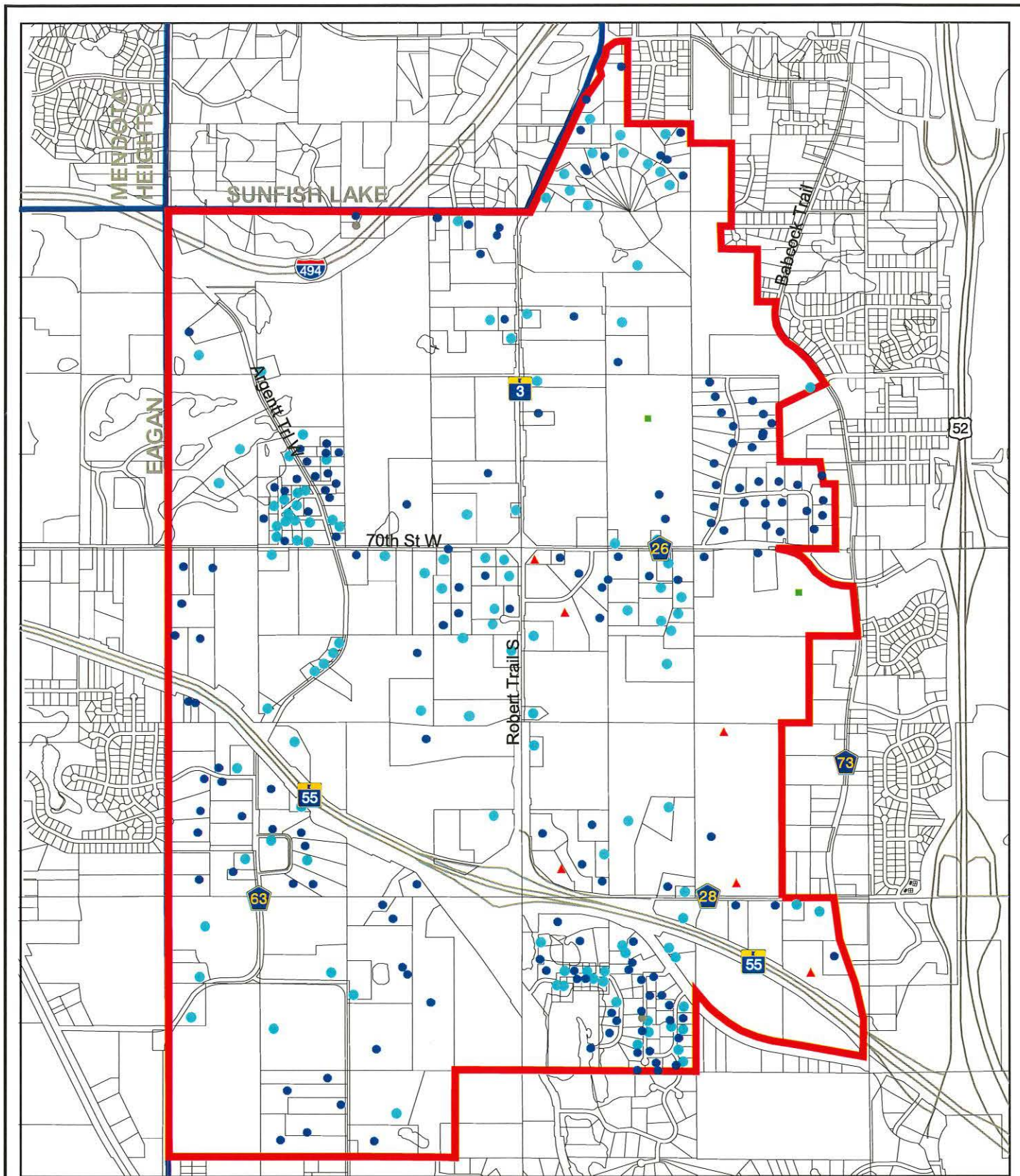
- Proposed Water Main
- Project Boundary
- City Limits

Feet  
 2000 0 2000

March 2005  
 I:\476\47604116\cad\GIS\avprojects\auar.apr

Figure 13-1





**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**

**POSSIBLE WELL LOCATIONS**

Figure 13-2



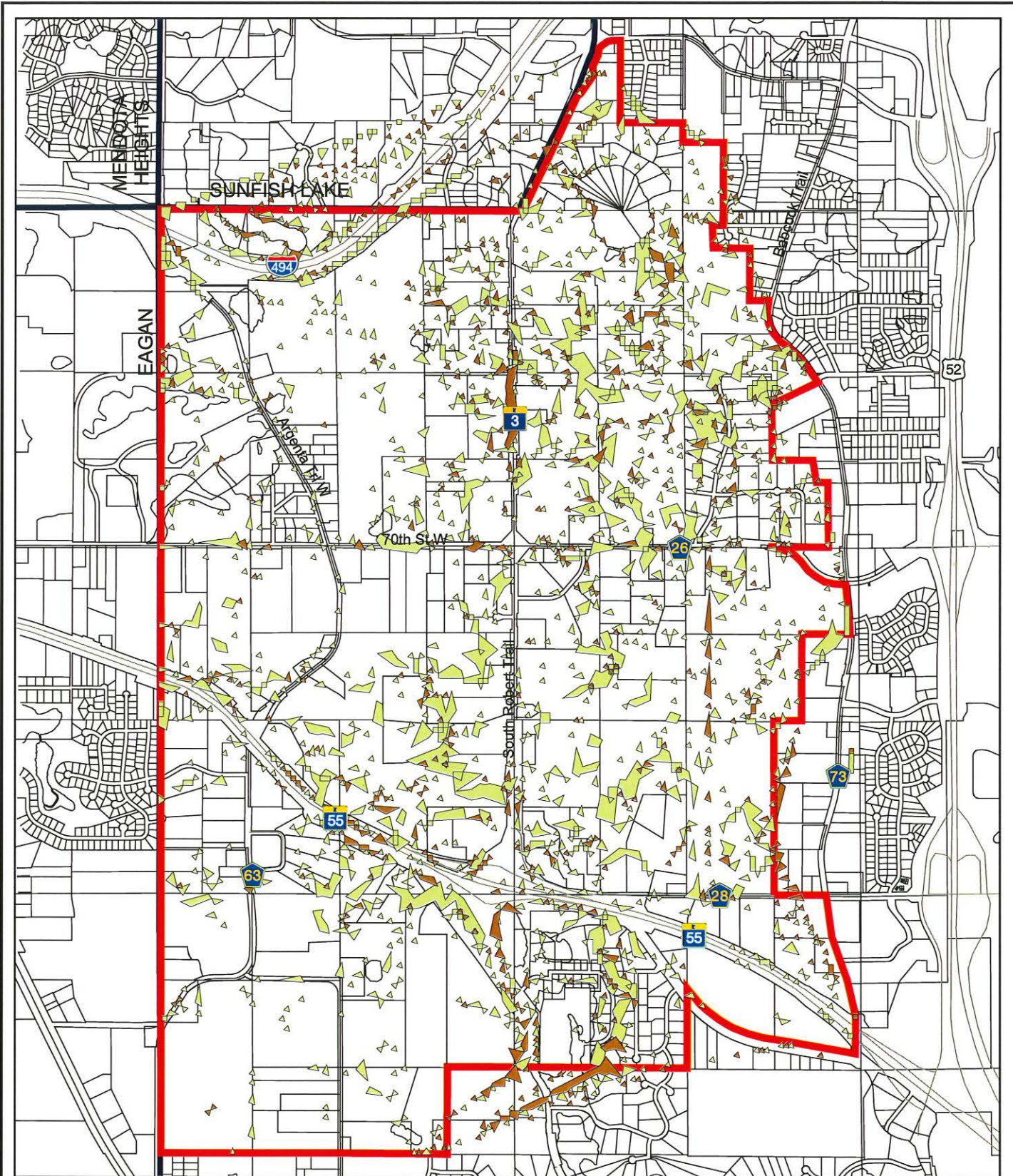
- County Well Index
  - Domestic
  - Irrigation
  - ▲ Public supply, non-community, transient
  - Unknown use
  - Assumed Well Sites
- Project Boundary
- City Boundary
- Parcel Base Map

Feet  
 2000 0 2000

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March 2005





**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**  
**STEEP SLOPES**



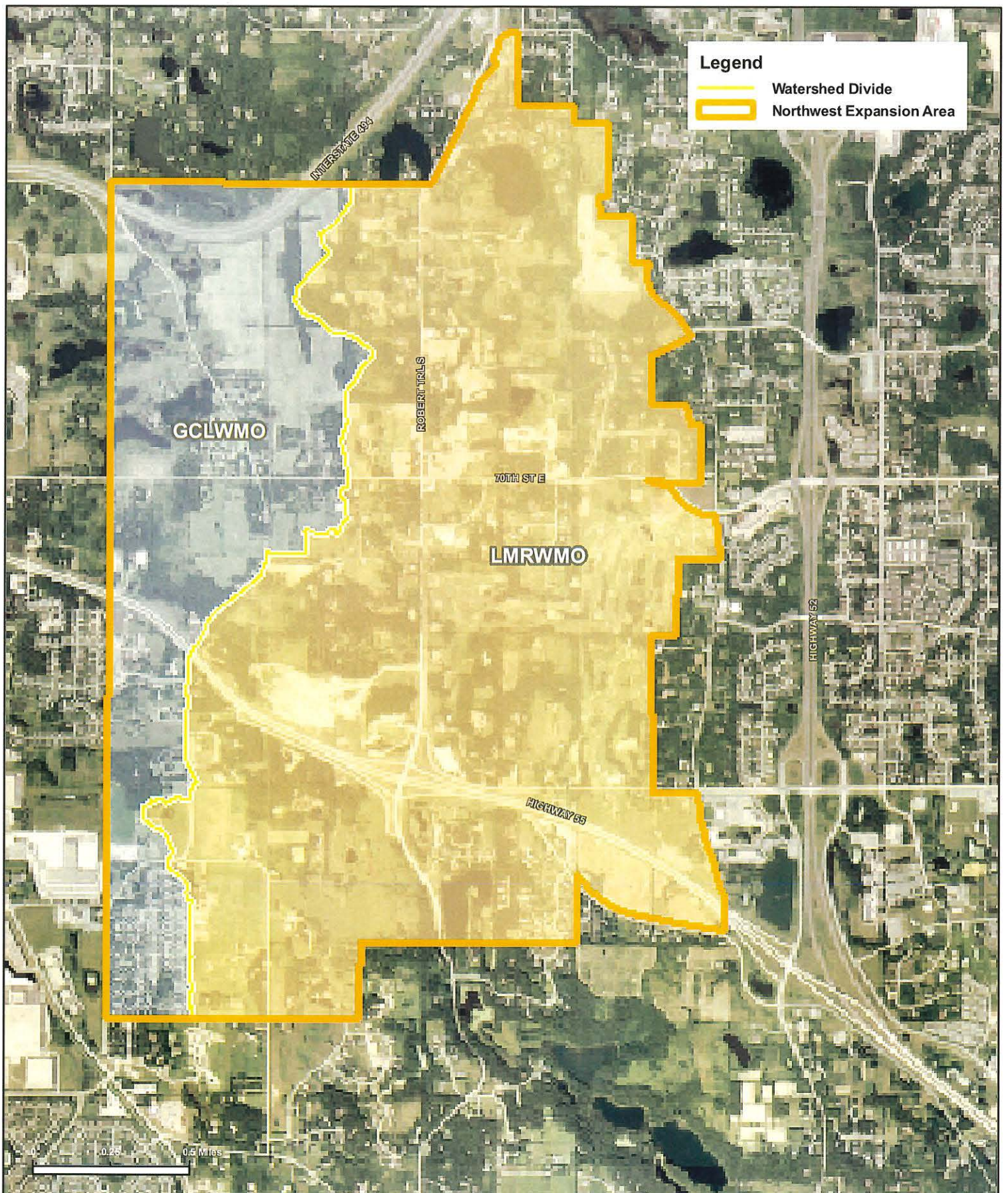
- Slope + 20%
- Slopes 12% - 20%
- Project Boundary
- City Limits
- Parcel Base Map

Feet  
 2000 0 2000

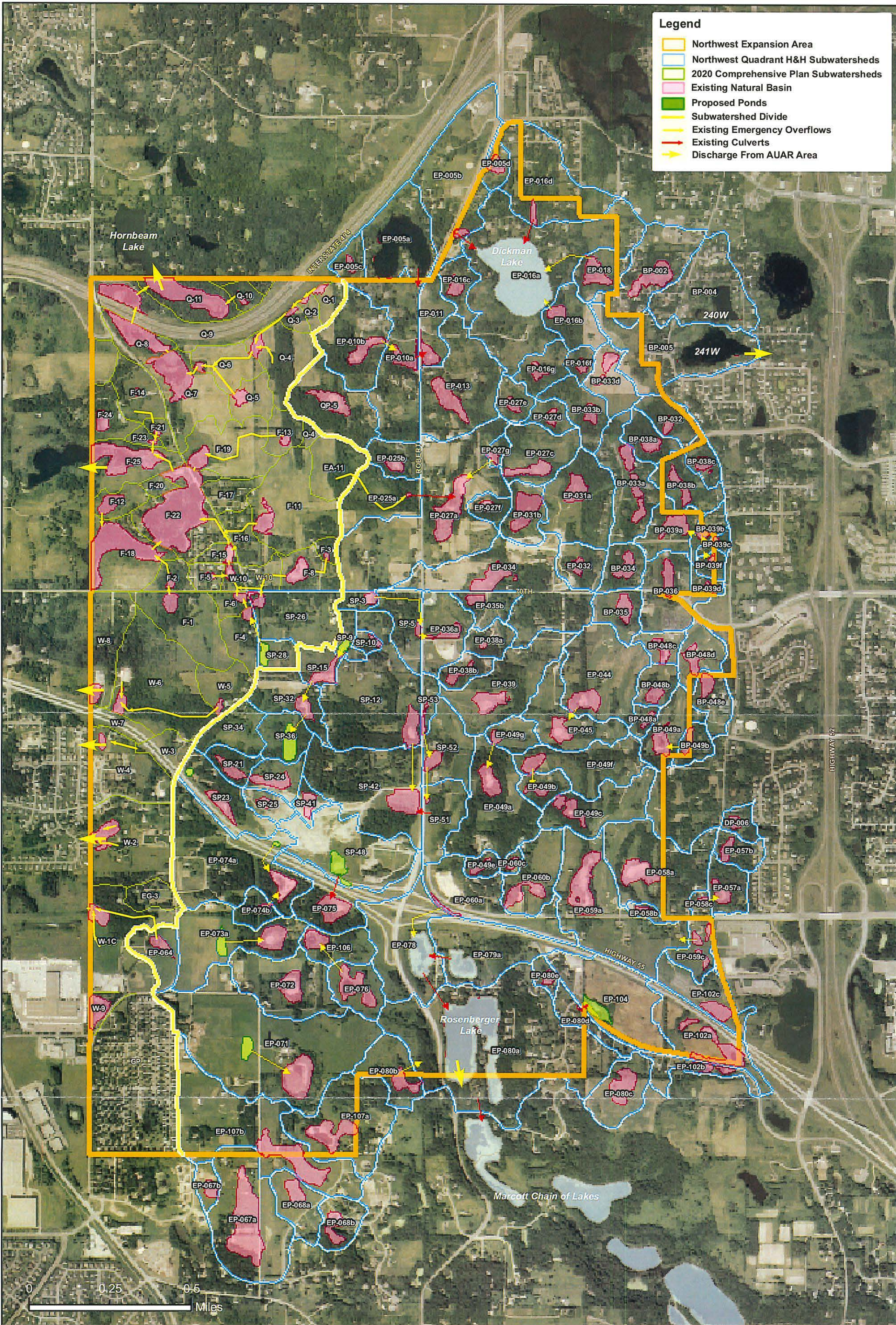
March 2005  
 I:\476\47604116\cad\GIS\avprojects\auar.apr

Figure 16-1

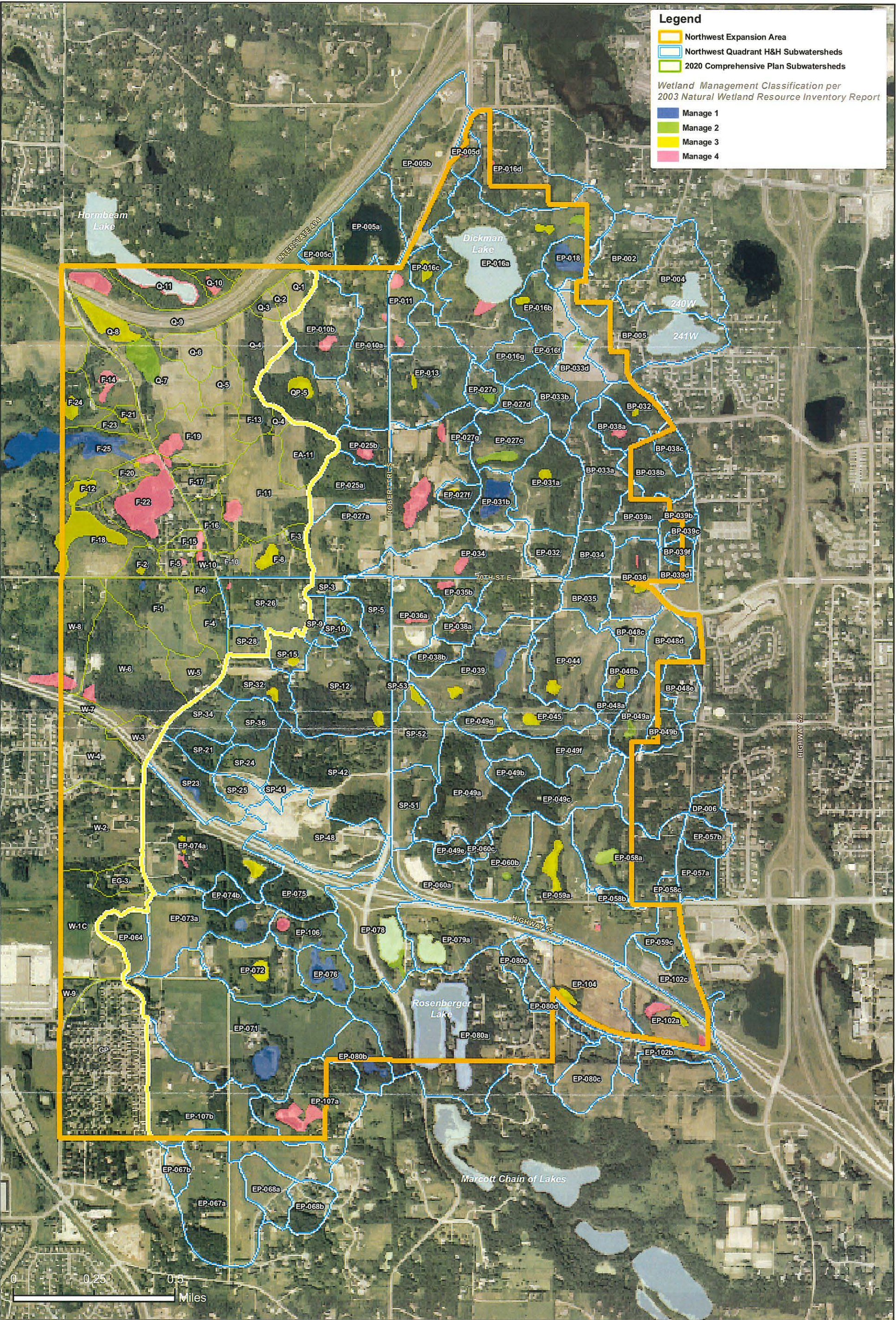










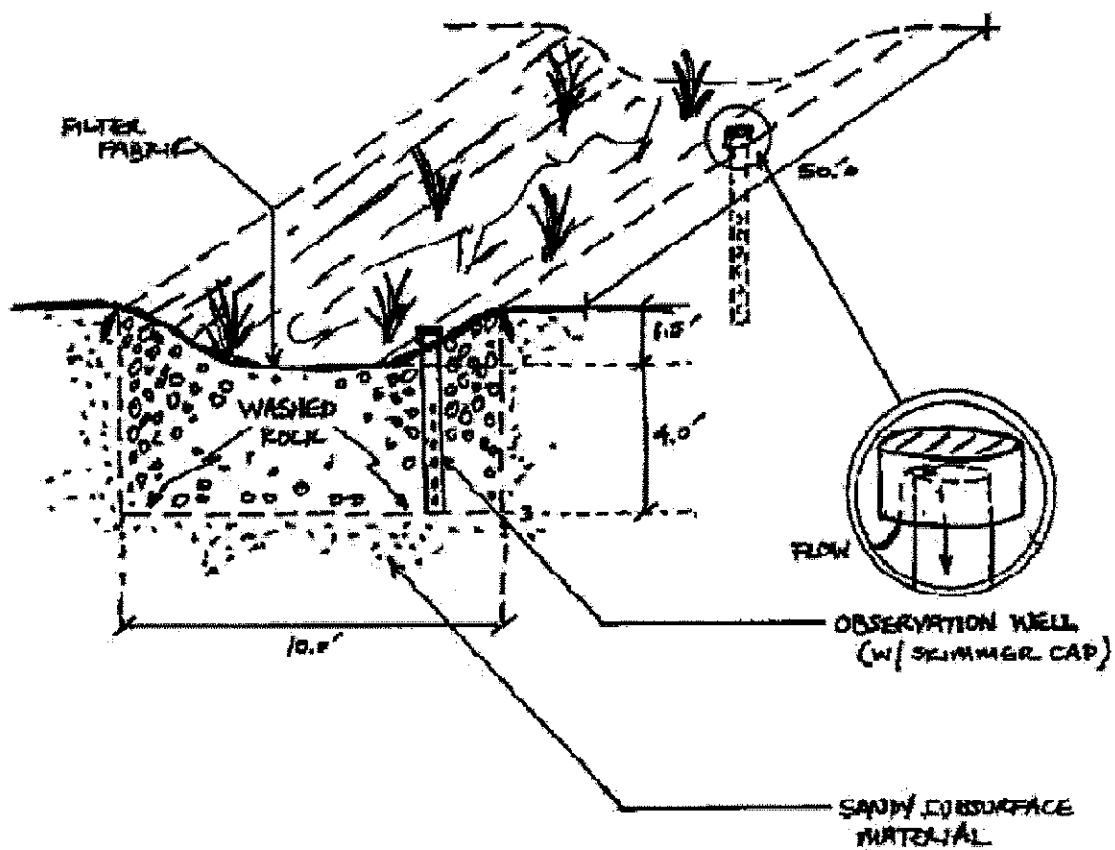


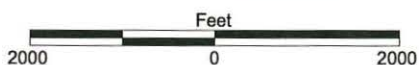
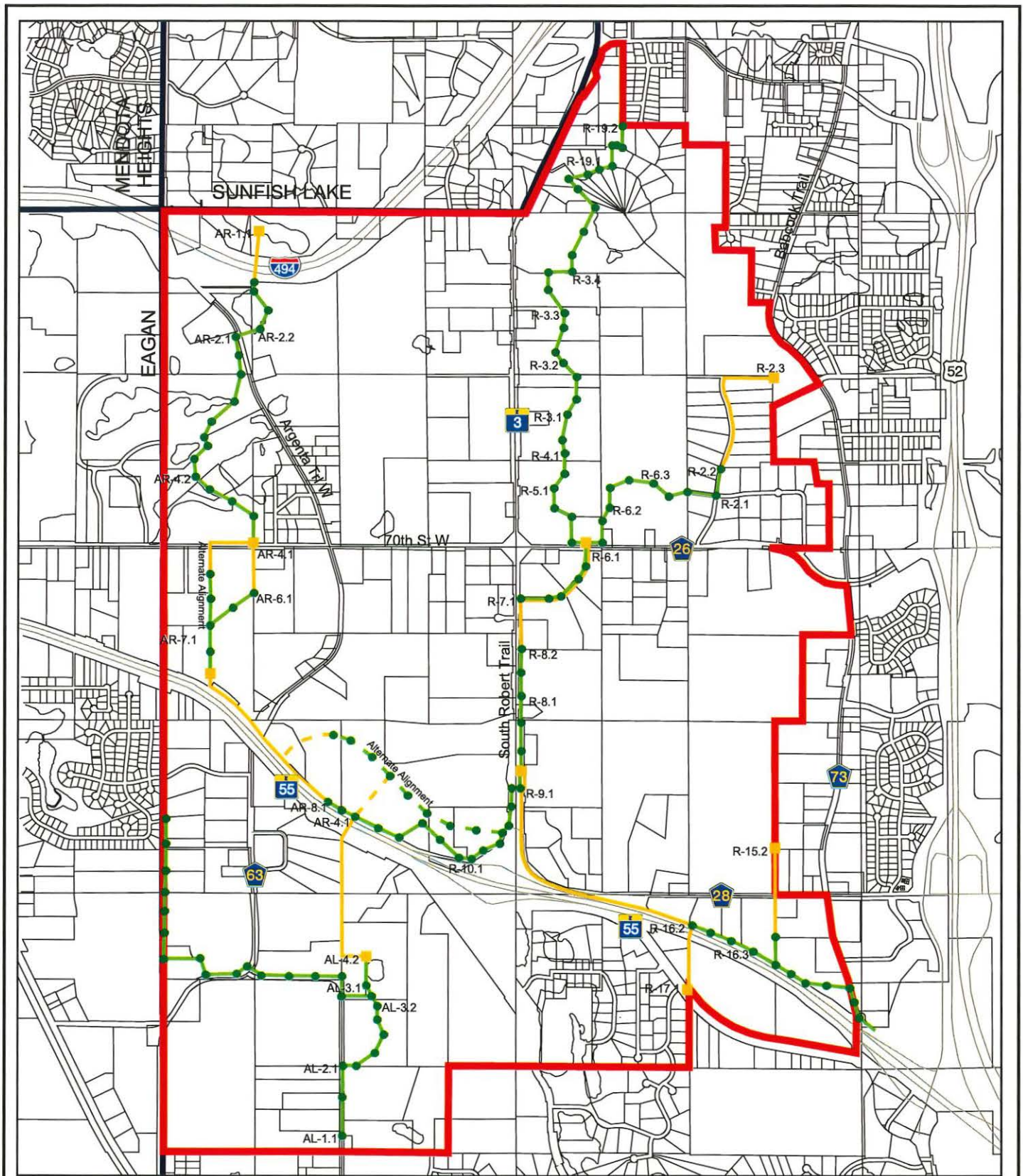
Northwest Expansion Area  
Wetland Management Classification



Figure 17.3







March 2005

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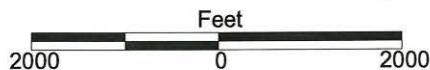
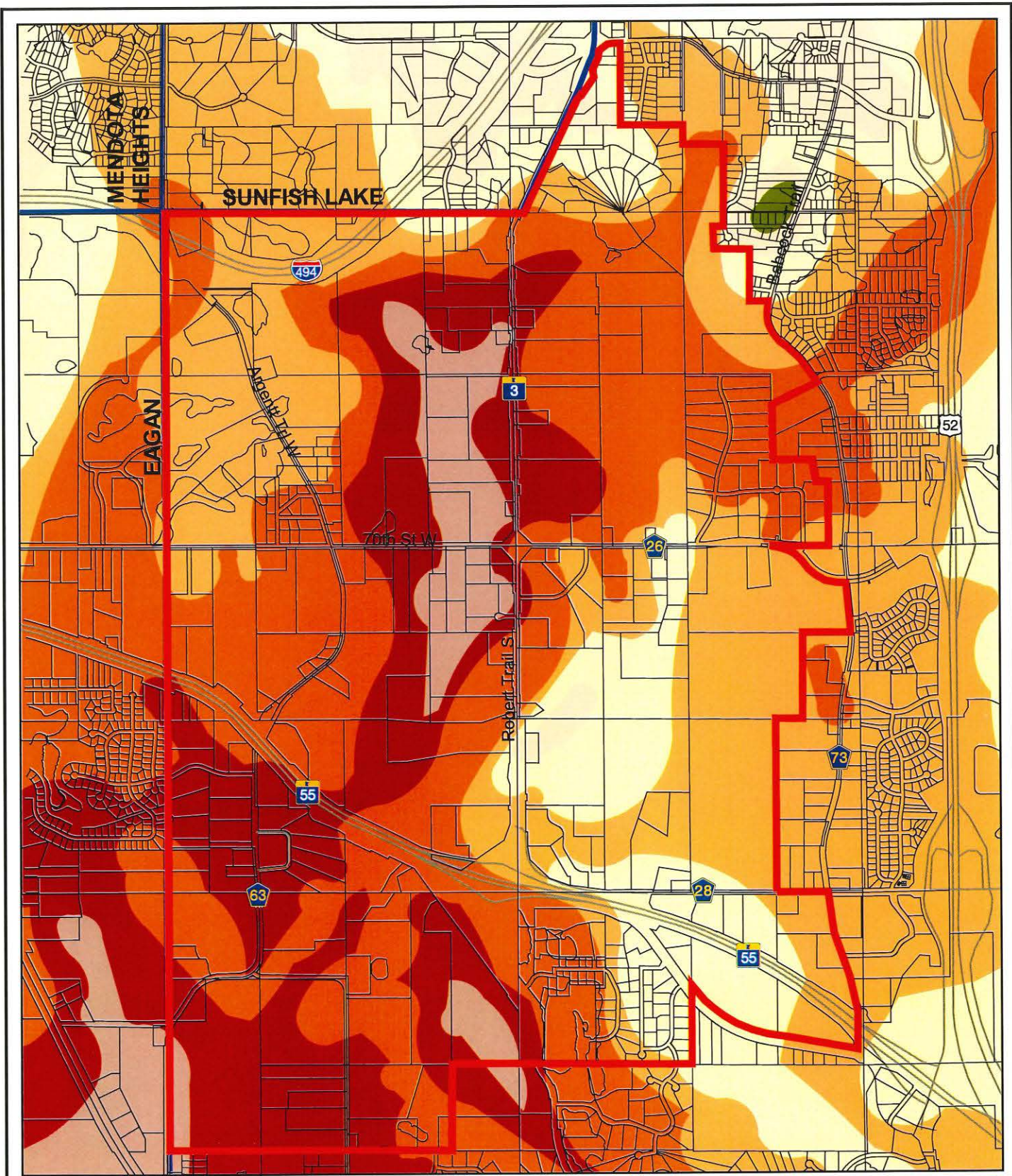
**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**  
**SANITARY SEWER SYSTEM**

Figure 18-1



- Proposed Manhole
- Proposed Lift Station
- ~ Proposed Sanitary Pipe
- ~ Proposed Forcemain
- ~ Project Boundary
- ~ City Limits





**Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**

**DEPTH TO BEDROCK**

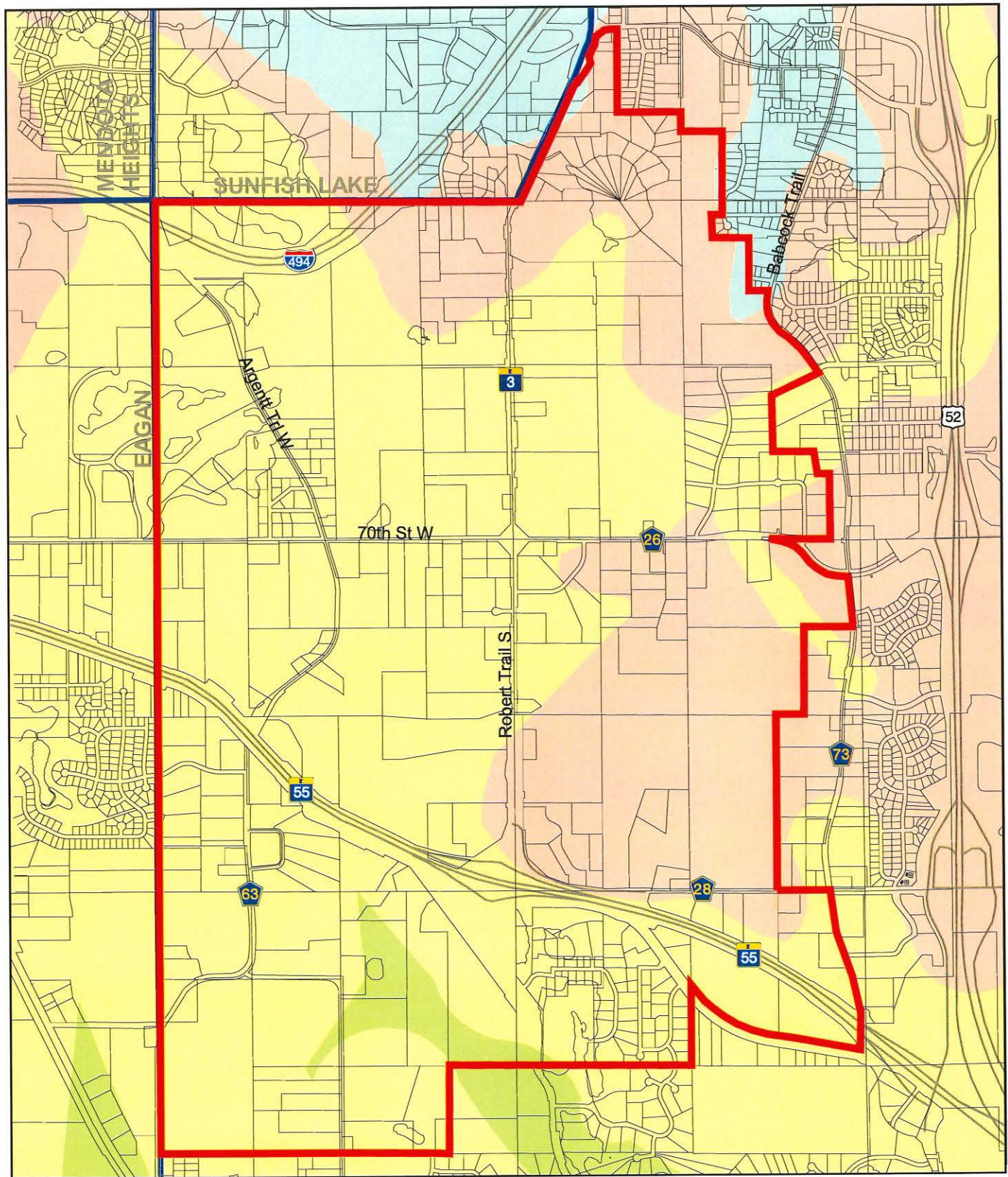
Figure 19-1

| Depth to Bedrock |          | Study Area Boundary | City Boundary | Parcel Base Map |
|------------------|----------|---------------------|---------------|-----------------|
|                  |          |                     |               |                 |
| 0-50             | 301-350  |                     |               |                 |
| 101-150          | 351-400  |                     |               |                 |
| 151-200          | 401-500  |                     |               |                 |
| 201-250          | 51-100   |                     |               |                 |
| 251-300          | Over_500 |                     |               |                 |

March 2005

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# City of Inver Grove Heights

Northwest Expansion  
Area AUAR

## BEDROCK GEOLOGY

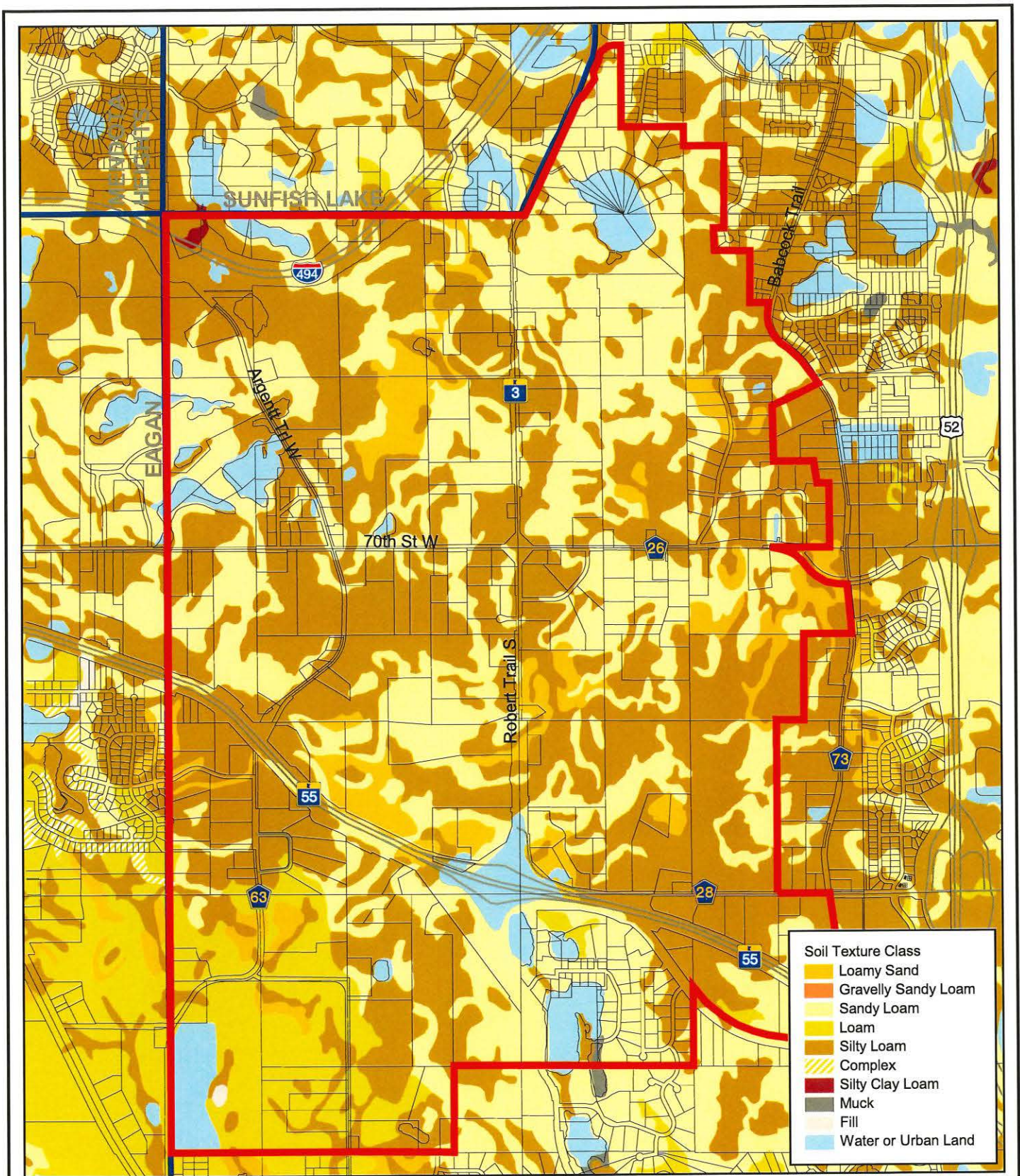
Figure 19-2



| Bedrock Geology                          |                             |
|------------------------------------------|-----------------------------|
| <span style="color: lightblue;">■</span> | Platteville & Glenwood Fms. |
| <span style="color: orange;">■</span>    | St. Peter Sandstone         |
| <span style="color: yellow;">■</span>    | Prairie du Chien Group      |
| <span style="color: green;">■</span>     | Jordan Sandstone            |
| <span style="color: red;">—</span>       | Project Boundary            |
| <span style="color: blue;">—</span>      | City Boundary               |
| <span style="color: black;">—</span>     | Parcel Base Map             |

Feet  
2000 0 2000





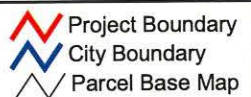
## City of Inver Grove Heights

Northwest Expansion  
Area AUAR

### SOILS

Figure 19-3

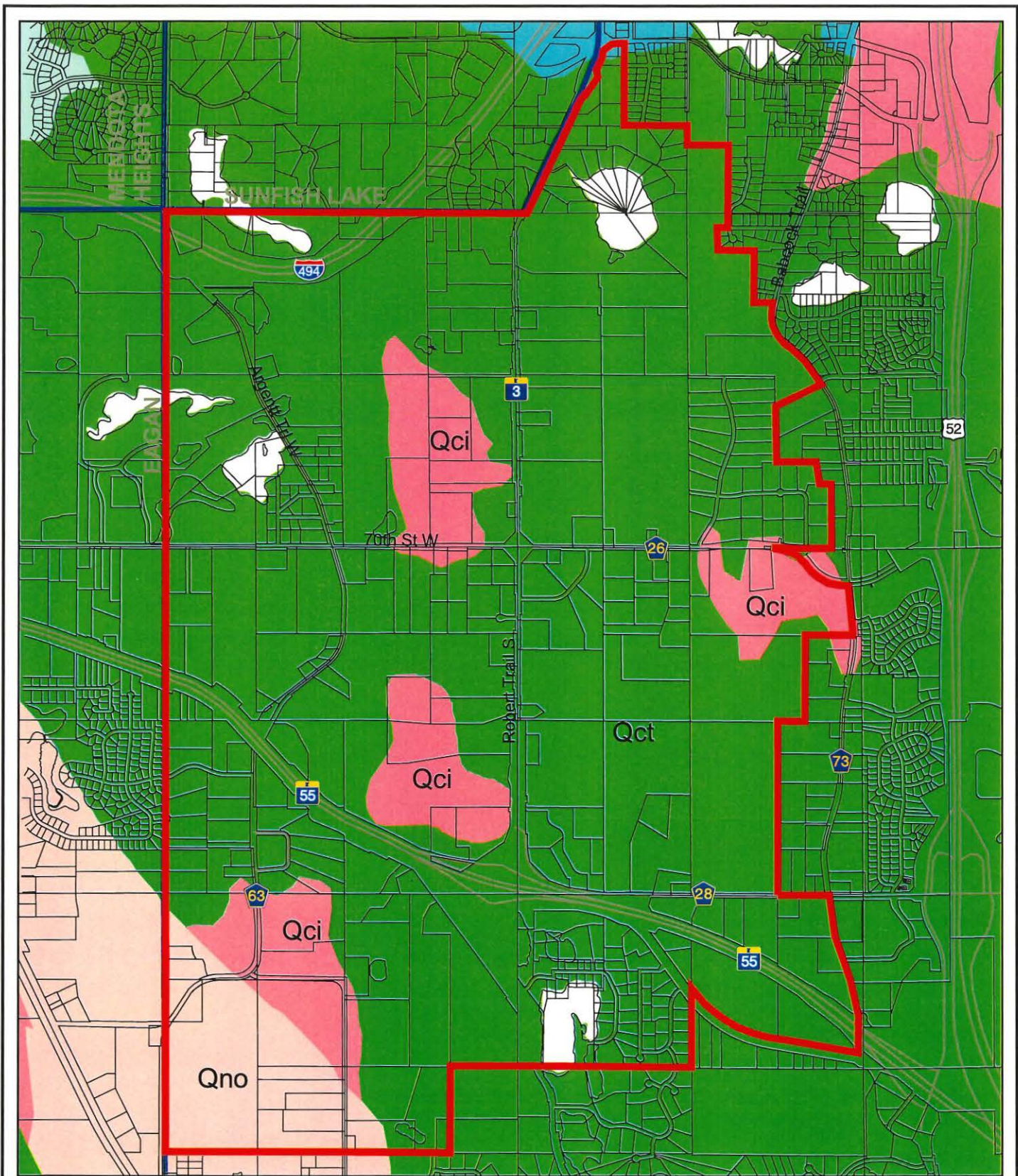
Feet  
2000 0 2000



March 2005

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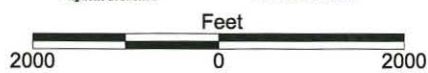


# City of Inver Grove Heights

## Northwest Expansion Area AUAR

### SURFICIAL GEOLOGY

Figure 19-4



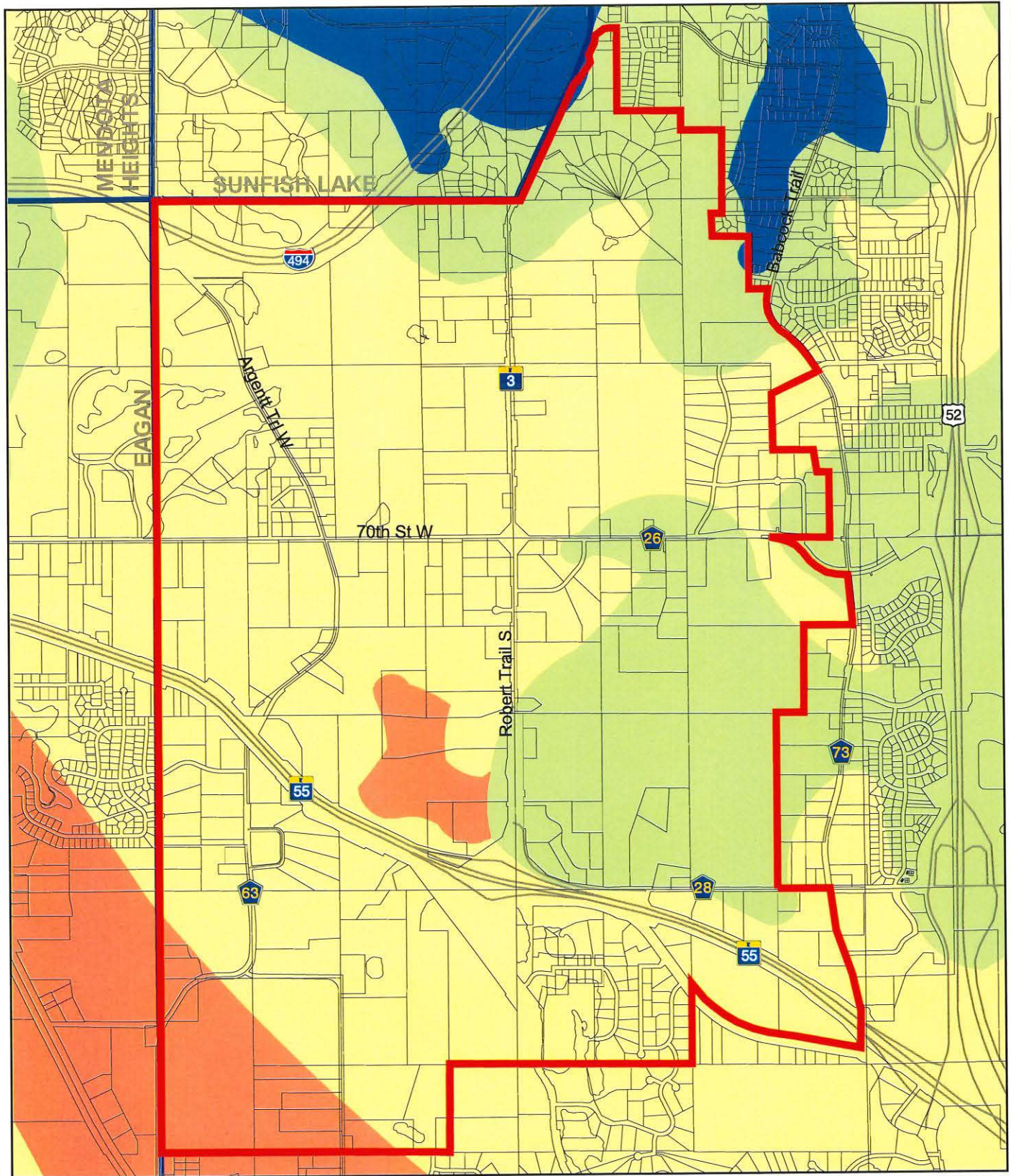
March 2005

I:\476\47604116\cad\GIS\avprojects\geology.apr



| Surficial Geology                        |                                          |
|------------------------------------------|------------------------------------------|
| <span style="color: blue;">■</span>      | Qci - Lake sand and silt, Cromwell Fm.   |
| <span style="color: lightpink;">■</span> | Qco - Outwash, Cromwell Fm.              |
| <span style="color: pink;">■</span>      | Qci - Ice-contact deposits, Cromwell Fm. |
| <span style="color: green;">■</span>     | Qct - Till, Cromwell Fm.                 |
| <span style="color: red;">—</span>       | Project Boundary                         |
| <span style="color: blue;">—</span>      | City Boundary                            |
| <span style="color: black;">—</span>     | Parcel Base Map                          |





**City of Inver Grove Heights**  
**Northwest Expansion**  
**Area AUAR**

**SENSITIVITY TO AQUIFER**



Feet  
 2000 0 2000

| Sensitivity Ratings |                  |
|---------------------|------------------|
| Yellow              | Moderate         |
| Orange              | High/Moderate    |
| Light Green         | Low/Moderate     |
| Dark Blue           | Very Low         |
| Red Line            | Project Boundary |
| Blue Line           | City Boundary    |
| Yellow Background   | Parcel Base Map  |

March 2005

Figure 19-5

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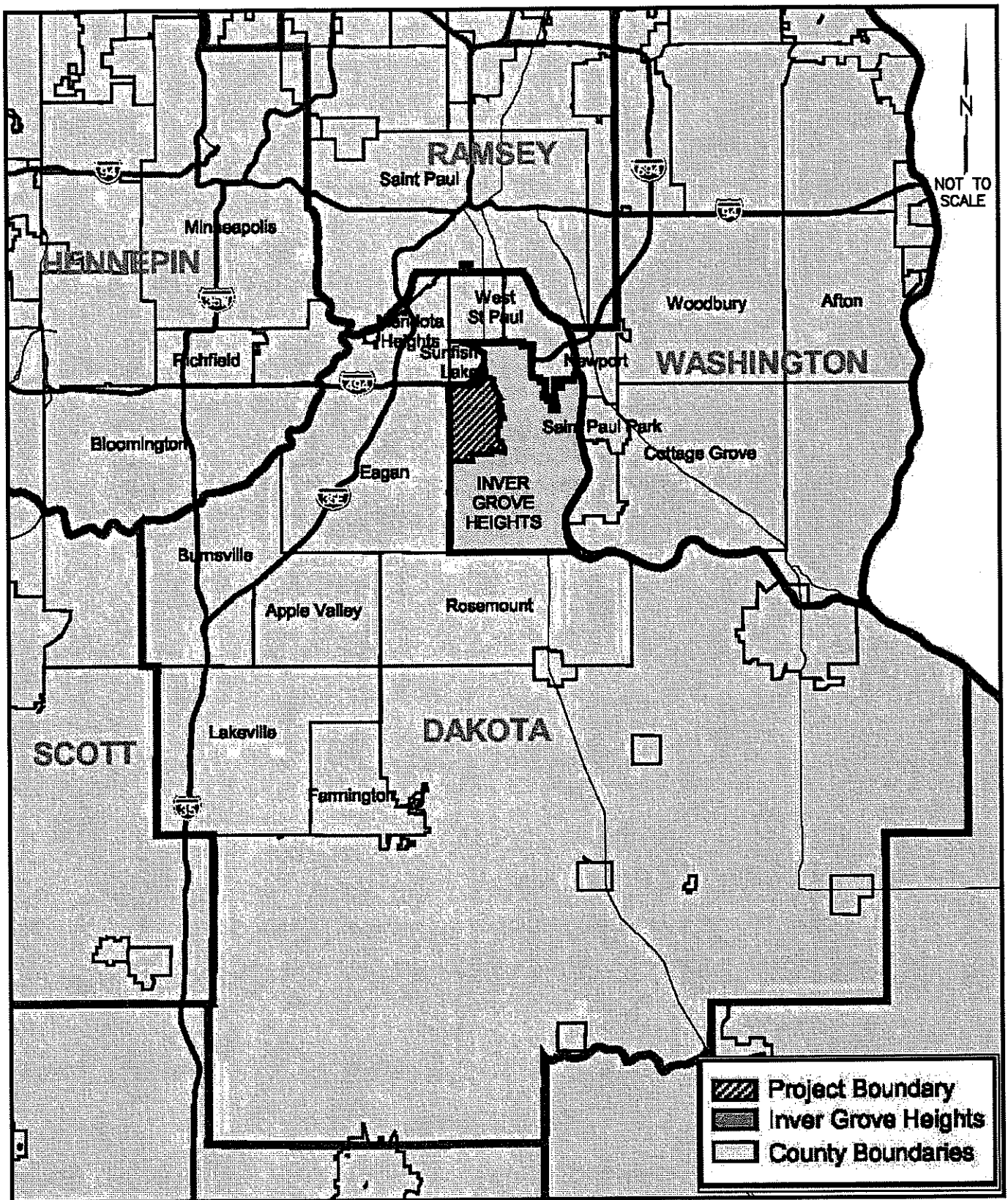


FIGURE 21-1

LOCATION MAP  
INVER GROVE HEIGHTS AUAR

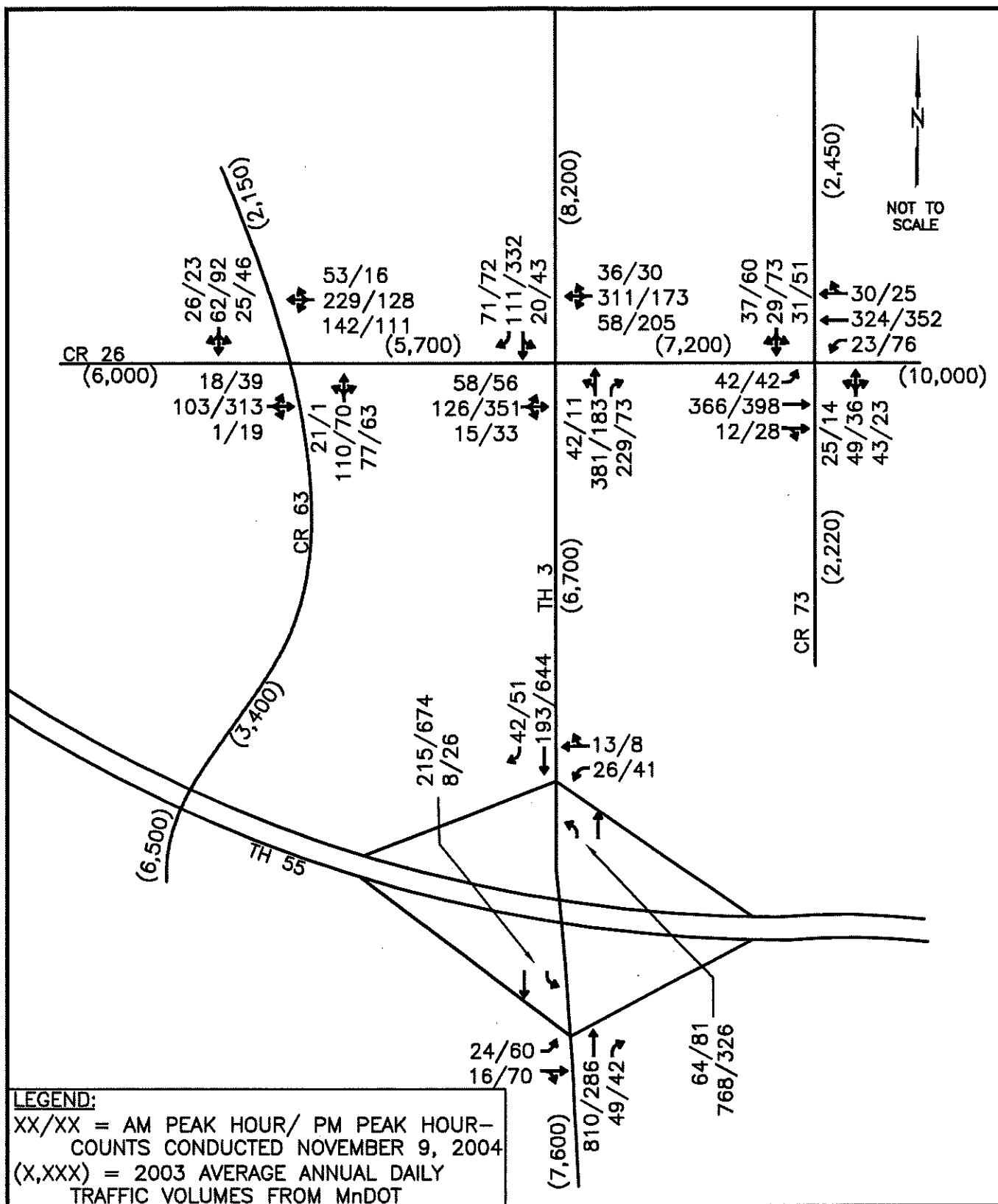


FIGURE 21-2

# EXISTING GEOMETRY AND TRAFFIC VOLUMES INVER GROVE HEIGHTS AUAR



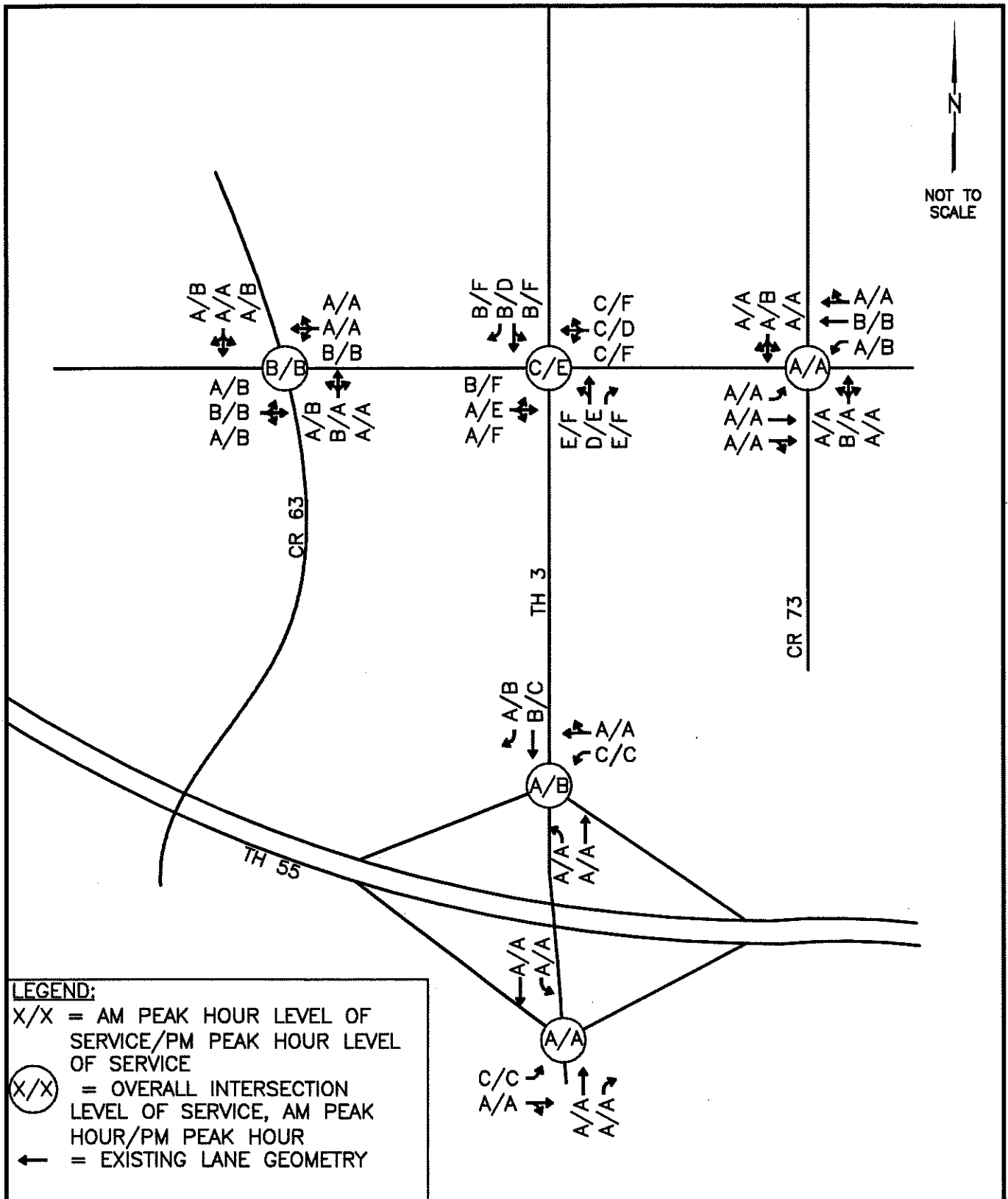


FIGURE 21-3

EXISTING CONDITIONS LEVEL OF SERVICE  
 INVER GROVE HEIGHTS AUAR

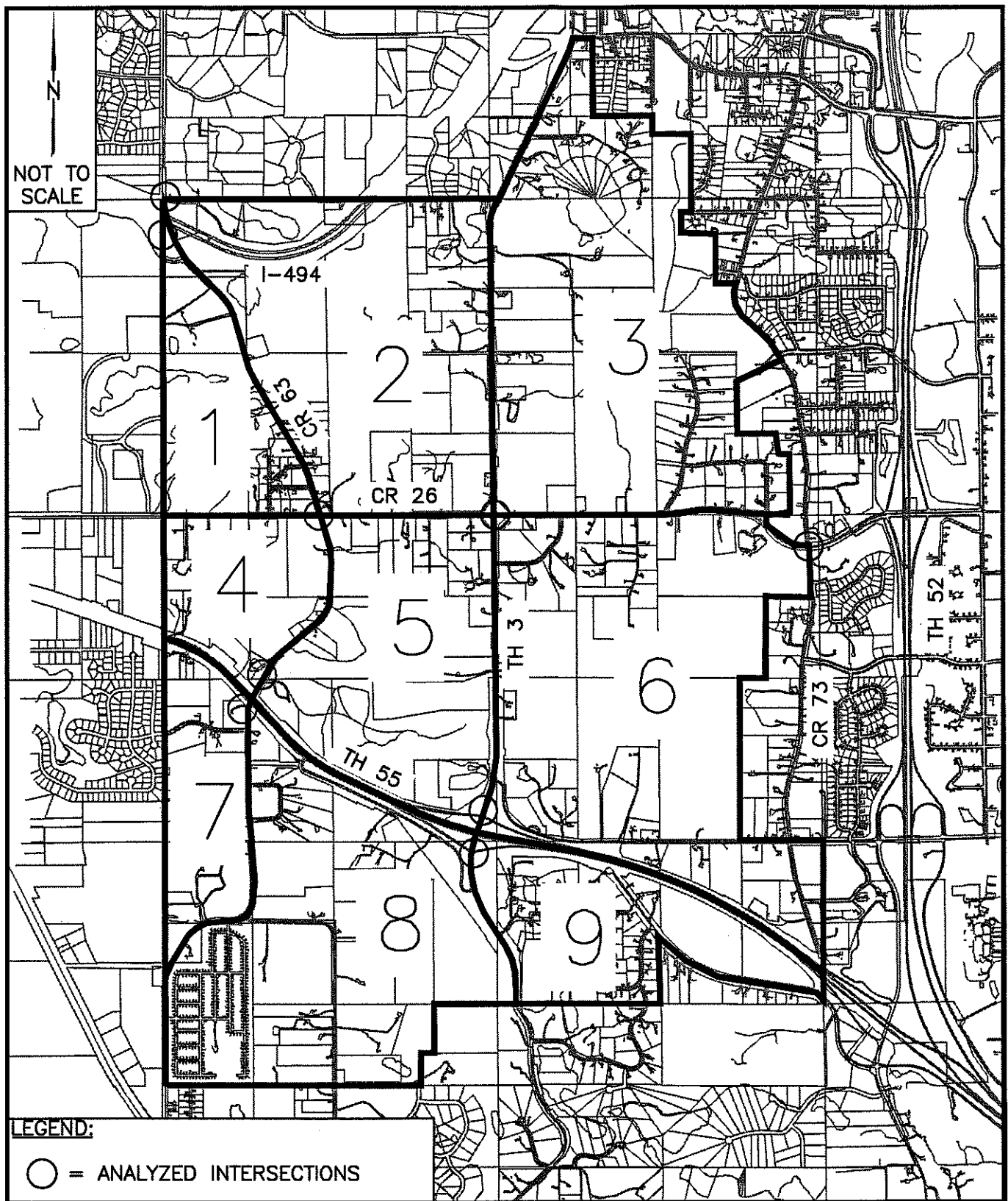


FIGURE 21-4

TRAFFIC ANALYSIS ZONES  
INVER GROVE HEIGHTS AUAR

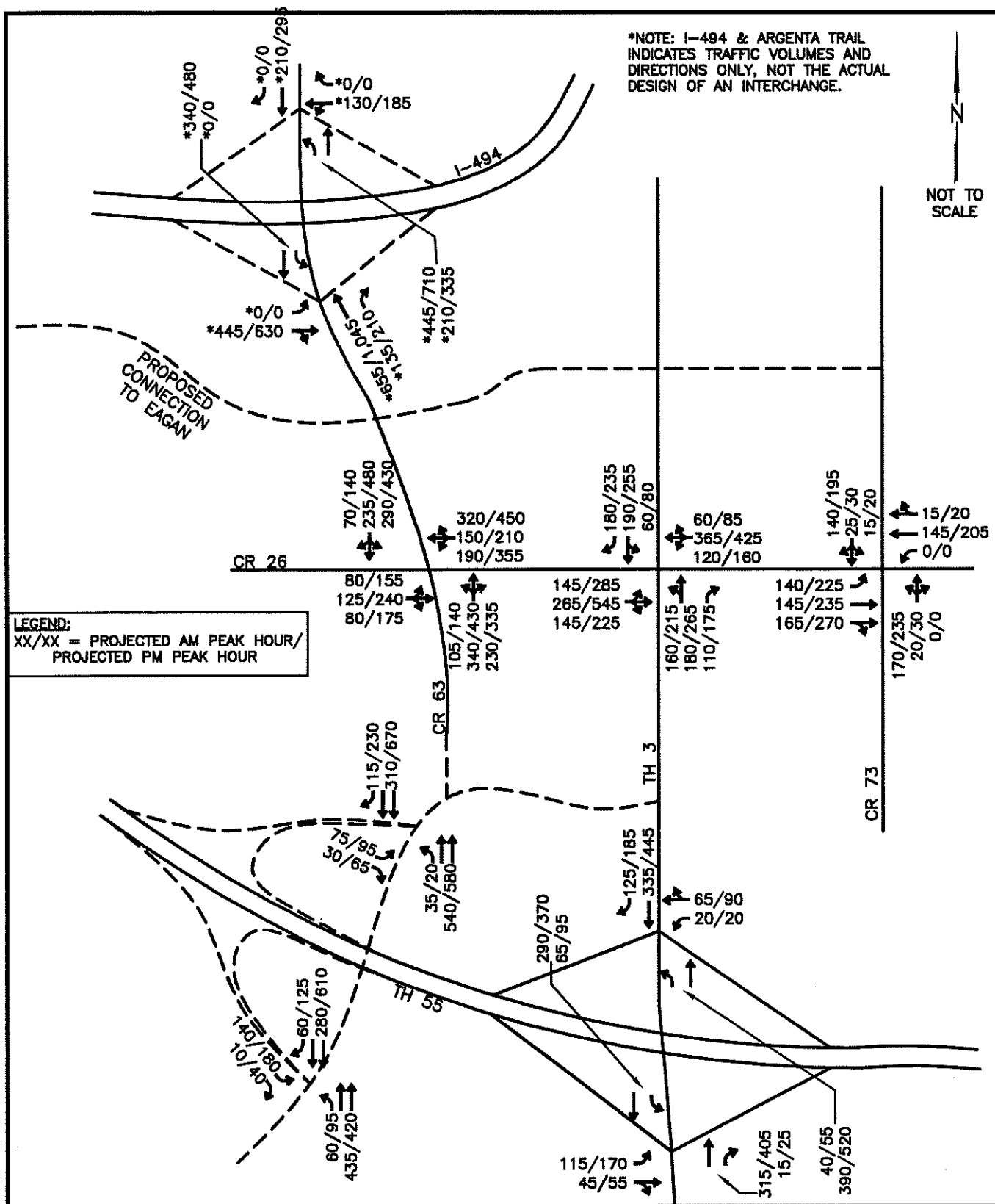


FIGURE 21-5

# PROJECTED DEVELOPMENT VOLUMES INVER GROVE HEIGHTS AUAR

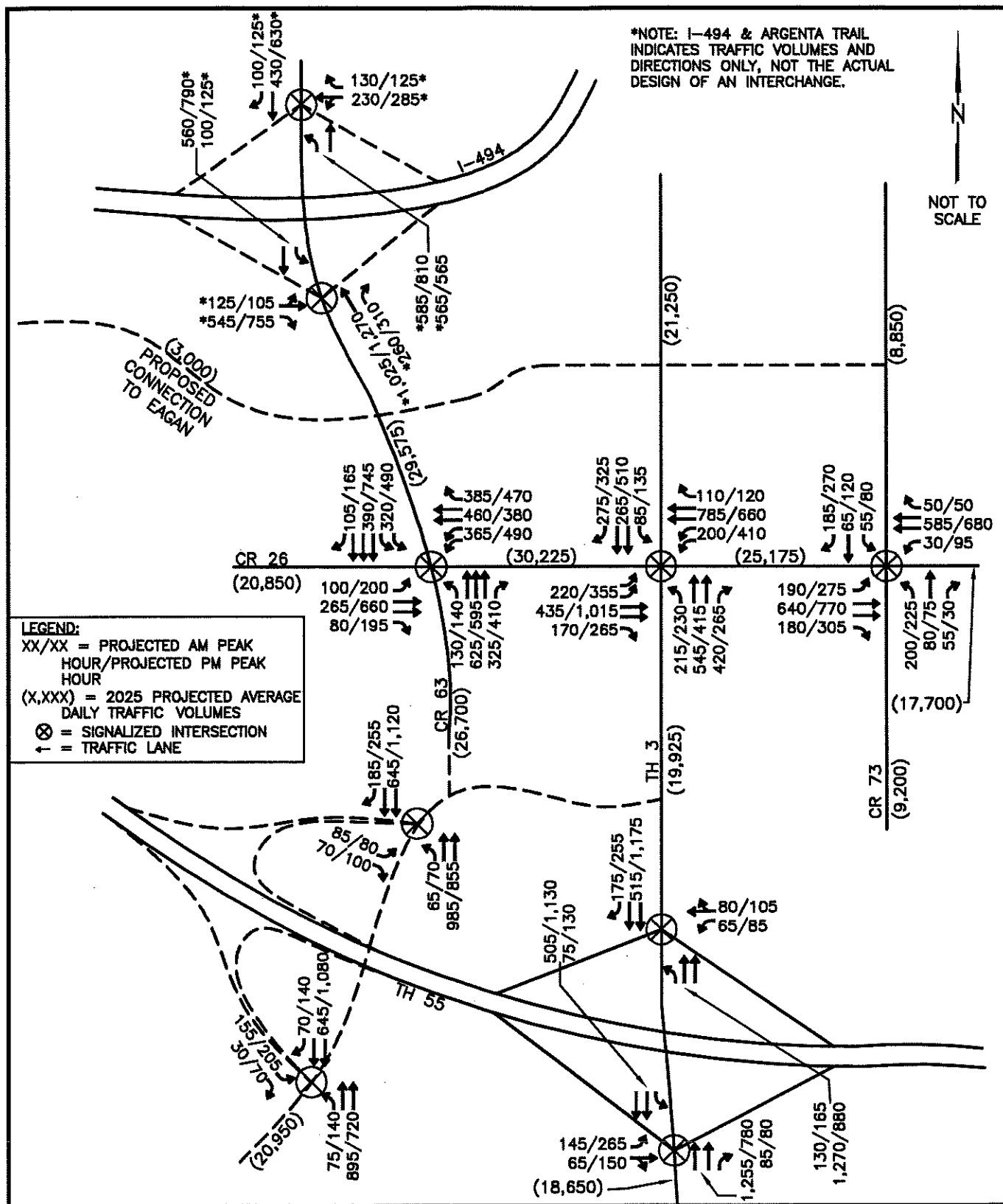


FIGURE 21-6

# 2025 VOLUMES AND PROPOSED GEOMETRY INVER GROVE HEIGHTS AUAR

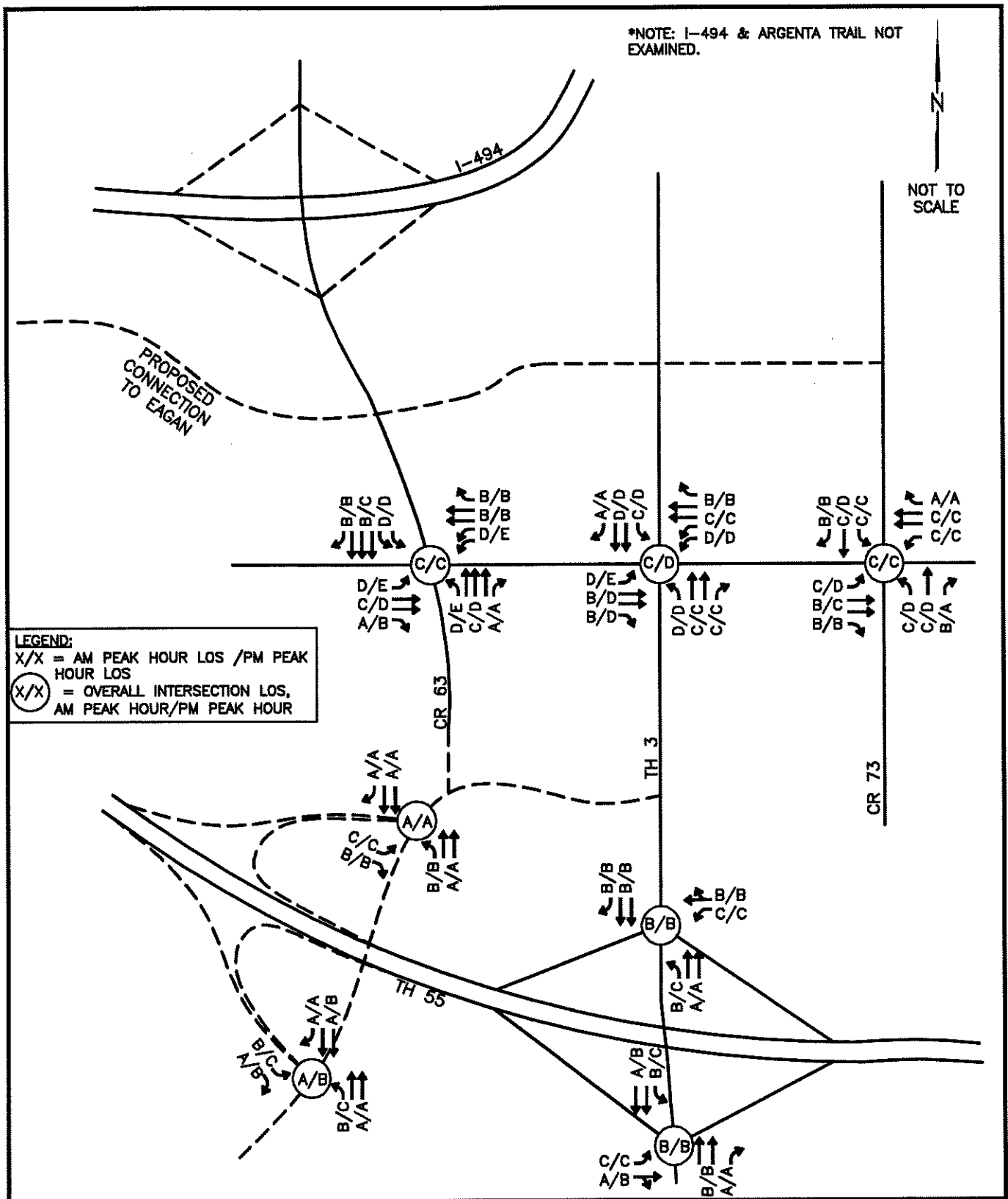


FIGURE 21-7

# 2025 PROPOSED LEVEL OF SERVICE INVER GROVE HEIGHTS AUAR



-10-



FIGURE 25

LOCATIONS INVENTORIED FOR HISTORIC STRUCTURES

(Excerpt from USGS Topographic Quadrangle for Inver Grove Heights, MN)

|    | A                                                        | B                                                                                                            | C       | D     | E      | F      | G     | H     | I     | J                 |
|----|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------|-------|--------|--------|-------|-------|-------|-------------------|
| 1  | <b>NORTHWEST AREA INFRASTRUCTURE UPDATES (2014-2019)</b> |                                                                                                              |         |       |        |        |       |       |       |                   |
| 2  | SWD 1/10/2020                                            |                                                                                                              |         |       |        |        |       |       |       |                   |
| 3  | PROJECT NO.                                              | PROJECT NAME                                                                                                 | FEDERAL | STATE | COUNTY | STREET | STORM | SEWER | WATER | NOTES             |
| 4  | 2013-04                                                  | Interchange at I-494 and re-aligned Argenta Trail (CSAH 63)                                                  | X       | X     | X      |        |       |       |       |                   |
| 5  | 2014-11                                                  | Argenta Trail/T.H. 55 Improvements                                                                           |         | X     | X      | X      |       |       |       |                   |
| 6  | 2014-13                                                  | Northwest Area Utility Extension - Argenta Trail Alignment                                                   |         |       |        |        |       | X     |       |                   |
| 7  | 2015-03                                                  | 65th Street Construction (between T.H. 3 and Argenta Trail)                                                  |         |       |        | X      | X     |       | X     |                   |
| 8  | 2015-08                                                  | 70th Street (from Eagan border to T.H. 3)                                                                    |         |       | X      |        | X     |       |       | 16-04,16-05,18-19 |
| 9  | 2015-10                                                  | NWA Trunk Utility Improvements - Argenta District (Alverno Avenue to Blackstone Vista Development)           |         |       |        |        | X     | X     | X     |                   |
| 10 | 2015-11                                                  | NWA 70th Street Lift Station - Argenta District                                                              |         |       |        |        |       | X     |       |                   |
| 11 | 2015-12                                                  | NWA Trunk Watermain Improvements - 65th Street Loop (Phase I) Argenta Trail to Babcock Trail                 |         |       |        |        |       |       | X     | STUDY             |
| 12 | 2015-13                                                  | NWA Trunk Utility Improvements - Argenta District (70th Street Lift Station to Blackstone Ridge Development) |         |       |        |        |       | X     | X     |                   |
| 13 | 2015-16                                                  | Trunk Utilities, Argenta Trail to Blackstone Ridge                                                           |         |       |        |        |       | X     | X     |                   |
| 14 | 2015-19                                                  | NWA Robert Watershed Corridor                                                                                |         |       |        |        | X     |       |       |                   |
| 15 | 2015-20                                                  | NWA Trunk Utility Improvements - Robert District                                                             |         |       |        |        |       | X     | X     |                   |
| 16 | 2016-04                                                  | Argenta Trail (Amana Trail to 70th Street) - NWA                                                             |         |       |        | X      | X     |       |       | 15-08             |
| 17 | 2016-05                                                  | Argenta Trail (70th Street to 65th Street) - NWA                                                             |         |       |        | X      | X     |       |       | 15-08             |
| 18 | 2016-08                                                  | Trunk Highway 3 / 70th Street Intersection Improvements (Roundabout)                                         |         | X     | X      | X      | X     | X     | X     |                   |
| 19 | 2016-09D                                                 | 60th Street Area Reconstruction                                                                              |         |       | X      | X      | X     |       |       |                   |
| 20 | 2016-16                                                  | TH 55/Argenta Trail Interchange                                                                              |         | X     | X      | X      | X     |       |       |                   |
| 21 | 2016-19                                                  | 65th Street Construction (between T.H. 3 and Babcock Trail)                                                  |         |       |        | X      | X     |       |       | STUDY             |
| 22 | 2016-21                                                  | Trail along Babcock Trail (between Upper 55th and Hwy 494)                                                   |         |       | X      |        |       |       |       |                   |
| 23 | 2017-02                                                  | NWA Trunk Watermain Improvements - 65th Street Loop (Phase II of 2015-12) Hwy 3 to Harmon Park               |         |       |        |        |       |       | X     |                   |
| 24 | 2017-03                                                  | NWA Trunk Watermain Improvements - 65th Street Loop (Phase III of 2015-12) Hwy 3 to Blackstone Ridge         |         |       |        |        |       |       | X     |                   |
| 25 | 2017-04                                                  | Water Resources Management Plan 4th Generation Update                                                        |         |       |        |        | X     |       |       |                   |
| 26 | 2017-24                                                  | T.H. 3 Intersection Improvements for the 65th Street Project                                                 |         | X     |        | X      | X     |       | X     |                   |
| 27 | 2018-02                                                  | 80th Street Sanitary Sewer Improvements (Robert District)                                                    |         |       |        |        |       |       | X     |                   |
| 28 | 2018-03                                                  | NWA Trunk Watermain Improvements - 65th Street Loop (Phase IV of 2015-12) from Agate Trail to Alverno Lane   |         |       |        |        |       |       | X     |                   |
| 29 | 2018-16                                                  | Municipal Water Supply Well Field Analysis                                                                   |         |       |        |        |       |       | X     | STUDY             |
| 30 | 2018-17                                                  | Regional Road System Visioning Study Update                                                                  |         |       |        |        |       |       |       | STUDY             |
| 31 | 2018-19                                                  | New Argenta Trail from Amana Trail to Existing Argenta Trail                                                 |         |       | X      |        | X     |       |       | 15-08,16-04,16-05 |

## Introduction

The AUAR Update was revised based on comments received during the comment period. This section includes a response to each comment received during the comment period and indicates in what way the comment has been addressed. The 10-business day comment period began August 5, 2025, and comments were accepted through August 19, 2025. Four comment letters were received from government agencies.

## Dakota County

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Response                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Figure 19-1 is a depth to bedrock map, but the text refers to it as a map of bedrock geologic units. Figure 19-2 the Bedrock Geology and Figure 19-5 Surficial Geology should be replaced with the new Geologic Atlas of Dakota County, Minnesota C-57 published in 2023.                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The figure references have been corrected. The text has been updated to reflect that the new Geologic Atlas of Dakota County, Minnesota C-57 was reviewed. |
| The Department of Natural Resources map titled <i>Pollution Sensitivity of Near-Surface Material</i> published in 2022 has the AUAR Area is mapped as high, moderate and low sensitivity to pollution. This map which can be found at <a href="https://mnatlas.org/resources/pollution-sensitivity-near-surface-materials">https://mnatlas.org/resources/pollution-sensitivity-near-surface-materials</a> , is of the pollution sensitivity estimated from the transmission time of water through 3 feet of soil and 7 feet of surficial geology to a depth of 10 feet from the land surface, see attached map. This map should be included and referenced instead of the description provided in the second paragraph on page 35. | This information has been added to the AUAR Update.                                                                                                        |
| Figure 19-5 Sensitivity to Aquifer maps the AUAR Area as the Prairie du Chien and Jordan Aquifers as high, moderate and low sensitivity to pollution. Due to the sensitivity of the groundwater to contamination, efforts should be made to minimize the use of chemicals on the AUAR Area. Lawn care fertilizers and herbicides can impact the groundwater and drinking water aquifers. Providing thick, quality topsoil and a subsequent inspection to verify that it was provided in areas for lawn and landscaping is recommended. To reduce the need for                                                                                                                                                                      | Comment noted.                                                                                                                                             |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Response                                                                                                                               |
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| <p>chemicals and irrigation, plant native, drought tolerant landscape plants and tall fescue for lawn areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                        |
| <p>Figure 13-2 shows possible well locations using the MN County Well Index (CWI). Dakota County has been granted the authority, under Minnesota Statutes 103I, and subsequent amendments, to regulate Well and Water Supplies. There are many wells with a variety of uses within the project area and CWI may be incomplete and/or out of date compared to Dakota County well records which contain much more site context. As individual projects unfold on parcels within Dakota County, project managers and constructions/demolition crews should work closely with the Dakota County Delegated Well Program to solve any well compliance concerns, including sealing unused wells, finding and sealing lost wells, and accounting properly for all known wells.</p> <p>Please contact WellPermits@CO.DAKOTA.MN.US with any questions or concerns regarding wells of any type. If any wells are discovered during site visits and/or during redevelopment, they should be examined by a licensed well contractor or a Dakota County well inspector to determine the status. A magnetometer is the best (sometimes only) way to locate wells that are below grade. Dakota County can help locate and mark wells using a magnetometer by calling 952-891-7537. Magnetometers work best on a clear site free from large metal obstructions. A Dakota County well inspector must be present during any well searches where wells are suspected to officially rule on the presence of a well. Information about property transfer requirements as they pertain to wells is on our webpage at <a href="https://www.co.dakota.mn.us/HomeProperty/SellingProperty/WellRequirements">https://www.co.dakota.mn.us/HomeProperty/SellingProperty/WellRequirements</a>.</p> <p>During real estate sales, it is in the interest of both parties that a well disclosure be filed if appropriate and any well compliance issues be resolved. State Statute 103I Section 235 Subdivision 2 states, "Unless the buyer and seller agree to the contrary, in writing, before the closing of the sale, a seller who fails to disclose the existence or known status of a well at the time of sale and knew or had reason to know of the existence or known status of the well, is liable to the buyer for costs relating to sealing of the well and reasonable attorney fees for collection of costs from the seller, if the action is commenced within six years</p> | <p>Developers will coordinate with the Dakota County Delegated Well Program as needed. This has been added to the Mitigation Plan.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Response                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>after the date the buyer closed the purchase of the real property where the well is located."</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                           |
| <p>Alternative stormwater management is proposed, which includes infiltration to groundwater. Please note that the project area includes several high priority groundwater recharge areas for consideration, as identified in the Dakota County Groundwater Plan, Figure 7. Stormwater infiltration basins within the identified preferred recharge areas may present an opportunity to increase groundwater recharge. Proposed stormwater infiltration within a current or possible future DWSMA should be consulted with MDH.</p> <p>Development will increase the amount of impervious surface and increased winter maintenance deicing salt use on additional roads and parking lots. It is recommended that the city implement a chloride management plan for the AUAR Area. Consider requiring winter-smart design of parking lots to reduce deicing salt use and its impacts to aquatic life and water quality. Please keep the angle of the sun in mind to ensure it reaches and melts critical icy patches. Consider the direction of prevailing winter wind to prevent drifting snow, plant trees to create a living snow fence. Implement pavement alternatives such a permeable pavement. Minimize the flow of meltwater across roads and parking lots to mitigate refreezing across roads to reduce the need for deicing salt</p> | <p>Consultation with MDH has been noted and added to the Mitigation Plan. A chloride management plan has been added as a consideration to Table 3 in the AUAR Update.</p> |
| <p>An Environmental Information Request was submitted to Dakota County Environmental Resources in February 2025, and an Environmental Review was provided in March 2025, along with documents relating to identified sites from Dakota County's Site Inventory. This information is included in Appendix A, and the AUAR Table 18 also includes a listing of MPCA's What's in my Neighborhood sites.</p> <p>Please contact Environmental Resources at 952-891-7000 or <a href="mailto:environ@co.dakota.mn.us">environ@co.dakota.mn.us</a> with questions or if additional information is needed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Comment noted.</p>                                                                                                                                                     |
| <p>Please include all transportation-related plans, studies, and recommendations completed since the last update for the AUAR area, including:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>These studies and plans have been added to the AUAR Update. The AUAR update</p>                                                                                        |



| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Response                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Dakota County Principal Arterial Study</li> <li>• Dakota County 2040 Transportation Plan</li> <li>• Dakota County Regional Roadway System Visioning Study Update</li> <li>• Dakota County Road 63 (Argenta Boulevard) &amp; I-494 Interchange Footprint Study</li> </ul> <p>These documents contain recommendations relevant to the AUAR. Of particular importance is recognizing County Road 63 as a future Principal Arterial roadway.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>notes that CR 63 will be upgraded to a principal arterial on Page 111.</p>                                                                                                                                                                                                                           |
| <p>There are several updates that should be made to the AUAR to be consistent with Dakota County's plans.</p> <ul style="list-style-type: none"> <li>• Please show the alignment of the Lebanon Hills Greenway that generally runs north/south through the east side of the AUAR. The Lebanon Hills Greenway master plan was adopted by Dakota County in 2013 and the alignment can be viewed at the following link:<br/> <a href="https://www.co.dakota.mn.us/parks/About/TrailPlanning/Documents/MendotaLebanonHillsGreenwayMasterPlan.pdf">https://www.co.dakota.mn.us/parks/About/TrailPlanning/Documents/MendotaLebanonHillsGreenwayMasterPlan.pdf</a></li> <li>• Please reference that there are regionally significant forests and natural areas within the AUAR, as identified in the Dakota County Land Conservation Plan adopted in 2020. The regionally significant natural areas are identified as part of the Marcott Lakes Conservation Focus Area (CFA #13). Areas within Conservation Focus Areas may be eligible for Dakota County land protection funds.<br/> <a href="https://www.co.dakota.mn.us/Environment/LandConservation/Plan/Documents/LandConservationPlan.pdf">https://www.co.dakota.mn.us/Environment/LandConservation/Plan/Documents/LandConservationPlan.pdf</a></li> <li>• Just recently Dakota County adopted a new 2050 Vision Plan for Parks, Greenways and Natural Resources (July 9, 2025). This new plan identifies a new greenway "search area" corridor that runs east/west through the AUAR area, making connections to the Minnesota River Greenway on the west, and the Mississippi River Greenway on the east. Dakota County does not have a specific greenway alignment identified for this corridor but will work with the City of Inver Grove Heights and landowners when a long-range</li> </ul> | <p>The alignment of the Lebanon Hills Greenway has been added to the existing and proposed land use map.</p> <p>Information about the Marcott Lakes Conservation Focus Area has been added to the AUAR Update.</p> <p>Information about the Greenway Search Area has been added to the AUAR Update.</p> |

| Comment                                                                                                                | Response |
|------------------------------------------------------------------------------------------------------------------------|----------|
| plan for this corridor is prepared. In the meantime, the greenway search area should be identified in the AUAR update. |          |

## Metropolitan Council

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Response                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Climate</b></p> <p>The discussion of anticipated climate trends and associated adaptations is adequate; however, additional adaptations such adopting a chloride management plan to mitigate the impact of the site on surface water resources should be considered.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>A chloride management plan has been added as a consideration to Table 3 in the AUAR Update.</p>                                                                                                     |
| <p><b>Land Use - Parks</b></p> <p>Existing and planned segments of the Lebanon Hills Greenway Regional Trail (formerly known as the Mendota-Lebanon Hills Greenway Regional Trail) is within the AUAR study area. Dakota County's Mendota-Lebanon Hills Greenway Master Plan was approved by the Metropolitan Council in 2013.</p> <p>The AUAR Update acknowledges the plan in Section 10. Land Use, noting "The City of Inver Grove Heights supports the Mendota to Lebanon Hills Master Plan."</p> <p>As the City continues to plan for and develop the Northwest Expansion Area, Met Council Parks staff encourage the City to coordinate with Dakota County to implement planned segments of the Lebanon Hills Greenway Regional Trail. A robust bicycle and pedestrian network benefits residents and businesses alike.</p> | <p>Future coordination between the City and Dakota County has been noted in Section 10 of the AUAR.</p>                                                                                                |
| <p><b>Land Use – TAZ</b></p> <p>Development expectations by Transportation Analysis Zone (TAZ) are discussed on pages 106-107. In total, AUAR table 30 counts 7,050 units at maximum capacity; this appears to reflect the 2005 and 2007 scenarios. (A different table,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The discussion of traffic modeling reflects the analysis completed for the 2005 AUAR. Table 30 does not report existing or updated conditions for the site. The AUAR Update does not update the</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Response                                                                                                                                                                                                                           |
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| <p>table 20, provides a different and reduced capacity, 6,200, for the 2025 scenario.) Council staff find this is more development than is forecast to the year 2040. Actual development will likely be a fraction of the maximum capacity. Council staff recommend this clarification be included in the AUAR's discussion on traffic modeling.</p> <p>As the City prepares its next Plan Update, Council staff advise that the City consider TAZ distributions in the AUAR, table 30, and how this compares to the Council's forecast by TAZ. Please contact Council staff to discuss; this discussion can be separate from any action on the AUAR.</p> | <p>traffic analysis completed for the 2005 AUAR.</p> <p>Comment noted.</p>                                                                                                                                                         |
| <p><b>Water Resources</b></p> <p>Chloride management best practices should be considered and implemented during the winter months to limit impacts on surrounding water bodies, wetlands, and soils. Council staff encourages the developer to limit impacts to wetlands. If impacts must be made, we encourage the developer to look within the same watershed/sub watershed to do the wetland banking replacement.</p>                                                                                                                                                                                                                                  | <p>A chloride management plan has been added as a consideration to Table 3 in the AUAR Update. An item to request that the developer look within the same watershed for wetland banking has been added to the Mitigation Plan.</p> |

## Minnesota Department of Transportation

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Response                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <p><b>Water Resources</b></p> <p>A MnDOT drainage permit is required before any development occurs. The permit applicant shall demonstrate that the off-site runoff entering MnDOT drainage system(s) and/or right of way will not increase. The drainage permit application, including the information below, should be submitted online to: <a href="https://olpa.dot.state.mn.us/OLPA/">https://olpa.dot.state.mn.us/OLPA/</a>. Please upload this letter with the drainage permit application.</p> | <p>Comment noted. MnDOT Drainage Permit is noted in Section 9, Table 8.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Response                                                                                                                                                                                        |
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| <p>The following information must be submitted with the drainage permit application:</p> <ol style="list-style-type: none"> <li>1. Grading plans, drainage plans, and hydraulic calculations demonstrating that proposed flows to MnDOT right of way remain the same as existing conditions or are reduced.</li> <li>2. Existing and proposed drainage area maps with flow arrows and labeling that corresponds with the submitted calculations.</li> <li>3. Hydro CAD model and PDF of output for the 2, 10, and 100-year Atlas 14 storm events.</li> </ol> <p>Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested. Please contact Jason Swenson, Water Resources Engineering, at jason.swenson@state.mn.us or 651-234-7539 with any questions.</p> |                                                                                                                                                                                                 |
| <p><b>Pedestrian and Bicycle</b></p> <p>MnDOT encourages the City of Inver Grove Heights to consider pedestrian/bicycle connectivity as part of the roadway network and intersection considerations, including to/from key destinations. In addition, we encourage consideration of the potential trail and pedestrian/bicycle network separate from the roadway network.</p> <p>Please contact Molly McCormick, Pedestrian and Bicycle Coordinator, at molly.mccormick@state.mn.us with any questions.</p>                                                                                                                                                                                                                                                                                                                       | <p>Comment noted.</p>                                                                                                                                                                           |
| <p><b>Noise</b></p> <p>MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses adjacent to highways often result in complaints about traffic noise. Traffic noise from the highways within the AUAR area could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule</p>                                                                                                                                                                                                                                                                                                                                          | <p>Developments will be required to meet applicable MPCA noise standards. A noise study will be completed if necessary on a case-by-case basis. This has been noted in the Mitigation Plan.</p> |

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Response                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <p>7030.0030 states that municipalities with the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.</p> <p>MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to any proposed development in this area from any highway noise.</p> <p>If you have any questions regarding MnDOT's noise policy, please contact Natalie Ries in Metro District's Noise and Air Quality Unit at <a href="mailto:natalie.ries@state.mn.us">natalie.ries@state.mn.us</a> or 651-234-7681.</p> |                                                                   |
| <p><b>Permits</b></p> <p>Any work that affects MnDOT right of way will require an appropriate permit. All permits are available and must be applied at: <a href="https://olpa.dot.state.mn.us/OLPA/">https://olpa.dot.state.mn.us/OLPA/</a>. Upload this letter when applying for permits.</p> <p>For questions regarding permit submittal requirements, please contact Buck Craig of MnDOT's Metro District Permits Section at <a href="mailto:buck.craig@state.mn.us">buck.craig@state.mn.us</a> or 651-775-0405.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Comment noted. Permits are included in Section 9, Table 8.</p> |



## Minnesota Pollution Control Agency

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Response                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Climate section: it is recommended that a longer period is included instead of just 2004-2024.</p> <ul style="list-style-type: none"> <li>• There have already been changes to the climate, but that is difficult to see in the documentation.</li> <li>• There are regional summaries that may be helpful when using the University of Minnesota (UMN) Climate information.</li> <li>• Climate change in Southeast Minnesota UMN Climate Adaptation Partnership.</li> <li>• With the BMP goals that are later in the document, acknowledging that there may be more intense rainfall events and higher chances of flooding, may help with deciding on BMP design.</li> </ul> | <p>Past data from 2004 to 2024, as well as future projections through the end of the century have been studied in Section 7. These data provide a picture of climate trends for the study area.</p> <p>On a case-by-case basis as developments are planned, larger rainfall events will be considered in BMP design.</p> |
| <p>With the expansion of impervious area, having a plan for snow and snow melt may use less salt and thereby protect waters from chloride impairment.</p> <ul style="list-style-type: none"> <li>• Design considerations could be taken to reduce salt usage. With several wetland areas where infiltration is likely, salting could contribute to increased chloride in drinking water.</li> <li>• Planning to store snow in areas that will not increase icy areas as the pile melts and plating trees in strategic places will be beneficial.</li> <li>• The goal is to develop with winter maintenance in mind and use less salt.</li> </ul>                                 | <p>A chloride management plan has been added as a consideration to Table 3 in the AUAR Update.</p>                                                                                                                                                                                                                       |
| <p>Having a maintenance plan for the vegetated areas and stormwater BMPs areas will ensure the BMPs continue to provide benefit.</p> <ul style="list-style-type: none"> <li>• This includes assigning who will oversee maintenance and what is allowed.</li> <li>• Protecting the buffered areas from mowing and having a vegetation management plan could reduce future landowner conflicts.</li> </ul>                                                                                                                                                                                                                                                                         | <p>The Northwest Area Stormwater Manual provides guidelines for maintenance of stormwater BMPs. Page 52 of the AUAR Update discusses the purpose of this manual. A footnote to the link to this manual has been added.</p>                                                                                               |

| Comment                                                                                                                                                                                                                                                                                                                             | Response                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <p>The most recent figure for the trunk sanitary sewer system in the project area is from 2014. The AUAR identifies constriction of a significant number of developments with sanitary sewer improvements since 2014. An updated figure for the trunk sanitary sewer system in the project area should be provided in the AUAR.</p> | <p>An updated figure has been added to Appendix A.</p> |



## Request for Council Action

**SUBJECT:**        **Resolution Approving the Preliminary Plat and Preliminary Planned Unit Development for a 119-Unit Townhome Development at the Southwest Corner of Argenta Blvd and 65th St.**

**MEETING DATE:**    August 25, 2025  
**ITEM TYPE:**        Regular Business  
**CONTACT:**         Kevin Shay, Planning Manager, 651.450.2569

### ACTION REQUESTED

The Council is asked to adopt the attached Resolution, approving the Preliminary Plat and Preliminary Planned Unit Development for the Nord Sixty One Degree development.

### BACKGROUND

Ace Land Holdings, LLC (Applicant) is proposing a Preliminary Plat and Preliminary Planned Unit Development (PUD) to create a 119- unit townhome development to be known as North Sixty One Degree (the "Development"). The Development is located within both the Northwest Area Overlay District and the Shoreland Management Overlay District.

The project site is located in the southwest quadrant of the intersection of Argenta Boulevard and 65<sup>th</sup> Street and includes two parcels (PID: 20-00600-25-012 and PID: 20-00600-52-011), totaling 23.87 acres (Subject Property). The entire project site is guided LMDR, Low-Medium Density Residential and zoned R-3A, Multiple Family Residential, as approved by the City Council on March 24, 2025.

### SURROUNDING USES

| Location | Adjacent Use             | Zoning | Land Use    |
|----------|--------------------------|--------|-------------|
| North    | Vacant                   | A      | O & MU      |
| East     | Open Space/Single-Family | PUD    | LDR         |
| West     | Single-Family/Vacant     | A      | P, OP & LDR |

|       |               |      |     |
|-------|---------------|------|-----|
| South | Single-Family | R-1A | LDR |
|-------|---------------|------|-----|

## NET DEVELOPABLE AREA

*Note: the numbers that are referenced within this staff report are approximate, based on preliminary plan submittals. There will likely be some slight changes between Preliminary and Final Plat. The numbers provided are sufficient for Preliminary Plat review.*

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterial roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters; or c) lying within the boundaries of delineated wetlands; or d) bluffs in shoreland areas; or e) land to be dedicated for public park needs. Based on this definition, the following provides the breakdown for net developable area.

| General Project Data                 | Acres        |
|--------------------------------------|--------------|
| Gross Project Area                   | 22.57        |
| Delineated Wetlands                  | 2.04         |
| Public Water Bodies (PWI)            | 0.00         |
| Bluffs in Shoreland Area             | 0.00         |
| Planned "Arterial" Road Right of Way | 0.00         |
| Public Parkland Dedication           | 0.00         |
| <b>Total Net Developable Area</b>    | <b>20.53</b> |

## NATURAL AREA/OPEN SPACE

City Code Section 10-13J-5. D. establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area, the project contains the following:

|                                                                                              | Required Acres | Proposed Acres |
|----------------------------------------------------------------------------------------------|----------------|----------------|
| <b>Total Net Developable Area</b>                                                            | <b>20.53</b>   | <b>NA</b>      |
| Minimum Open Space Required (20% of net area)                                                | 4.11           | 7.97 (39%)     |
| Required contiguous area (75% of required open space with a minimum 100 foot corridor width) | 3.08           | 4.81           |
| Area to be undisturbed (50% of required open space)                                          | 2.05           | 0.52           |

The site design shows open space areas around the perimeter of the site to provide some buffer from adjacent properties, while also providing considerable open space on the interior of the site. The required open space provided is almost double the required amount with 39% provided where 20% is required. However, most of this open space is disturbed open space.

The open space proposed meets the minimum requirements for everything except the undisturbed open space standard. The undisturbed open space is provided at 0.52 acres whereas 2.05 acres is required. The undisturbed open space is provided surrounding the large wetland on the site and its associated buffer area. The rest of the site is considered disturbed because of the mass grading needed to make the site developable. The Applicant has requested flexibility from the undisturbed open space standard as part of the PUD.

The Applicant shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. The final PUD plans must show the location of the marker posts.

### DEVELOPMENT CAPACITY PLAN

City Code Section 10-13J-5. E. of the Northwest Area Overlay Ordinance outlines a process by which a site's development capacity is determined. This exercise only determines the number of units that would be permissible on the site and not the actual proposed development.

| <b>Base Zoning District</b> | <b>Net Acres*</b> | <b>Min Density (units per acre)</b> | <b>Max Density (based on lot size per zoning code)</b> | <b>Min Units</b> | <b>Max Units</b> |
|-----------------------------|-------------------|-------------------------------------|--------------------------------------------------------|------------------|------------------|
| R-3A                        | 20.53             | 4.0                                 | 5445                                                   | 82               | 164              |

The proposed 119 units is a net density of 5.8 units per acre which is consistent with the Comprehensive Plan and development capacity plan.

### SHORELAND OVERLAY

The Development has two lakes within its boundaries that are classified as shoreland lakes by the Minnesota Department of Natural Resources, which impose restrictions on the development of the Subject Property. Both lakes are located on the west side of Argenta Trail and are unnamed lakes. One lake is classified as a natural environment lake and one is classified as a recreational development lake. Each of these lakes has a 1,000-foot Shoreland Overlay boundary which encompasses most of the project site where the shoreland development standards are applied.

The most notable standard that differs from the underlying R-3A zoning is a minimum lot size of 15,000 square feet whereas 5,445 square feet is allowed in the R-3A district. If the minimum lot size cannot be met, the Applicant has the option of doing a shoreland PUD to allow increased density above the shoreland standards. To do this, the 1,000-foot shoreland boundary is further broken down into the tiers shown below, which are used to calculate the increased allowable number of residential units within each shoreland tier.

| <b>Shoreland Tier Dimensions</b> |          |
|----------------------------------|----------|
| General Development Lakes        | 200 feet |



|                                |          |
|--------------------------------|----------|
| Recreational Development Lakes | 267 feet |
| Natural Environment Lakes      | 320 feet |

Each tier is evaluated for the amount of land suitable for development, which excludes wetlands, bluffs and land below the ordinary high-water level (OHWL) of the lakes. The suitable land within each tier is then divided by the single residential lot size standard for the lake classification to determine the allowable number of units for each tier.

A density bonus is available to increase the base number of units within each tier, provided the increase to standards such as lakeshore setbacks and shoreland preservation can be achieved.

There is also a provision which allows the Applicant to take any number of units not provided in a given tier and transfer them into a tier that is further from the lakeshore. The further from the lakeshore the tier is, the greater the bonus to the number of units. The intent of this provision is to push density away from the lakeshore.

The Applicant has provided an exhibit depicting the shoreland tier areas and the corresponding table (example shown below). The calculations and areas are to determine the base number of allowable units and the allowable units with the density bonus compared to what the Applicant is proposing.

#### Recreational Development Lakes

| Tier | Tier Depth (feet) | Total Area | Unsuitable Area | Suitable Area | Min. Single Residential Lot Size | Base Density | Bonus Density Factor | Total Allowable Units | Adjusted Allowable Units | Proposed Units | Units Transferred to Next Tier |
|------|-------------------|------------|-----------------|---------------|----------------------------------|--------------|----------------------|-----------------------|--------------------------|----------------|--------------------------------|
| 1    | 267               | 46,795     | 22,238          | 24,557        | 15,000                           | 1.637133     | 50%                  | 2.5                   | 2.5                      | 0              | 2.5                            |
| 2    | 267               | 198,328    | 78,043          | 120,285       | 15,000                           | 8.019000     | 100%                 | 16.0                  | 18.5                     | 14             | 4.5                            |
| 3    | 267               | 345,708    | 14,527          | 331,181       | 15,000                           | 22.078733    | 200%                 | 66.2                  | 70.8                     | 46.5           | 24.3                           |
| 4    | 199               | 287,598    | 0               | 287,598       | 15,000                           | 19.173200    | 200%                 | 57.5                  | 81.8                     | 45.5           | 36.3                           |
|      | 1,000             | 878,429    | 114,808         | 763,621       |                                  | 50.908067    |                      | 142.2                 | 173.6                    | 106            |                                |

The shoreland PUD standards also require an increased open space amount of 50% and preservation of the shoreland impact zone. Because the lakes are located to the west across Argenta Trail the shoreland impact zone is not located on the project site. The additional open space is being accommodated as the shoreland standards allow for the wetland and stormwater areas to be included as part of the open space. With the inclusion of the wetland and stormwater areas the 50% open space is being met. The development is meeting the requirements for the increased density bonus under the shoreland standards.

## DEVELOPMENT STANDARDS

### Units Per Building

The purpose statement for the R-3A zoning district identifies a limit of four units per building. The Applicant is proposing six units per building to allow flexibility in grading and placement of the units to meet density requirements. This flexibility was identified with the concept plan and is consistent with the request made with that application.

### Building Setbacks

The proposed setbacks for the project are listed on the Preliminary Site Plan and in the table below. The Applicant is requesting flexibility from the front yard setback requirement for the side of the street with the sidewalk. The purpose of this is to incorporate the sidewalk within the right-of-way, which

requires that an additional 3 feet of right of way is being taken. This results in more right-of-way being taken on one side of the street. The distance of the units from the street is the same on both sides of the street.

| Setbacks                                            | Required | Proposed |
|-----------------------------------------------------|----------|----------|
| Front Yard Setback with sidewalk                    | 20 feet  | 17 feet  |
| Front Yard Setback without sidewalk                 | 20 feet  | 20 feet  |
| Rear Yard Setback – North (property line)           | 30 feet  | 30 feet  |
| Rear Yard Setback – North (65 <sup>th</sup> Street) | 40 feet  | 40 feet  |
| Rear Yard Setback – East                            | 50 feet  | 50 feet  |
| Rear Yard Setback – South                           | 30 feet  | 30 feet  |
| Rear Yard Setback – West                            | 40 feet  | 40 feet  |

#### Building/Impervious Surface Coverage

Impervious surface coverage standards are applied to give the City the authority to ensure sufficient areas for infiltration. Maximum impervious surface for the R-3A district is 40%. Additionally, the majority of this development falls within the Shoreland Overlay District, which has a maximum impervious surface of 25%. The 25% maximum may be increased through the approval of a storm water management plan and approval of a Conditional Use Permit (CUP) granting the increase. The CUP can be included as part of the overall PUD approval instead of a separate CUP.

The Applicant is showing an impervious surface coverage of 34% for the entire site and 36.4% within the shoreland boundary. This exceeds the allowed amount in the shoreland overlay area but is less than the maximum for the R-3A district. A storm water management plan has been submitted and reviewed by the City Engineer and can meet the City's standards, provided the City Engineer's comments are addressed. Staff recommends allowing the increased impervious surface for the development.

The maximum building coverage in the R-3A district is 20%. The plans as proposed has 15% building coverage.

#### **SUMMARY OF FLEXIBILITY REQUESTS**

The following is a summary of the flexibilities requested as part of the PUD, which have been mentioned above in their respective sections of the report. Staff recommends the Council grant each of the flexibilities requested.

1. **Setbacks:** Reduced building setbacks from the right-of-way are requested on the sidewalk side of the development. Code requires 20 feet; developer is requesting 17 feet.

The Council has approved flexibility from street setbacks in several prior developments. With proposed 53-foot-wide rights-of-way, there is still sufficient setback between the building and the street surface for parking of vehicles in the driveway, however longer vehicles may extend into the sidewalk area.

2. **Impervious Surface Coverage:** Increased impervious surface coverage is requested. The maximum allowed by Code is 25% in the shoreland area; developer is requesting 36.4%.

This is allowed with a CUP in the shoreland area but can be included as flexibility within the PUD process. The Development can meet the additional stormwater management requirements for the increased impervious surface.

3. **Undisturbed Open Space:** Code requires that half of the development's required open space be undisturbed open space; developer is proposing 12.6%.

The Applicant is proposing to provide less than the required amount of undisturbed open space, however they are providing almost double the amount of total open space required. They are also meeting all of the shoreland open space requirements.

4. **Units per Building:** The maximum units per building that City Code allows in this zoning district is 4 units per building; the developer is requesting to include some 6-unit buildings.

The grading on the site makes it challenging to accommodate the density required for the zoning district if using only 4 unit buildings. Allowing 6-unit buildings grants the flexibility to better work with the grading and have an increased density.

The following sections discuss other aspects of the development and do not contain any requested flexibilities from Code requirements.

## **STREETS**

The Preliminary Plat will provide right-of-way dedication for the public street system serving the plat, which includes 65<sup>th</sup> Street and Argenta Trail. The Plat would provide for two accesses into the development: one connection onto Argenta Trail and a right-in and right-out access onto 65<sup>th</sup> Street. All necessary right-of-way for Argenta Boulevard (County Road 63) has already been acquired by Dakota County.

## **PARKS/TRAILS**

The Park and Recreation Advisory Commission reviewed the Plat at their June 11 meeting and recommended park dedication be addressed through a cash contribution. Both streets provide for a sidewalk on one side of the street as required by the ordinance.

## **LANDSCAPING/TREE PRESERVATION**

The Applicant has provided a tree inventory of the site. City Code allows tree removal of 40% for multiple family development. Any tree removal beyond this threshold requires replacement for those trees over the limit. Grading for the building pads and stormwater basin will remove all of the existing trees. There are 2,133 caliper inches of trees on site. A total of 674 caliper inches is required to be replaced. The Applicant is proposing to replace 675 caliper inches as part of the development.

The Landscape Plan provides for street trees and landscaping throughout. Landscaping is also concentrated along the perimeter boundaries of the site. A total of 119 overstory trees are required as part of the landscaping obligation for the townhomes in the code. The total planting for the development is 299 overstory trees, 34 ornamental trees and 476 shrubs which complies with the landscaping requirement and accommodates the tree replacement requirement.

## **WETLANDS**

A wetland delineation report has been completed for the site and approved through the Wetland Conservation Act (WCA) review process. The plans show a 0.2-acre impact to a smaller wetland on the site and this requires a wetland mitigation plan to be prepared and approved through the WCA review process. A condition is part of this report to require a mitigation plan to be approved as part of final plans.

### **GRADING, DRAINAGE, STORMWATER AND UTILITIES**

Engineering has reviewed the plans and has also sent them to city consultants for review. Engineering review is ongoing at this point and any needed conditions should be part of the approval.

### **FIRE AND POLICE REVIEW**

Fire and Police staff received the plans and did not provide any comments.

### **PARKING**

Based on the parking requirements in the Northwest Area, 2.0 parking spaces are required per townhome unit. The plans provide for a total of 476 parking spaces including garages and driveways. There are 15 spaces provided in front of the clubhouse. An additional 19 guest parking spaces have been provided throughout the site, which meets the 20 guest parking spaces required. Parking standards have been met.

### **DEVELOPMENT CONTRACT**

The Applicant and/or assigns as approved by the City Council shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the Applicant, City Attorney and staff as part of the final PUD review. All of the agreements will be presented for City Council approval as part of the final PUD review.

### **PLANNING COMMISSION**

The Planning Commission held a public hearing on the proposed Preliminary Plat and Preliminary PUD at their August 6, 2025 meeting. There were multiple residents who spoke at the hearing. The residents expressed concerns related to the number of units, stormwater management, increased traffic, buffering on the southern lot line and access to Argenta Trail. Following the hearing, the Commission discussed the application and voted 6-0 to recommend approval of the requests.

### **FISCAL IMPACT**

N/A

### **RECOMMENDATION**

Both the Planning Commission and Planning staff recommend approval of these requests subject to the conditions as stated in the attached Resolution.

### **ATTACHMENTS**

1. Resolution approving Preliminary Plat and PUD
2. Existing Zoning and Land Use Map
3. Application Narrative
4. Civil Plans
5. Landscape Plans
6. Building Elevations
7. Nord 61 - County Comment Letter

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION NO. 2025-\_\_\_\_\_**

**RESOLUTION APPROVING THE PRELIMINARY PLAT AND PRELIMINARY PLANNED UNIT  
DEVELOPMENT (PUD) FOR A 119-UNIT TOWNHOME DEVELOPMENT TO BE KNOWN  
AS NORD SIXTY ONE DEGREE**

**WHEREAS,** Ace Land Holdings, LLC ("Applicant") has requested approval of a Preliminary Plat for North Sixty One Degree ("Plat") and Preliminary Planned Unit Development ("PUD") to create 119 townhome units on two existing parcels ("Development"), legally described in Exhibit A and referred to collectively hereafter as the "Subject Property;" and,

**WHEREAS,** the Subject Property is guided LMDR, Low-Medium Density Residential and zoned R-3A, Multiple-Family Residential; and,

**WHEREAS,** pursuant to Minnesota Statute §462.357 ("Statute") the Inver Grove Heights Planning Commission ("Commission") held a Public Hearing ("Hearing") on August 6, 2025, to received public comment regarding said Plat; and,

**WHEREAS,** notice of the Hearing was posted at City Hall, published in the City's official newspaper, and mailed to all owners of affected properties, as required by Statute; and,

**WHEREAS,** the Commission considered verbal and written public comment received prior to and at the Hearing, and following the Hearing, the Commission unanimously recommended approval of the Plat and PUD for Nord Sixty One Degree.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS,** that the Preliminary Plat and Preliminary Planned Unit Development for Nord Sixty One Degree is hereby approved, subject to the following conditions:

1. Prior to Final Plat and plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.
2. The Ordinance approving the rezoning to PUD shall include the following specific standards:
  - a) Building setbacks from right-of-way on sidewalk side shall be 17 feet.
  - b) Impervious surface coverage for the site shall be allowed at 37% for the entire site.
  - c) Undisturbed open space shall be allowed to be 12.6% (0.52 acres).
  - d) Units per building shall be allowed a maximum of 6 units per building.



3. Drainage and utility easements shall be provided on the Final Plat as required by the City Engineer.
4. The Applicant shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space and to provide identification for future landowners to know boundaries of the open space areas. The Final PUD plans must show the location of the marker posts.
5. The Homeowner's Association will be responsible for the maintenance of the open space. An open space easement agreement will be prepared and will be approved with the Final Plat. The City Attorney will review the homeowner's association documents to make sure they address this condition.
6. Park dedication shall be made in the form of a cash contribution based on the recommendation of the Parks and Recreation Advisory Commission.
7. The Applicant shall be responsible for ensuring the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading.
8. Prior to execution of the Final Plat by the City and prior to recording of the Final Plat with the County, the Applicant must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
9. The Applicant and/or assigns, as approved by the City Council, shall enter into a Development Contract with the City for the purpose of developing the Subject Property as approved and according to approved plans.
10. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.
11. Prior to City Council approval of final plans, wetland mitigation plans must be submitted, reviewed and approved through the WCA approval process.
12. The Applicant shall seek Final Plat approval within six (6) months from the date of Preliminary Plat approval for North Sixty One Degree.
13. Title work for the Plat shall be provided to and conform to any requirements resulting from City staff and the City Attorney's review of the title work and plat opinion.
14. Except as otherwise expressly authorized by City resolution or ordinance, all aspects of the Development shall comply with all applicable state laws and city codes, ordinance, and regulations.

**BE IT FURTHER RESOLVED** that the Deputy Clerk is hereby authorized and directed to record a certified copy of this Resolution at the Dakota County Recorder's Office.

Adopted by the City Council of Inver Grove Heights on this 25<sup>th</sup> day of August, 2025.

Ayes:

Nays:

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Brenda Dietrich, Mayor

ATTEST:

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Rebecca Kiernan, City Clerk

**EXHIBIT A****SUBJECT PROPERTY  
LEGAL DESCRIPTION**Parcel 1:

PID: 20-00600-52-011

That part of the East one-half of the Southwest Quarter (E 1/2 of SW 1/4) of Section 6, Township 27, Range 22, Dakota County, Minnesota; lying north of the south 1831.00 feet of said East one-half; and lying Easterly of the center line of Argenta Trail (County State Aid Highway No. 63), formerly known as Sun Fish Lake Road, except any part thereof lying within the following described parcel: That part of the East One-half of the Northwest Quarter (E 1/2 of NW 1/4) and the East one-half of the Southwest Quarter (E 1/2 of SW 1/4) of Section 6, Township 27, Range 22, Dakota County, Minnesota, described as follows: Beginning at the southwest corner of said East one-half of the Northwest Quarter (E 1/2 of NW 1/4); thence North 01 degrees 41 minutes 22 seconds West, bearing assumed, along the West line of said East one-half of the Northwest Quarter (E 1/2 of NW 1/4), a distance of 222.44 feet; thence North 74 degrees 01 minutes 10 seconds East, a distance of 277.08 feet; thence South 15 degrees 58 minutes 50 seconds East, a distance of 330.00 feet; thence South 74 degrees 01 minutes 10 seconds West, a distance of 362.49 feet to the West line of said East one-half of the Southwest Quarter (E 1/2 of SW 1/4); thence North 01 degrees 03 minutes 18 seconds West, along said West line to the point of beginning. Dakota County, Minnesota

Parcel 2:

PID: 20-00600-25-012

That part of the East 1/2 of the Northwest 1/4 and the East 1/2 of the Southwest 1/4, Section 6, Township 27, Range 22, Dakota County, Minnesota described as follows: Beginning at the Southwest corner of said East 1/2 of the Northwest 1/4; Thence North 1 Degree 41 Minutes 22 Seconds West, Bearing Assumed, Along the West line of said East 1/2 of the Northwest 1/4, a Distance of 222.44 Feet; Thence North 74 Degrees 01 Minute 10 Seconds East a Distance of 277.08 Feet; Thence South 15 Degrees 58 Minutes 50 Seconds East a Distance of 330.0 Feet; Thence South 74 Degrees 01 Minute 10 Seconds West a Distance of 362.49 Feet to the West Line of Said East 1/2 of the Southwest 1/4; Thence North 1 Degree 03 Minutes 18 Seconds West Along Said West Line to the Point of Beginning, Dakota County, Minnesota.

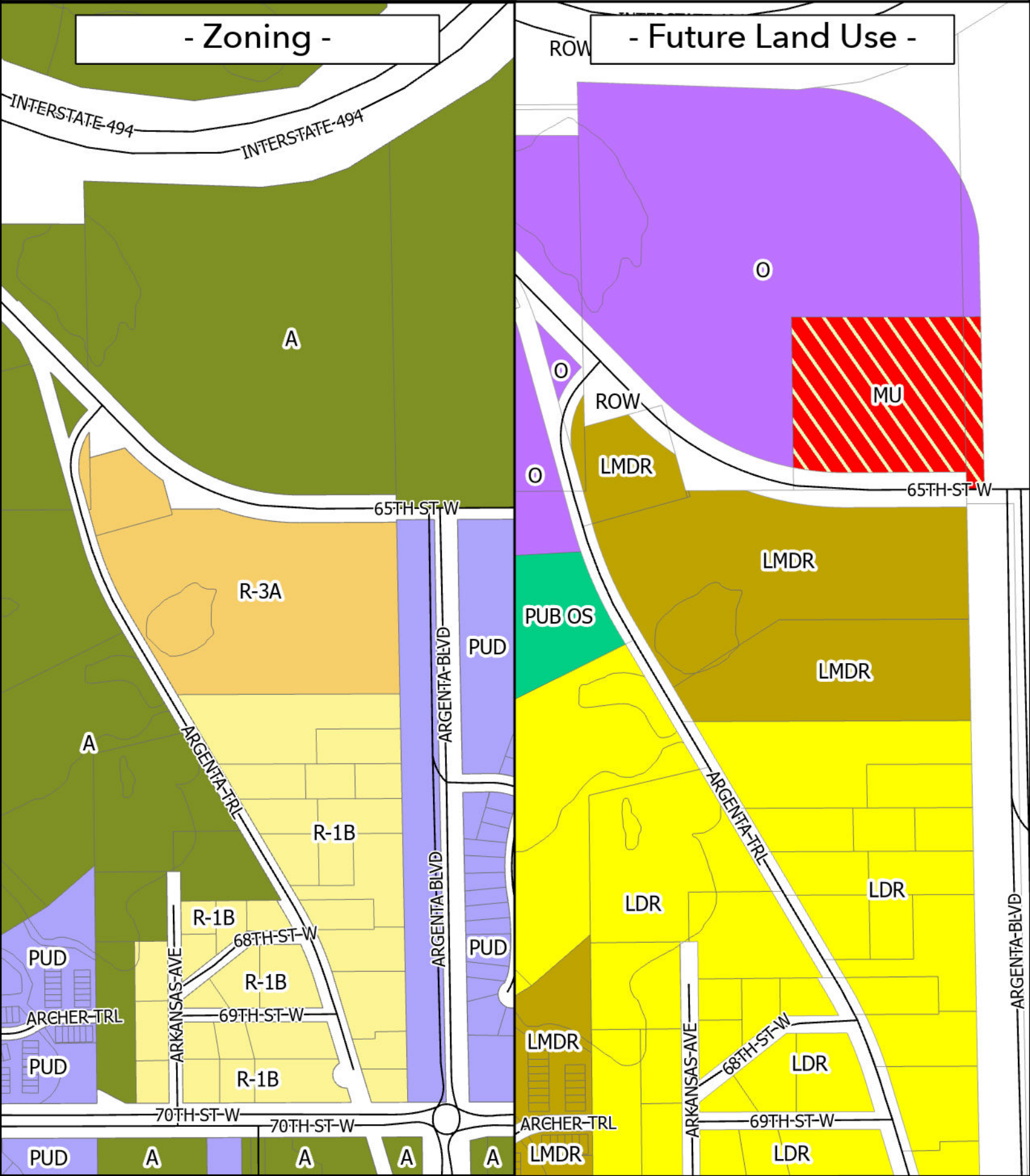
AND

That Part of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section Six (6), Township Twenty-Seven (27), Range Twenty-Two (22), Dakota County, Minnesota, Described as Follows: Beginning at the Northeast Corner of Said Northwest 1/4 of the Southwest 1/4, thence westerly along the North line of Said Northwest 1/4 of the Southwest 1/4 to the Centerline of C.S.A.H. Number 63, thence southeasterly along centerline a Distance of 126.34 feet, thence northeasterly at a right angle to the East line of said Northwest 1/4 of Southwest 1/4, thence northerly along said East Line to the Point of Beginning, Dakota County, Minnesota.



# Nord 61

## Existing Zoning and FLU



# NORD 61°

Project Narrative Supporting Preliminary Plat and  
Preliminary Planned Unit Development Application

May 1, 2025

Applicant:  
**Ace Land Holdings, LLC**



**TABLE OF CONTENTS**

Page

I. INTRODUCTION ..... 1

II. PROJECT DESCRIPTION AND REQUESTED APPROVALS ..... 1

III. CONCLUSION ..... 5

**SCHEDULE OF EXHIBIT**

- Tab 1: Location Map
- Tab 2: Shoreland Overlay Map
- Tab 3: Neighborhood Meeting Comments
- Tab 4: Preliminary Staging Plan
- Tab 5: Development Capacity
- Tab 6: Notice of Decision (Wetland Delineation)
- Tab 7: Preliminary Development Plan (Electronic Plan Set)
- Tab 8: Preliminary Plat
- Tab 9: Stormwater Report

## I. INTRODUCTION

Ace Land Holdings, LLC (“Applicant”), is the fee owner and developer of parcels 200060052011 and 200060025012 (collectively, the “Property”). *See Tab 1* (location map). The Applicant proposes to develop approximately 119 multi-family residential townhome/rowhome rental units on the property creating an intimate neighborhood setting with ample shared amenities (collectively, the “Project”). *See Sheet A000*.

The Applicant has taken great care in planning the Project to consider and implement the various public interest goals and objectives set forth in the City’s 2040 Comprehensive Plan, Zoning Code, and the NW Area Overlay Ordinance, including, without limitation, developing a site plan that balances the City’s goals for increased density with providing a natural transition between single family development to the South of the site and higher-density development planned for the property to the North, as well as maintaining a lower-density buffer and natural vegetative screening along the Southern boundary of the Property that is shared with a neighboring single family home.

## II. PROJECT DESCRIPTION AND REQUESTED APPROVALS

### A. The Property

The Project will be developed on the following real property in the City of Inver Grove Heights, County of Dakota, State of Minnesota, described as follows:

#### **Parcel 200060052011**

That part of the East one-half of the Southwest Quarter (E 1/2 of SW 1/4) of Section 6, Township 27, Range 22, Dakota County, Minnesota; lying north of the south 1831.00 feet of said East one-half; and lying Easterly of the center line of Argenta Trail (County State Aid Highway No. 63), formerly known as Sun Fish Lake Road, except any part thereof lying within the following described parcel: That part of the East One-half of the Northwest Quarter (E 1/2 of NW 1/4) and the East one-half of the Southwest Quarter (E 1/2 of SW 1/4) of Section 6, Township 27, Range 22, Dakota County, Minnesota, described as follows: Beginning at the southwest corner of said East one-half of the Northwest Quarter (E 1/2 of NW 1/4); thence North 01 degrees 41 minutes 22 seconds West, bearing assumed, along the West line of said East one-half of the Northwest Quarter (E 1/2 of NW 1/4), a distance of 222.44 feet; thence North 74 degrees 01 minutes 10 seconds East, a distance of 277.08 feet; thence South 15 degrees 58 minutes 50 seconds East, a distance of 330.00 feet; thence South 74 degrees 01 minutes 10 seconds West, a distance of 362.49 feet to the West line of said East one-half of the Southwest Quarter (E 1/2 of SW 1/4); thence North 01 degrees 03 minutes 18 seconds West, along said West line to the point of beginning.

#### **Parcel 200060025012**

That part of the East 1/2 of the Northwest 1/4 and the East 1/2 of the Southwest 1/4, Section 6, Township 27, Range 22, Dakota County, Minnesota described as follows: Beginning at the Southwest corner of said East 1/2 of the Northwest 1/4; Thence North 1 Degree 41 Minutes 22 Seconds West, Bearing Assumed, Along the West line of said East 1/2 of the Northwest 1/4, a

Distance of 222.44 Feet; Thence North 74 Degrees 01 Minute 10 Seconds East a Distance of 277.08 Feet; Thence South 15 Degrees 58 Minutes 50 Seconds East a Distance of 330.0 Feet; Thence South 74 Degrees 01 Minute 10 Seconds West a Distance of 362.49 Feet to the West Line of Said East 1/2 of the Southwest 1/4; Thence North 1 Degree 03 Minutes 18 Seconds West Along Said West Line to the Point of Beginning, Dakota County, Minnesota.

AND

That Part of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section Six (6), Township Twenty-Seven (27), Range Twenty-Two (22), Dakota County, Minnesota, Described as Follows: Beginning at the Northeast Corner of Said Northwest 1/4 of the Southwest 1/4, thence westerly along the North line of Said Northwest 1/4 of the Southwest 1/4 to the Centerline of C.S.A.H. Number 63, thence southeasterly along centerline a Distance of 126.34 feet, thence northeasterly at a right angle to the East line of said Northwest 1/4 of Southwest 1/4, thence northerly along said East Line to the Point of Beginning, Dakota County, Minnesota.

B. **Comprehensive Plan**

By action of the City Council on March 24, 2025, the northern portion of parcel 200060052011 was re-guided from Medium Density Residential (MDR) to Low-Medium Density Residential (LMDR). Parcel 200060025012 was re-guided from Office (O) to Low-Medium Density Residential (LMDR). The entirety of the Property is therefore now guided for Low-Medium Density Residential (LMDR) development with a permitted density of 4-8 residential units per acre. *See Sheet L001.* Metropolitan Council consent to the foregoing Comprehensive Plan amendments is pending.

C. **Zoning**

By action of the City Council on March 24, 2025, the entirety of the Property was rezoned from Agricultural use to R-3A Multiple-Family Residential. Adjacent property zoning is identified on **Sheet L001**.

D. **Overlay Districts**

The Property is located entirely within the Northwest Area Overlay District. The Property is also covered, in part, by a Shoreland Overlay district. *See Tab 2.*<sup>1</sup> In accordance with Section 10-13B-18(F), a tiered density evaluation is set forth on **Sheets C201-C202**.

A. **Preliminary Plat**

A draft preliminary plat is attached at **Tab 8**.

B. **General Development Plan**

The Applicant's general plan for development is set forth at **Tab 7** (electronic plan set).

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<sup>1</sup> Reference Natural Environmental Lake 19-54 P and Recreational Development Lake 19-36 P.

C. **Development Capacity Plan**

In accordance with Section 10-13J-5(E), the Applicant has completed a development capacity estimate set forth at **Tab 5**. *See also Sheet L001*.

D. **Natural Area/Open Space Plan**

The Applicant's open space plan and net area calculations are set forth on **Sheets L001-L002**.

E. **Wetland Replacement Plan**

In accordance with the December 15, 2021, Notice of Decision (wetland delineation) attached at **Tab 6**, there is currently a 0.2 acre wetland ("Wetland 7") within the area to be developed as a stormwater retention pond. *See Sheet C200*. The original source of water that drained to this location was eliminated by the construction of 65<sup>th</sup> Street West along the Northern boundary of the Property.<sup>2</sup> Upon City approval of the Project development plan, Applicant will undertake to purchase credits through the Minnesota wetland banking program for purposes of mitigating the alteration of Wetland 7.

F. **Tree Preservation and Reforestation Plan**

The Applicant's tree preservation and reforestation plan is set forth on **Sheets L003-L101**.

G. **Landscape Plan**

The Applicant's landscape plan is set forth on **Sheets L101-L500**.

H. **Staging Plan**

The Applicant's preliminary staging plan is attached at **Tab 4**. Subject to market conditions, the Applicant currently intends to commence mass grading, site work, utilities, and road construction in the 2025-26 timeframe. In this preliminary site work phase, the Applicant intends to complete all access and road improvements; provided, however, that the final course of asphalt will not be installed in areas where construction of residential dwellings has not been completed. Following completion of the site work, the Applicant currently intends to develop the vertical residential improvements in two separate phases. Phase 1 will include development of the Clubhouse, outdoor amenity areas, and approximately 61 residential units. Phase 2 will include development of the remaining approximately 59 residential units. Depending upon market conditions and construction seasons, total development of the Property is currently anticipated to take three to four years from receipt of approvals, permits, and financing.

I. **Stormwater Management**

The Property is located within the Northwest Area Overlay district requiring the residential development's stormwater to be managed on-site. The Applicant's stormwater management report

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<sup>2</sup> Dakota County Projects 26-54 and 63-27.

is attached at **Tab 9**. *See also* **Sheets C420-C426**.

J. **Typical Architectural Plans**

Typical architectural floor plans and elevations are set forth on **Sheets A101-A454**.

K. **Parking**

In accordance with Section 10-15A-3, the Project is planned to include parking capacity in excess of City requirements. Each residential unit will include a two-car garage and two off-street driveway spaces for a total of four spaces (2 spaces per unit are required). The Project will also include 34 separate guest parking spaces (a total of 20 are required). *See* **Sheet C200**.

L. **Neighborhood Meeting**

In accordance with Section 11-2-2, a neighborhood meeting was conducted April 17, 2025. Written notice was provided to property owners within 350 feet of the Property. Public comments and a summary of testimony received by the Applicant are set forth at **Tab 3**.

M. **Park Dedication**

Due to the limited area available for development within the Property, the Applicant will be unable to dedicate land for public use. In accordance with Section 11-4-2, the Applicant requests approval to make a cash in lieu contribution to the park acquisition and development fund.

N. **Request for Exception to Building Unit Size**

In accordance with Section 10-9C-1(A), multiple-family residential buildings are limited to no more than four dwelling units within the R-3A Multiple-Family Residential zoning district. To satisfy the City's minimum density requirements and policy objectives within the Northwest Area Overlay district (*see* Table 13J-1), the Applicant requests an exception from this provision to construct buildings with up to seven dwelling units. *See* **Sheet A000** (Buildings 1-5, 8, 20, 22, 26 and 27 are currently planned to include greater than four units per building).

O. **Request for Connection Charge Reductions**

In accordance with recent similar approvals by the City Council, the Applicant requests that certain disproportionate connection fees applicable in the Northwest Area Overlay district be reduced (*i.e.*, normalized) to match the fee structure applicable to property outside of the Northwest Area Overlay district. Specifically, the Applicant requests a corresponding reduction in the Water Connection Fees (Plat & Building Permit), Sewer Connection Fees (Plat & Building Permit), and Stormwater Connection Fees (Plat).

| Fee                       | Land Outside the Northwest Area (R-3A zoning)               | Land Inside the Northwest Area (R-3A zoning)                |
|---------------------------|-------------------------------------------------------------|-------------------------------------------------------------|
| Water Plat Connection Fee | \$1,895.00 multiplied by a density factor of 3.5 multiplied | \$1,505.00 multiplied by a density factor of 4.0 multiplied |

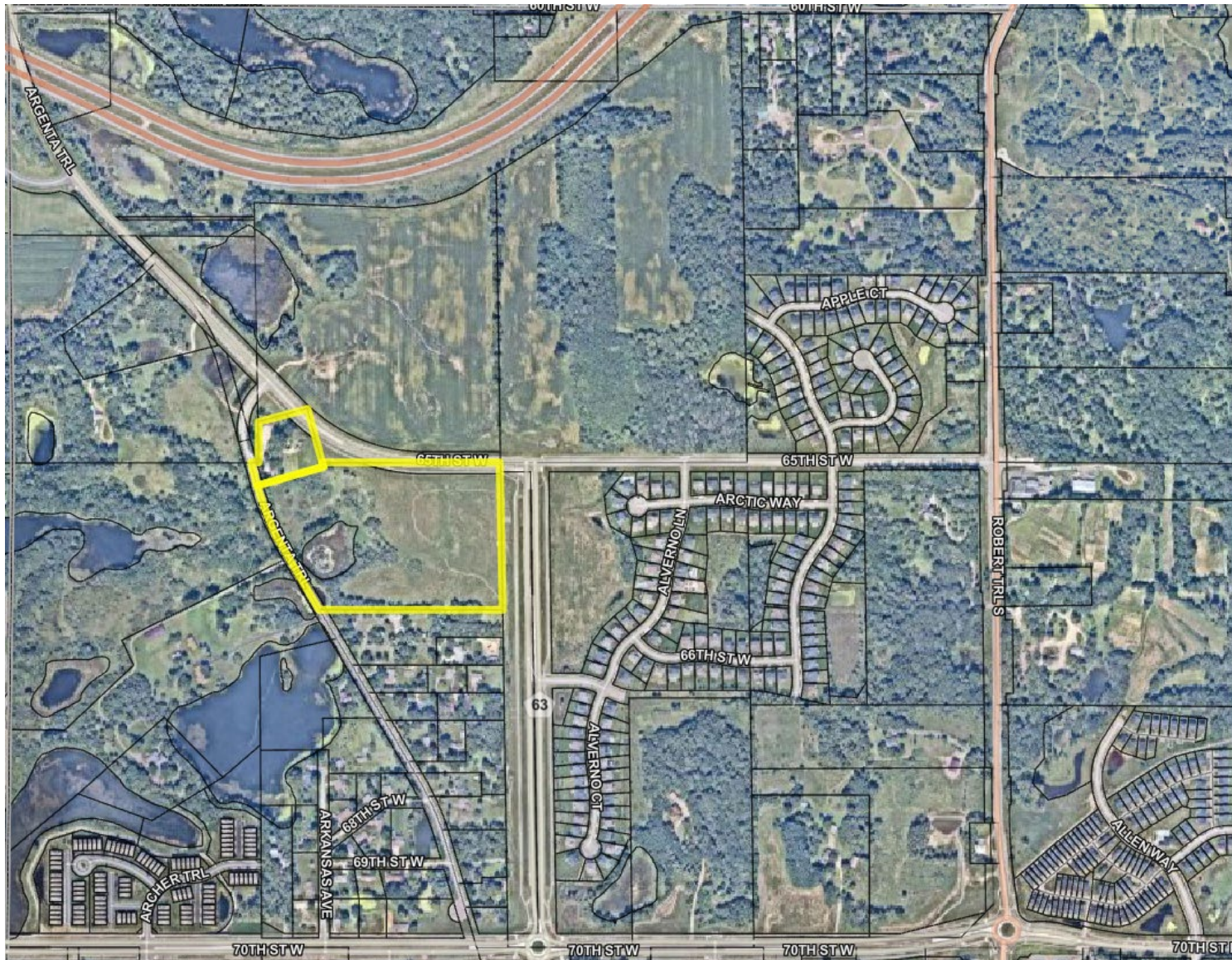


|                                                    |                                                                                      |                                                                                         |
|----------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
|                                                    | by net developable acres                                                             | by the net developable area                                                             |
| Water Building Permit Connection Fee               | \$1,115.00 per SAC unit                                                              | \$4,095.00 per SAC unit                                                                 |
| Sanitary Sewer Plat Connection Fee                 | \$1,895.00 multiplied by a density factor of 3.5 multiplied by net developable acres | \$2,710.00 multiplied by a density factor of 4.0 multiplied by the net developable area |
| Sanitary Sewer Building Permit Connection Unit Fee | \$640.00 per SAC unit                                                                | \$7,310.00 per SAC unit                                                                 |
| Stormwater Plat Connection Fee                     | \$9,805.00 per net developable acre                                                  | Base charge of \$9,805.00 plus a NWA surcharge of \$7,230.00 per net developable acre   |

### III. CONCLUSION

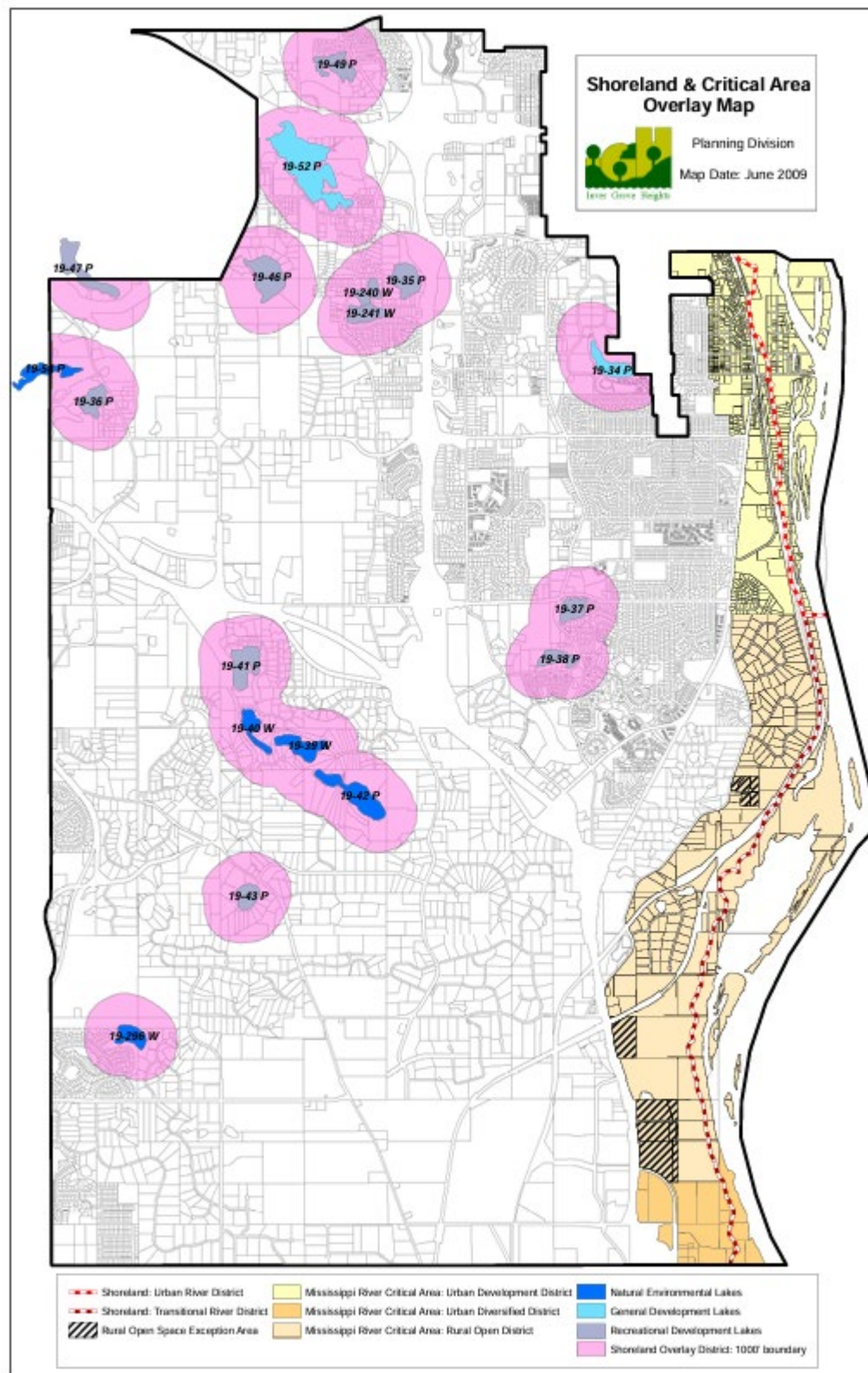
We look forward to working with the City to complete review of this application. Thank you for your consideration of our proposal.

**Tab 1: Location Map**





**Tab 2: Shoreland Overlay Map**



**Tab 3: Neighborhood Meeting Comments**

| Household                                                       | Address              | City/State/Zip Code               | 4/17 Townhall Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------|----------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACE IN THE HOLE REAL ESTATE                                     | PO BOX 4661          | ROCHESTER MN 55903                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| STATE OF MN - DOT                                               | 395 JOHN IRELAND E   | SAINT PAUL MN 55155               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| COLE ENTERPRISES INC                                            | 6351 ARGENTA TRL     | INVER GROVE HEIGHTS MN 55077      | - Interested about utility plan and connection to the West.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| ACE LAND HOLDINGS LLC                                           | 2685 VIKINGS CIR STE | EAGAN MN 55121                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| COUNTY OF DAKOTA                                                | 14955 GALAXIE AVE    | APPLE VALLEY MN 55124             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| RBG LLC                                                         | 14680 MAY AVE        | STILLWATER MN 55082               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                 |                      |                                   | -We would appreciate trees and/or fencing for a buffer<br>- It would be nice to have a greater set back than 30'<br>- Please provide a buffer/fence along our property and the townhome line. The style of the townhomes does not fit with out neighborhood.                                                                                                                                                                                                                                                                                                   |
| MARK & DEBORAH VAN                                              | 6660 ARGENTA TRL     | INVER GROVE HEIGHTS MN 55077      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| JOHN & PATRICIA TODD                                            | 6689 ARGENTA TRL     | INVER GROVE HEIGHTS MN 55077-2208 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                 |                      |                                   | Concerns:<br>- Screening insufficient to existing properties (planned berms need to be added)<br>- Compromising existing wetlands<br>- Architecture does not fit the area - too industrial looking<br>- Conjested traffic is concern<br>- Distance proposed houses are from existing residents<br>- Density<br>- Noise - crime with lower tier rentals<br>- Rentals reduce surrounding property values<br>Details are lacking with site + landscape plan<br>- Animals pushed out of the area<br>- Pollution of existing wetlands- too much impermeous surfaces |
| CHAD J & CHRISTINE M HAGMAR                                     | 6710 ARGENTA TRL     | INVER GROVE HEIGHTS MN 55077      | - 612.998.3207                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                 |                      |                                   | Concerns:<br>- Concerned about the traffic + noise levels<br>- Love the look of the clubhouse- could homes look more like clubhouse?<br>- Are you looking to acquire properties south on Argenta in the future?<br>- Wish they were owner occupied homes.                                                                                                                                                                                                                                                                                                      |
| MARK & MARIA GILLESPIE                                          | 6712 ARGENTA TRL     | INVER GROVE HEIGHTS MN 55077      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| BRYAN & TRACY ZAHN                                              | 6714 ARGENTA TRL     | INVER GROVE HEIGHTS MN 55077-2209 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                 |                      |                                   | - Concern that they are low-end rentals. Would feel more comfortable if they were high end rentals or owner occupied.<br>- The 3story townhomes need some TLC. The design should be closer to the clubhouse<br>- Concerns about Old Argenta "dead end" that dirt road maybe shouldn't be a pass through                                                                                                                                                                                                                                                        |
| JOSEPH BLACKFELNER & ERIN H                                     | 6736 ARGENTA TRL     | INVER GROVE HEIGHTS MN 55077      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ELLA DEYEVA                                                     | 6743 ARGENTA TRL     | INVER GROVE HEIGHTS MN 55077      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Others not included on radius report:</b>                    |                      |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                 |                      |                                   | - This development has an enormous impact on the 6660 Argenta property. Things like privacy fencing, berms, tree rows and grading would be greatly appreciated to minimize the impact to the neighbors to the south. And being mindful of the building height.                                                                                                                                                                                                                                                                                                 |
| KYLE VAN                                                        | 6818 Argenta Trail   |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>General Comments Heard:</b>                                  |                      |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| - Owner occupied preferred over rentals                         |                      |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| - Southern setback/buffer concerns                              |                      |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| - Traffic congestion and access concerns from 65th to the south |                      |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| - Rowhomes look boxy/industrial, doesn't fit the neighborhood   |                      |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| - Stormwater drainage concerns for properties to the S/W        |                      |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| - Grading and landscape plan lacks detail                       |                      |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

NAME: Hagman Chad + Christine  
ADDRESS: 6710 Argenta Trail  
PHONE: 612 998-3207



**MV VENTURES**  
NORD 61°

COMMENTS:

- \* Concerns \*
- Screening insufficient to existing Properties (Planted Berms need to be added)
  - Compromising existing wetlands
  - Architecture does not fit the area - too industrial looking
  - Congested traffic
  - Distance proposed houses are from existing residents
  - Density
  - Noise - crime with lower tier rentals
  - Rentals reduce surrounding property values
  - Details are lacking with site + landscape plan
  - Animals pushed out of the area
  - Pollution of existing wetlands - too much impervious surfaces

NAME: Mark + Maria Gillespie  
ADDRESS: 6712 Argenta Trail  
PHONE: 651-494-7042



**MV VENTURES**  
NORD 61°

COMMENTS:

Concerned about the traffic + noise levels.  
Love the look of the clubhouse! Could homes look more like them?  
Are you looking to acquire properties south on Argenta in the future?  
Wish they were owner occupied homes.



NAME: Mark & Deb Van  
ADDRESS: 6660 Argenta Trl  
PHONE: 651-452-1699



COMMENTS:

We would appreciate trees and/or fencing for a buffer.  
It would be nice to have a greater setback  
than ~~30~~ 30 feet.

NAME: Kyle Van  
ADDRESS: 6818 Argenta Trail  
PHONE: 651-231-2126



COMMENTS:

This development has an enormous impact on the 6660 Argenta property.  
Things like privacy fencing, berms, tree rows & grading would be  
greatly appreciated to minimize the impact to the neighbors  
to the south. And being mindful of the building  
height.

NAME: Deb + Mark Van  
ADDRESS: 16660 Argenta  
PHONE: 1051-452-1699



**MV VENTURES**  
NORD 61°

COMMENTS:

Please provide a buffer / fence  
along our property at the  
townhouse line.

The style of the townhouses does NOT  
fit with our Neighborhood.

NAME: Evin  
ADDRESS: 16736 Argenta  
PHONE: \_\_\_\_\_



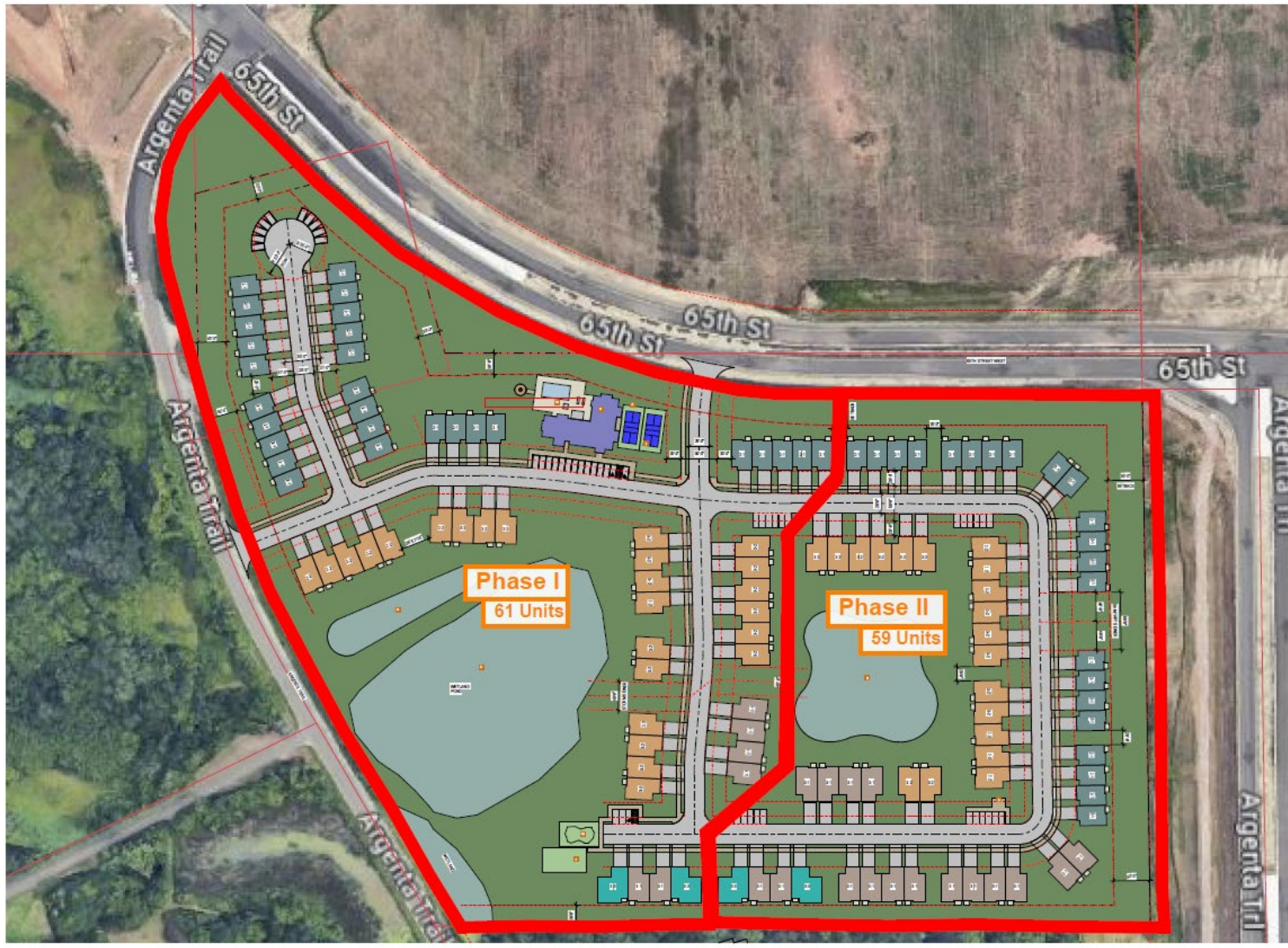
**MV VENTURES**  
NORD 61°

COMMENTS:

- ~~concern~~ that they are low end rentals
- The 3 story townhomes need some TLC.  
The design should be closer to the  
Clubhouse
- concerns about old Argenta "dead end"  
that dirt road maybe shouldn't be a  
pass through.
- concerns about exiting old Argenta  
onto 165th - already dangerous

Would feel more comfortable  
with rentals or  
if it were high owner occupied

**Tab 4: Preliminary Staging Plan**



**Tab 5: Development Capacity**

| 2040 COMP PLAN<br>(AMENDED) | COMP PLAN<br>(Units/Acre) | ZONING<br>(AMENDED) | OVERLAY<br>DISTRICT | SHORELAND<br>OVERLAY | ZONING<br>(Units/Acre) | NET<br>ACRES | NET SF  | MIN LOT<br>SIZE<br>(SF/Unit) | MAX LOTS | MAX DENSITY<br>(Units/Acre) | MIN DENSITY<br>(Units/Acre) | MAX<br>UNITS | MIN<br>UNITS | PROPOSED<br>UNITS | PROPOSED<br>DENSITY<br>(units/acre) |
|-----------------------------|---------------------------|---------------------|---------------------|----------------------|------------------------|--------------|---------|------------------------------|----------|-----------------------------|-----------------------------|--------------|--------------|-------------------|-------------------------------------|
| LMDR                        | 4-8                       | R-3A                | NW Area             | Yes                  | 4-8                    | 2.14         | 93,182  | 5,445                        | 17       | 8                           | 4                           | 17           | 9            | 13                | 6.07                                |
| LMDR                        | 4-8                       | R-3A                | NW Area             | Partial              | 4-8                    | 18.39        | 801,128 | 5,445                        | 147      | 8                           | 4                           | 147          | 74           | 106               | 5.76                                |
| TOTALS                      |                           |                     |                     |                      |                        | 20.53        | 894,310 |                              | 164      |                             |                             | 164          | 82           | 119               | 5.80                                |

**Tab 6: Notice of Decision (Wetland Delineation)**

(SEE ATTACHED)



**Tab 7: Preliminary Development Plan (Electronic Plan Set)**

(SEE ATTACHED)

**Tab 8: Preliminary Plat**

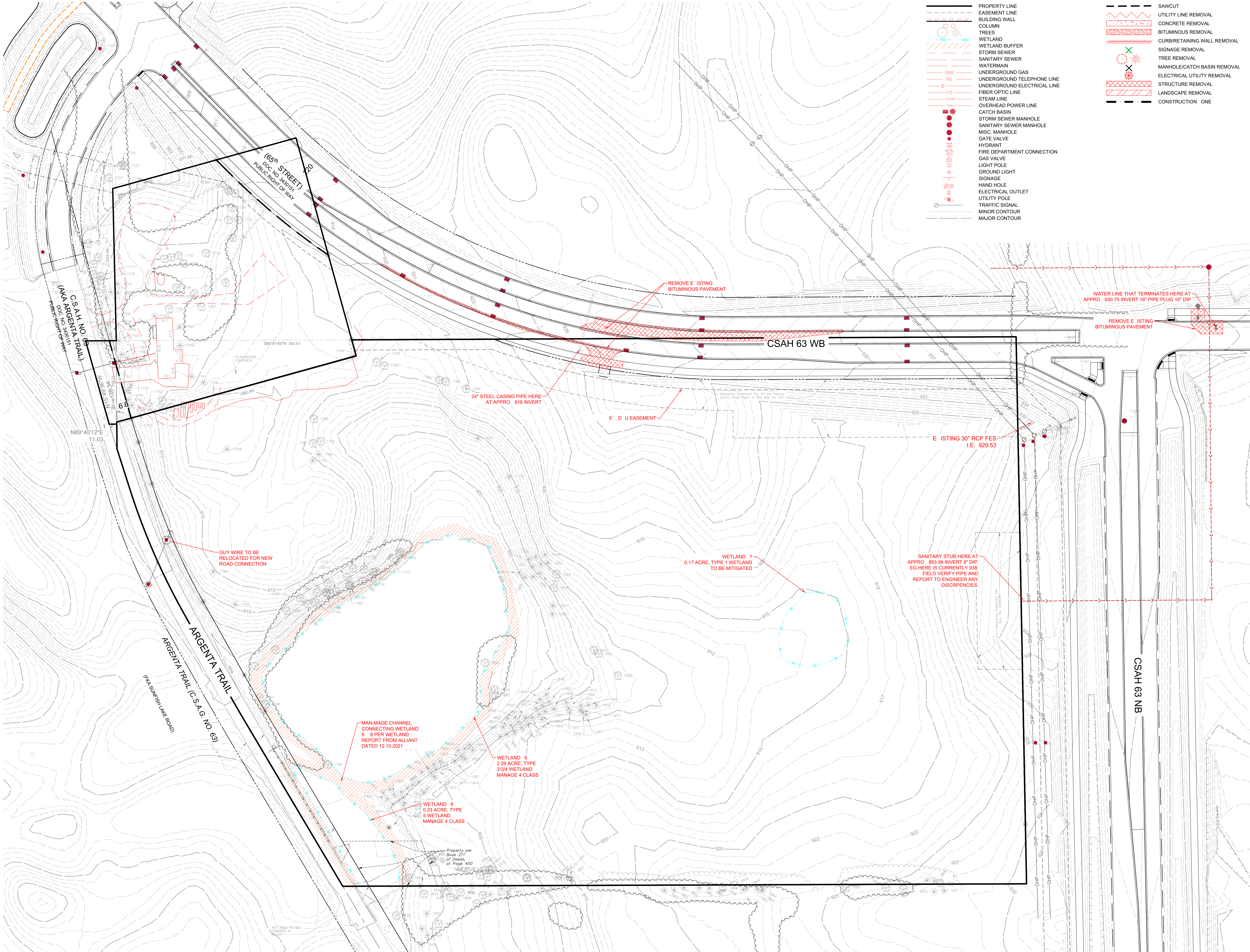
(SEE ATTACHED)

**Tab 9: Stormwater Report**

(SEE ATTACHED)



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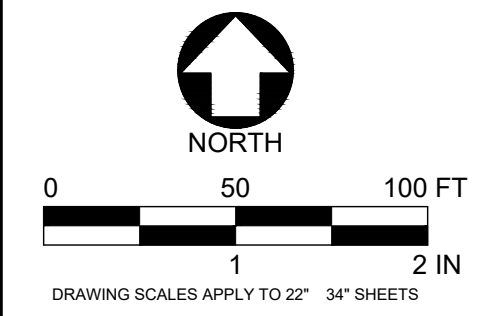
| LEGEND            |                             |
|-------------------|-----------------------------|
| E ISTING FEATURES | REMOVALS                    |
|                   | PROPERTY LINE               |
|                   | EASEMENT LINE               |
|                   | BUILDING WALL               |
|                   | COLUMN                      |
|                   | TREES                       |
|                   | WETLAND                     |
|                   | WETLAND BUFFER              |
|                   | STORM SEWER                 |
|                   | SANITARY SEWER              |
|                   | WATERMAIN                   |
|                   | UNDERGROUND GAS             |
|                   | UNDERGROUND TELEPHONE LINE  |
|                   | UNDERGROUND ELECTRICAL LINE |
|                   | FIBER OPTIC LINE            |
|                   | STEAM LINE                  |
|                   | OVERHEAD POWER LINE         |
|                   | CATCH BASIN                 |
|                   | STORM SEWER MANHOLE         |
|                   | SANITARY SEWER MANHOLE      |
|                   | MISC. MANHOLE               |
|                   | GATE VALVE                  |
|                   | HYDRANT                     |
|                   | FIRE DEPARTMENT CONNECTION  |
|                   | GAS VALVE                   |
|                   | LIGHT POLE                  |
|                   | GROUND LIGHT                |
|                   | SIGNAGE                     |
|                   | HAND HOLE                   |
|                   | ELECTRICAL OUTLET           |
|                   | UTILITY POLE                |
|                   | TRAFFIC SIGNAL              |
|                   | MINOR CONTOUR               |
|                   | MAJOR CONTOUR               |
|                   | SAWCUT                      |
|                   | UTILITY LINE REMOVAL        |
|                   | CONCRETE REMOVAL            |
|                   | BITUMINOUS REMOVAL          |
|                   | CURB/RETAINING WALL REMOVAL |
|                   | SIGNAGE REMOVAL             |
|                   | TREE REMOVAL                |
|                   | MANHOLE/CATCH BASIN REMOVAL |
|                   | ELECTRICAL UTILITY REMOVAL  |
|                   | STRUCTURE REMOVAL           |
|                   | LANDSCAPE REMOVAL           |
|                   | CONSTRUCTION ONE            |

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**EVES**  
ENGINEERING  
Civil Engineer:  
EVES, Inc.  
10025 Valley View Road,  
Suite 140  
Eden Prairie, Minnesota 55121

**CONFLUENCE**

Landscape Architect:  
Confluence  
530 North Third Street, Suite 120  
Minneapolis, Minnesota 55401



Project:  
**Nord 61°**  
65th Street and Argenta Trail  
Inver Grove Heights, MN 55077

Owner:  
**Ace Land Holdings, LLC**  
2685 Vikings Circle, Suite 050, Eagan, Minnesota 55121

Project Number **2024-116**  
Date **2025.07.10**

**NOT FOR  
CONSTRUCTION**

Date

Revision

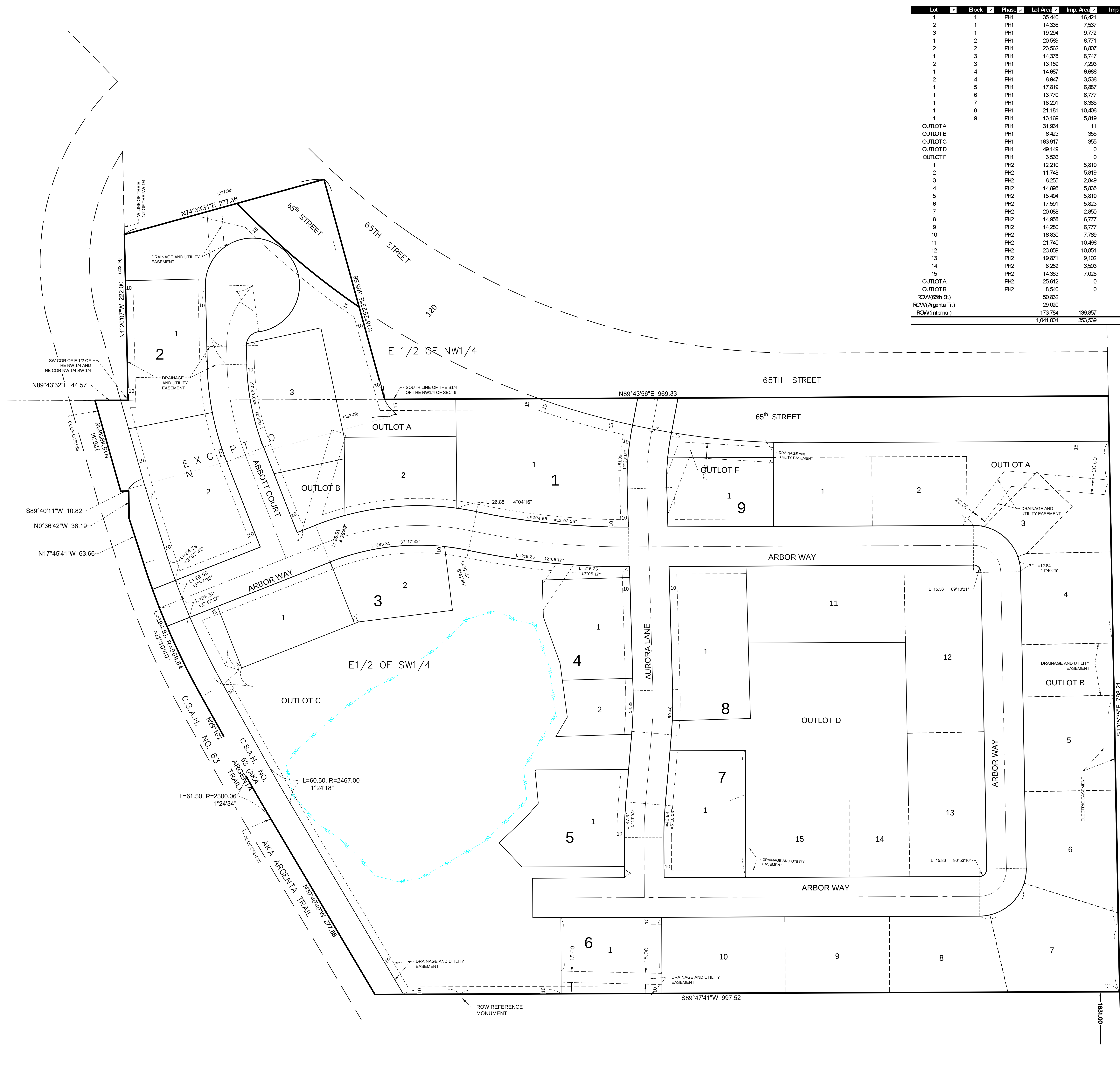
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| Lot              | Block | Phase | Lot Area  | Imp. Area | Imp % | Building Area | Building % | Patio Area | Drwy Area | Sidewalk Area | Street Area |
|------------------|-------|-------|-----------|-----------|-------|---------------|------------|------------|-----------|---------------|-------------|
| 1                | 1     | PH1   | 33.440    | 18.421    | 48.3% | 6,047         | 17.1%      | 0          | 0         | 9,736         | 637         |
| 2                | 1     | PH1   | 14,335    | 7,537     | 52.6% | 5,504         | 38.4%      | 240        | 1,792     |               |             |
| 3                | 1     | PH1   | 19,294    | 9,772     | 50.6% | 6,605         | 34.2%      | 288        | 2,879     |               |             |
| 1                | 2     | PH1   | 20,569    | 8,771     | 42.6% | 6,605         | 32.1%      | 288        | 1,878     |               |             |
| 2                | 2     | PH1   | 23,562    | 8,807     | 37.4% | 6,605         | 28.0%      | 288        | 1,914     |               |             |
| 1                | 3     | PH1   | 14,378    | 8,747     | 60.8% | 6,707         | 46.6%      | 240        | 1,800     |               |             |
| 2                | 3     | PH1   | 13,189    | 7,293     | 55.3% | 5,365         | 40.7%      | 192        | 1,735     |               |             |
| 1                | 4     | PH1   | 14,687    | 6,686     | 45.5% | 5,365         | 36.5%      | 96         | 1,224     |               |             |
| 2                | 4     | PH1   | 6,947     | 3,536     | 50.9% | 2,683         | 38.6%      | 192        | 661       |               |             |
| 1                | 5     | PH1   | 17,819    | 6,887     | 38.7% | 5,365         | 30.1%      | 192        | 1,330     |               |             |
| 1                | 6     | PH1   | 13,770    | 6,777     | 49.2% | 5,365         | 39.0%      | 192        | 1,219     |               |             |
| 1                | 7     | PH1   | 18,201    | 8,385     | 46.1% | 6,355         | 34.9%      | 288        | 1,742     |               |             |
| 1                | 8     | PH1   | 21,181    | 10,406    | 49.1% | 8,048         | 38.0%      | 192        | 2,166     |               |             |
| 1                | 9     | PH1   | 13,189    | 5,819     | 44.2% | 4,403         | 33.4%      | 192        | 1,224     |               |             |
| OUTLOT A         |       | PH1   | 31,964    | 11        | 0.0%  | 0             | 0.0%       | 0          | 0         |               |             |
| OUTLOT B         |       | PH1   | 6,423     | 355       | 5.5%  | 0             | 0.0%       | 0          | 0         |               |             |
| OUTLOT C         |       | PH1   | 183,917   | 355       | 0.2%  | 0             | 0.0%       | 0          | 0         |               |             |
| OUTLOT D         |       | PH1   | 49,149    | 0         | 0.0%  | 0             | 0.0%       | 0          | 0         |               |             |
| OUTLOT F         |       | PH1   | 3,566     | 0         | 0.0%  | 0             | 0.0%       | 0          | 0         |               |             |
| 1                |       | PH2   | 12,210    | 5,819     | 47.7% | 4,403         | 36.1%      | 192        | 1,224     |               |             |
| 2                |       | PH2   | 11,748    | 5,819     | 49.5% | 4,403         | 37.5%      | 192        | 1,224     |               |             |
| 3                |       | PH2   | 6,255     | 2,849     | 45.5% | 2,102         | 33.6%      | 96         | 651       |               |             |
| 4                |       | PH2   | 14,865    | 5,635     | 39.2% | 4,403         | 29.6%      | 192        | 1,239     |               |             |
| 5                |       | PH2   | 15,484    | 5,819     | 37.8% | 4,403         | 28.4%      | 192        | 1,224     |               |             |
| 6                |       | PH2   | 17,591    | 5,823     | 33.1% | 4,403         | 25.0%      | 192        | 1,227     |               |             |
| 7                |       | PH2   | 20,088    | 2,850     | 14.2% | 2,102         | 10.5%      | 96         | 652       |               |             |
| 8                |       | PH2   | 14,958    | 6,777     | 45.3% | 5,365         | 35.9%      | 192        | 1,219     |               |             |
| 9                |       | PH2   | 14,280    | 6,777     | 47.5% | 5,365         | 37.6%      | 192        | 1,219     |               |             |
| 10               |       | PH2   | 16,830    | 7,769     | 46.2% | 6,355         | 37.8%      | 192        | 1,222     |               |             |
| 11               |       | PH2   | 21,740    | 10,496    | 48.3% | 8,048         | 37.0%      | 288        | 2,160     |               |             |
| 12               |       | PH2   | 23,059    | 10,851    | 47.1% | 8,048         | 34.9%      | 288        | 2,160     |               |             |
| 13               |       | PH2   | 19,871    | 9,102     | 45.8% | 6,707         | 33.8%      | 240        | 1,800     |               |             |
| 14               |       | PH2   | 8,282     | 3,503     | 42.3% | 2,683         | 32.4%      | 96         | 724       |               |             |
| 15               |       | PH2   | 14,353    | 7,028     | 49.0% | 5,365         | 37.4%      | 192        | 1,470     |               |             |
| OUTLOT A         |       | PH2   | 25,612    | 0         | 0.0%  | 0             | 0.0%       | 0          | 0         |               |             |
| OUTLOT B         |       | PH2   | 8,540     | 0         | 0.0%  | 0             | 0.0%       | 0          | 0         |               |             |
| ROW/(65th St.)   |       |       | 50,832    |           |       | 0             | 0.0%       | 0          | 0         |               |             |
| ROW/(Aurora Tr.) |       |       | 29,000    |           |       |               |            |            |           |               |             |
| ROW/(internal)   |       |       | 173,784   | 139,857   | 80.5% | 0             | 0.0%       | 0          | 18,328    | 18,597        | 102,932     |
|                  |       |       | 1,041,004 | 353,539   | 34.0% | 155,173       | 14.9%      | 5,712      | 59,309    | 28,345        | 104,960     |

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Civil Engineer:  
EVS, Inc.  
10025 Valley View Road,  
Suite 140  
Eden Prairie, Minnesota 55121

Landscape Architect:  
Confluence  
530 North Third Street, Suite 120  
Minneapolis, Minnesota 55401

0 50 100 FT  
1 2 IN  
DRAWING SCALES APPLY TO 22" x 34" SHEETS

Project: Nord 61°  
65th Street and Argenta Trail  
Inver Grove Heights, MN 55077

Owner:  
Ace Land Holdings, LLC  
2685 Vikings Circle, Suite 050, Eagan, Minnesota 55121

Project Number 2024-116  
Date 2025.03.27

NOT FOR CONSTRUCTION

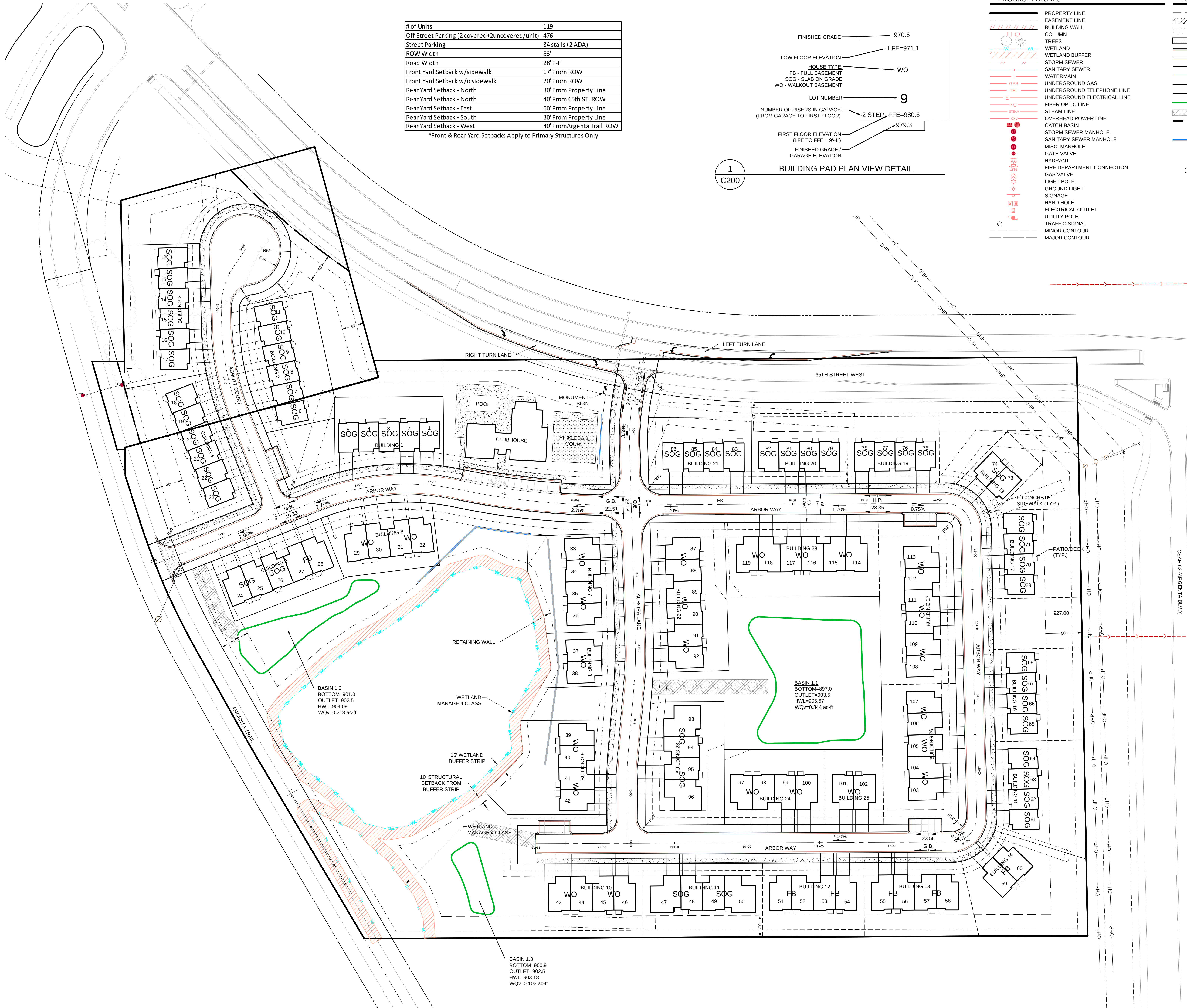
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Revision  
Rev. No.

PRELIMINARY PLAT

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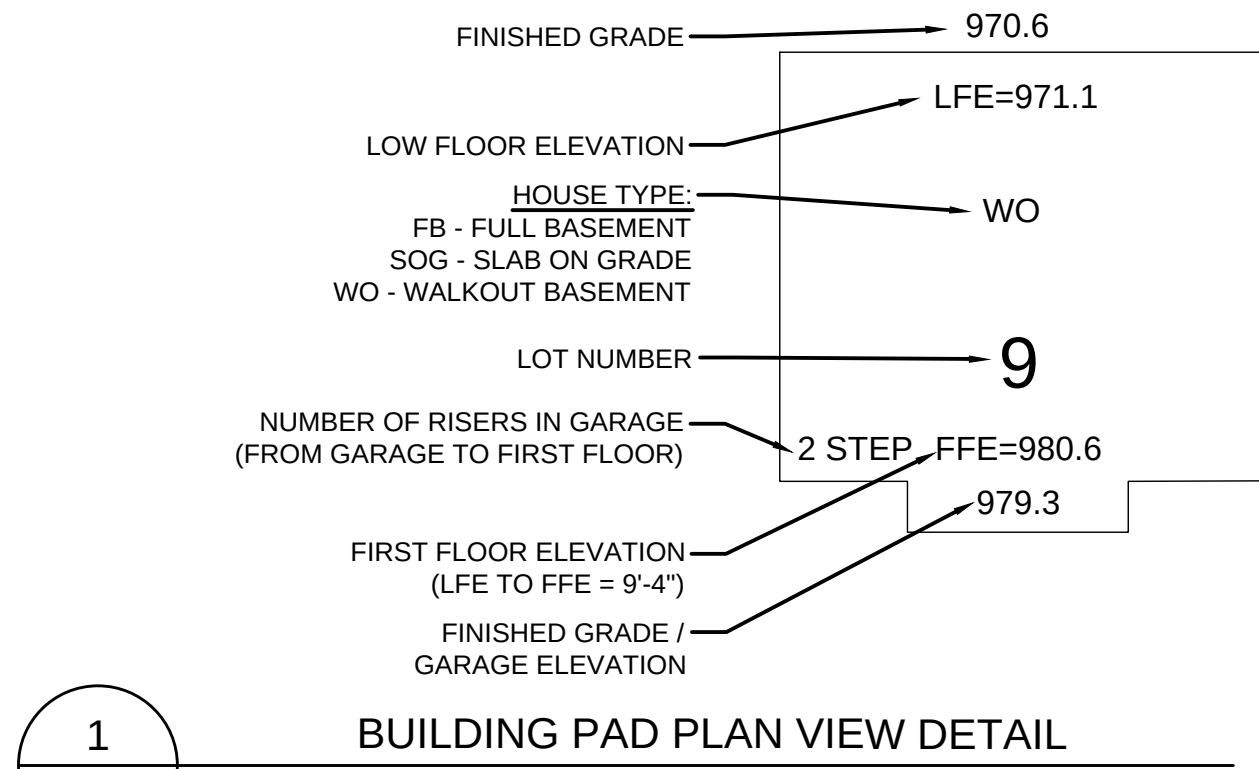


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|                                                |                            |
|------------------------------------------------|----------------------------|
| # of Units                                     | 119                        |
| Off Street Parking (2 covered+2uncovered/unit) | 476                        |
| Street Parking                                 | 34 stalls (2 ADA)          |
| ROW Width                                      | 53'                        |
| Road Width                                     | 28' F-F                    |
| Front Yard Setback w/sidewalk                  | 17' From ROW               |
| Front Yard Setback w/o sidewalk                | 20' From ROW               |
| Rear Yard Setback - North                      | 30' From Property Line     |
| Rear Yard Setback - North                      | 40' From 65th ST. ROW      |
| Rear Yard Setback - East                       | 50' From Property Line     |
| Rear Yard Setback - South                      | 30' From Property Line     |
| Rear Yard Setback - West                       | 40' From Argenta Trail ROW |

\*Front & Rear Yard Setbacks Apply to Primary Structures Only

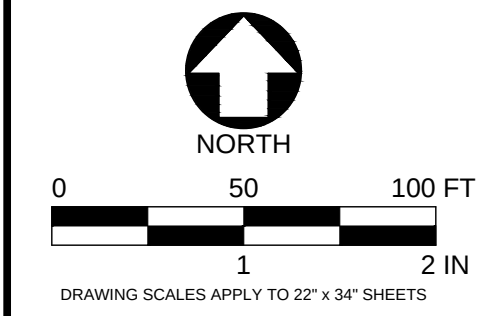


| LEGEND                      |                                          |
|-----------------------------|------------------------------------------|
| EXISTING FEATURES           | PROPOSED FEATURES                        |
| PROPERTY LINE               | SETBACK LINE                             |
| EASEMENT LINE               | CONCRETE PAVEMENT                        |
| BUILDING WALL               | CONCRETE WALK                            |
| COLUMN                      | BITUMINOUS TRAIL                         |
| TREES                       | B618 CURB AND GUTTER                     |
| WETLAND                     | SURMOUNTABLE CURB AND GUTTER             |
| WETLAND BUFFER              | ROAD CENTERLINE                          |
| STORM SEWER                 | GRADING EDGE                             |
| SANITARY SEWER              | MAJOR CONTOUR                            |
| WATERMAIN                   | MINOR CONTOUR                            |
| UNDERGROUND GAS             | STORMWATER BASIN                         |
| UNDERGROUND TELEPHONE LINE  | STORMWATER BASIN ACCESS (10% MAX. SLOPE) |
| UNDERGROUND ELECTRICAL LINE | CONSTRUCTION ZONE                        |
| FIBER OPTIC LINE            | TREE                                     |
| STEAM LINE                  | RETAINING WALL                           |
| OVERHEAD POWER LINE         |                                          |
| CATCH BASIN                 |                                          |
| STORM SEWER MANHOLE         |                                          |
| SANITARY SEWER MANHOLE      |                                          |
| MISC. MANHOLE               |                                          |
| GATE VALVE                  |                                          |
| HYDRANT                     |                                          |
| FIRE DEPARTMENT CONNECTION  |                                          |
| GAS VALVE                   |                                          |
| LIGHT POLE                  |                                          |
| GROUND LIGHT                |                                          |
| SIGNAGE                     |                                          |
| HAND HOLE                   |                                          |
| ELECTRICAL OUTLET           |                                          |
| UTILITY POLE                |                                          |
| TRAFFIC SIGNAL              |                                          |
| MINOR CONTOUR               |                                          |
| MAJOR CONTOUR               |                                          |

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**CONFLUENCE**  
Landscape Architect:  
Confluence  
530 North Third Street, Suite 120  
Minneapolis, Minnesota 55401



Project: **Nord 61°**  
65th Street and Argenta Trail  
Inver Grove Heights, MN 55077

Owner: **Ace Land Holdings, LLC**  
2685 Vikings Circle, Suite 050, Eagan, Minnesota 55121

Project Number **2024-116**  
Date **2025.07.10**

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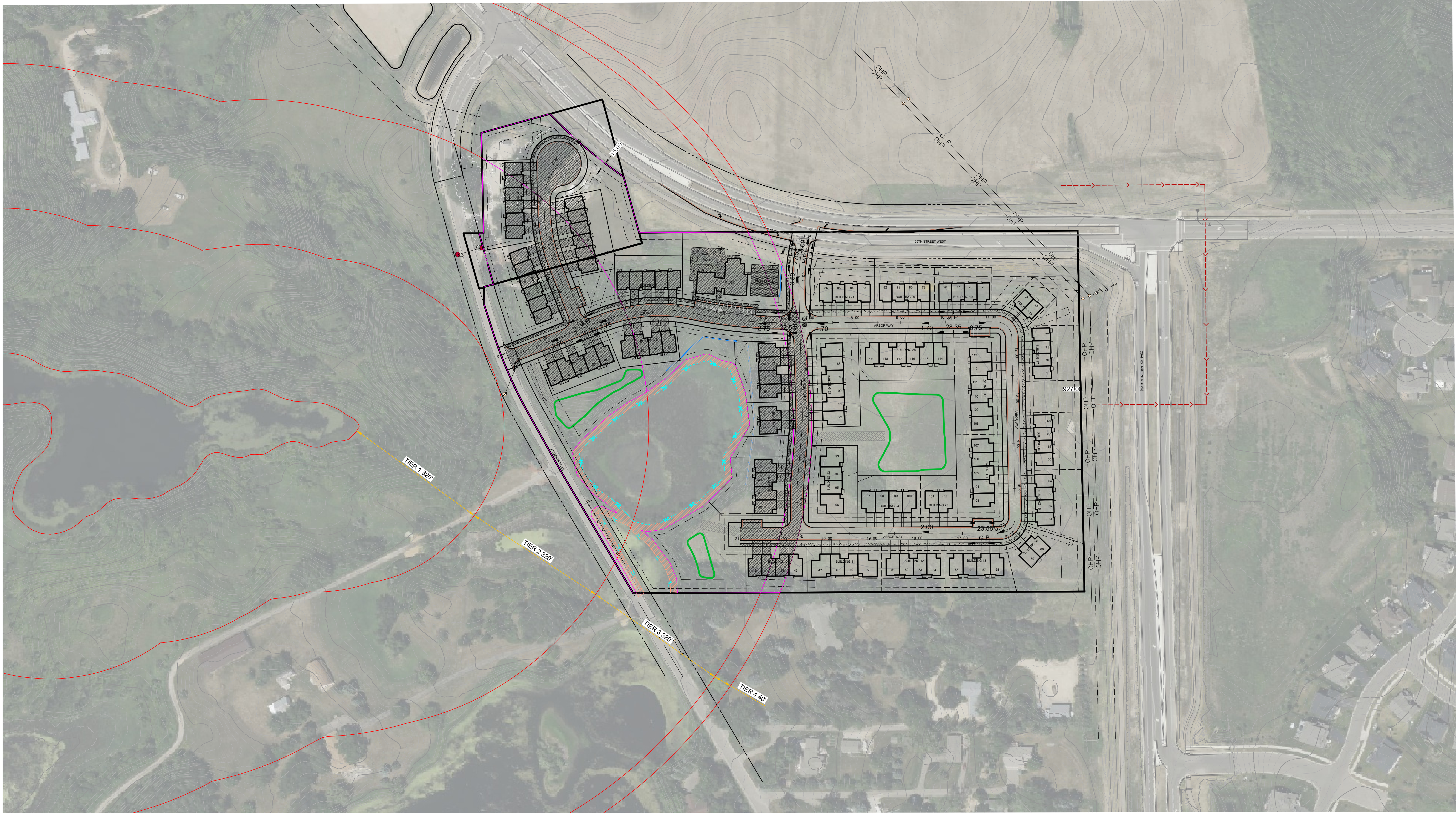
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SITE PLAN

C200



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Natural Environmental Lakes

| Tier | Tier Depth (feet) | Total Area | Unsuitable Area | Suitable Area | Min. Single Residential Lot Size | Base Density | Bonus Density Factor | Total Allowable Units | Adjusted Allowable Units | Proposed Units | Units Transferred to Next Tier | Clubhouse SF | Impervious Surface | Impervious Surface % |
|------|-------------------|------------|-----------------|---------------|----------------------------------|--------------|----------------------|-----------------------|--------------------------|----------------|--------------------------------|--------------|--------------------|----------------------|
| 1    | 320               | 0          | 0               | 0             | 20,000                           | 0.000        | 50%                  | 0.0                   | 0.0                      | 0.0            | 0.0                            |              | 0                  | 0.0%                 |
| 2    | 320               | 180,912    | 35,173          | 145,739       | 20,000                           | 7.287        | 100%                 | 14.6                  | 14.6                     | 15.0           | 0.0                            |              | 55,778             | 30.8%                |
| 3    | 320               | 314,769    | 79,629          | 235,140       | 20,000                           | 11.757       | 200%                 | 35.3                  | 35.3                     | 23.0           | 12.3                           | 5,270        | 87,147             | 27.7%                |
| 4    | 40                | 32,848     | 0               | 32,848        | 20,000                           | 1.642        | 200%                 | 4.9                   | 17.2                     | 1.5            | 15.7                           |              | 22,829             | 69.5%                |
|      | 1,000             | 528,529    | 114,802         | 413,727       |                                  | 20.686       |                      | 54.8                  | 67.0                     | 43.5           |                                |              | 165,754            | 31.4%                |

NOTE:  
PROPOSED IMPERVIOUS SURFACE OUTSIDE OF EITHER THE RECREATIONAL DEVELOPMENT LAKES OR NATURAL ENVIRONMENTAL LAKES SHORELAND OVERLAY DISTRICTS IS 20,161-sf (0.463-ac) WHICH IS 23.5% OF THE TOTAL 85,913-sf (1.972-ac) AREA.

LEGEND

E ISTING FEATURES

- PROPERTY LINE
- EASEMENT LINE
- BUILDING WALL
- COLUMN
- TREES
- WETLAND
- WETLAND BUFFER
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE
- FIBER OPTIC LINE
- STEAM LINE
- OVERHEAD POWER LINE
- CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- MISC. MANHOLE
- GATE VALVE
- HYDRANT
- FIRE DEPARTMENT CONNECTION
- GAS VALVE
- LIGHT POLE
- SIGNAGE
- HAND HOLE
- ELECTRICAL OUTLET
- UTILITY POLE
- TRAFFIC SIGNAL
- MINOR CONTOUR
- MAJOR CONTOUR

PROPOSED FEATURES

- SETBACK LINE
- CONCRETE PAVEMENT
- CONCRETE WALK
- BITUMINOUS TRAIL
- B&I CURB AND GUTTER
- SURMOUNTABLE CURB AND GUTTER
- ROAD CENTERLINE
- GRADING EDGE
- MAJOR CONTOUR
- MINOR CONTOUR
- STORMWATER BASIN
- STORMWATER BASIN ACCESS (10' MA' SLOPE)
- CONSTRUCTION ONE
- TREE
- RETAINING WALL
- B&I C G GUTTER ELEVATION
- SURMOUNTABLE C G GUTTER ELEVATION



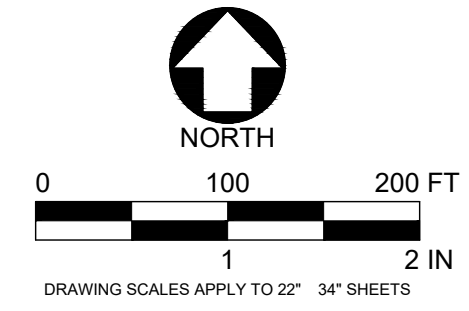
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Inver Grove Heights, MN 55077

Owner:  
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2685 Vikings Circle, Suite 050, Eagan, Minnesota 55121

Project Number **2024-116**

Date **2025.07.10**

**NOT FOR CONSTRUCTION**

Date

Revision

Rev. No.

SHORELAND  
OVERLAY NATURAL  
ENVIRONMENTAL  
LAKES

**C201**



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Recreational Development Lakes

| Tier | Tier Depth (feet) | Total Area | Unsuitable Area | Suitable Area | Min. Single Residential Lot Size | Base Density | Bonus Density Factor | Total Allowable Units | Adjusted Allowable Units | Proposed Units | Units Transferred to Next Tier | Clubhouse SF | Impervious Surface | Impervious Surface % |
|------|-------------------|------------|-----------------|---------------|----------------------------------|--------------|----------------------|-----------------------|--------------------------|----------------|--------------------------------|--------------|--------------------|----------------------|
| 1    | 267               | 46,795     | 22,238          | 24,557        | 15,000                           | 1.637133     | 50%                  | 2.5                   | 2.5                      | 0              | 2.5                            |              | 1                  | 0.0%                 |
| 2    | 267               | 198,328    | 78,043          | 120,285       | 15,000                           | 8.019000     | 100%                 | 16.0                  | 18.5                     | 14             | 4.5                            |              | 45,268             | 22.8%                |
| 3    | 267               | 345,708    | 14,527          | 331,181       | 15,000                           | 22.078733    | 200%                 | 66.2                  | 70.8                     | 46.5           | 24.3                           | 3,849        | 146,185            | 42.3%                |
| 4    | 199               | 287,598    | 0               | 287,598       | 15,000                           | 19.173200    | 200%                 | 57.5                  | 81.8                     | 45.5           | 36.3                           | 1,421        | 128,671            | 44.7%                |
|      | 1,000             | 878,429    | 114,808         | 763,621       |                                  | 50.908067    |                      | 142.2                 | 173.6                    | 106            |                                |              | 320,125            | 36.4%                |

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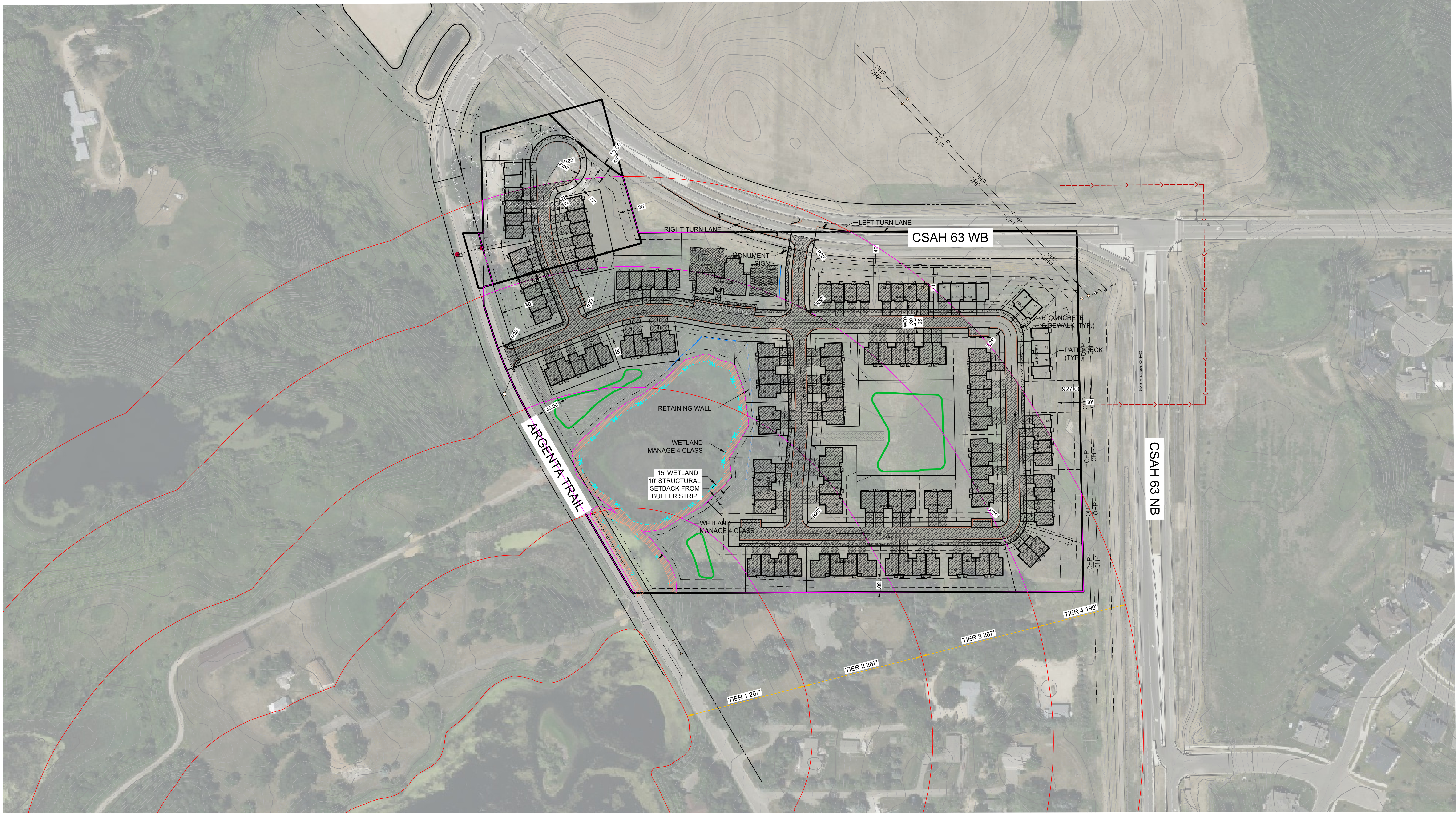
LEGEND

E ISTING FEATURES

- PROPERTY LINE
- EASEMENT LINE
- BUILDING WALL
- COLUMN
- TREES
- WETLAND
- WETLAND BUFFER
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE
- FIBER OPTIC LINE
- STEAM LINE
- OVERHEAD POWER LINE
- CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- MISC. MANHOLE
- GATE VALVE
- HYDRANT
- FIRE DEPARTMENT CONNECTION
- GAS VALVE
- LIGHT POLE
- SIGNAGE
- HAND HOLE
- ELECTRICAL OUTLET
- UTILITY POLE
- TRAFFIC SIGNAL
- MINOR CONTOUR
- MAJOR CONTOUR

PROPOSED FEATURES

- SETBACK LINE
- CONCRETE PAVEMENT
- CONCRETE WALK
- BITUMINOUS TRAIL
- B&B CURB AND GUTTER
- SURMOUNTABLE CURB AND GUTTER
- ROAD CENTERLINE
- GRADING EDGE
- MAJOR CONTOUR
- MINOR CONTOUR
- STORMWATER BASIN
- STORMWATER BASIN ACCESS (10' MAJOR SLOPE)
- CONSTRUCTION ONE
- TREE
- RETAINING WALL
- B&B C G GUTTER ELEVATION
- SURMOUNTABLE C G GUTTER ELEVATION



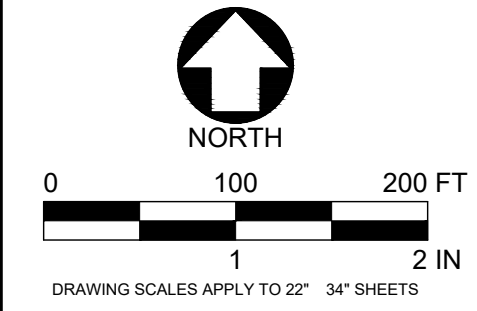
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Project:  
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Owner:  
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2685 Vikings Circle, Suite 050, Eagan, Minnesota 55121

Project Number 2024-116

Date 2025.07.10

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Date

Revision

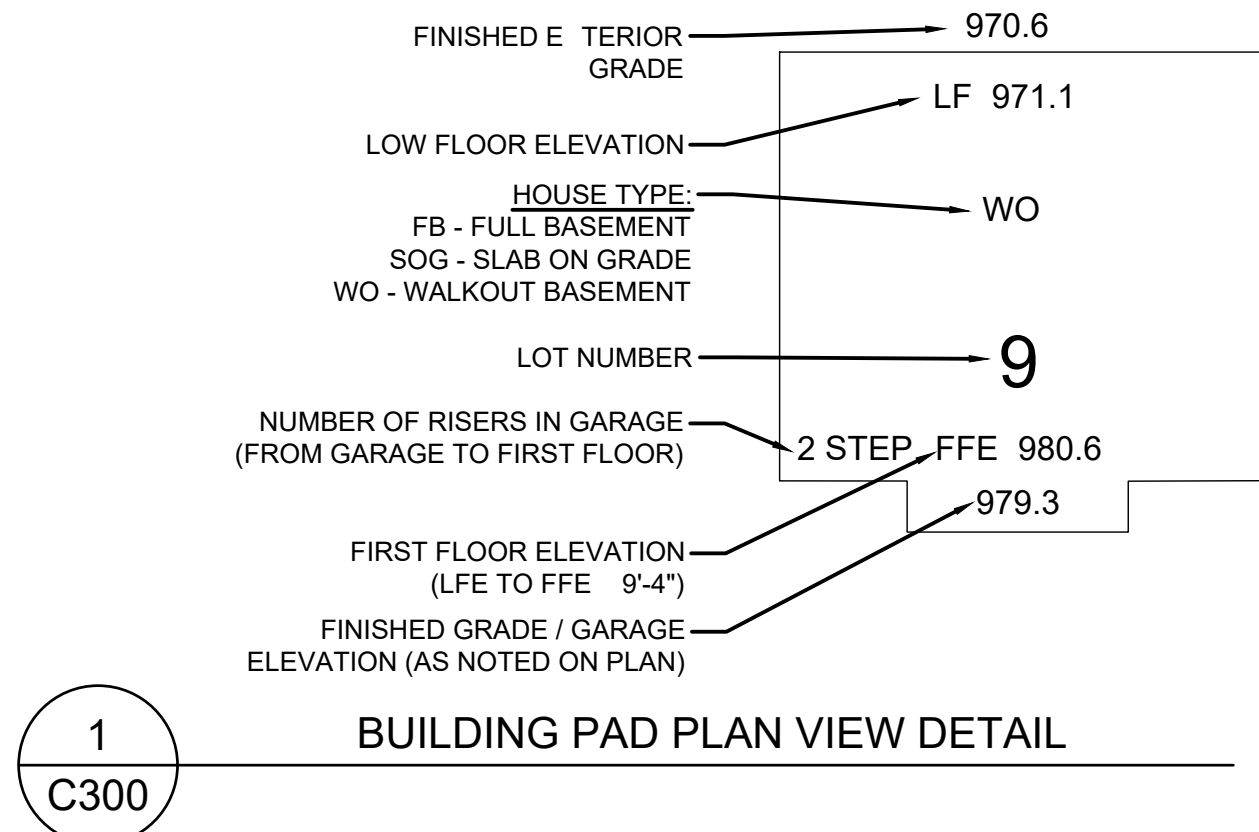
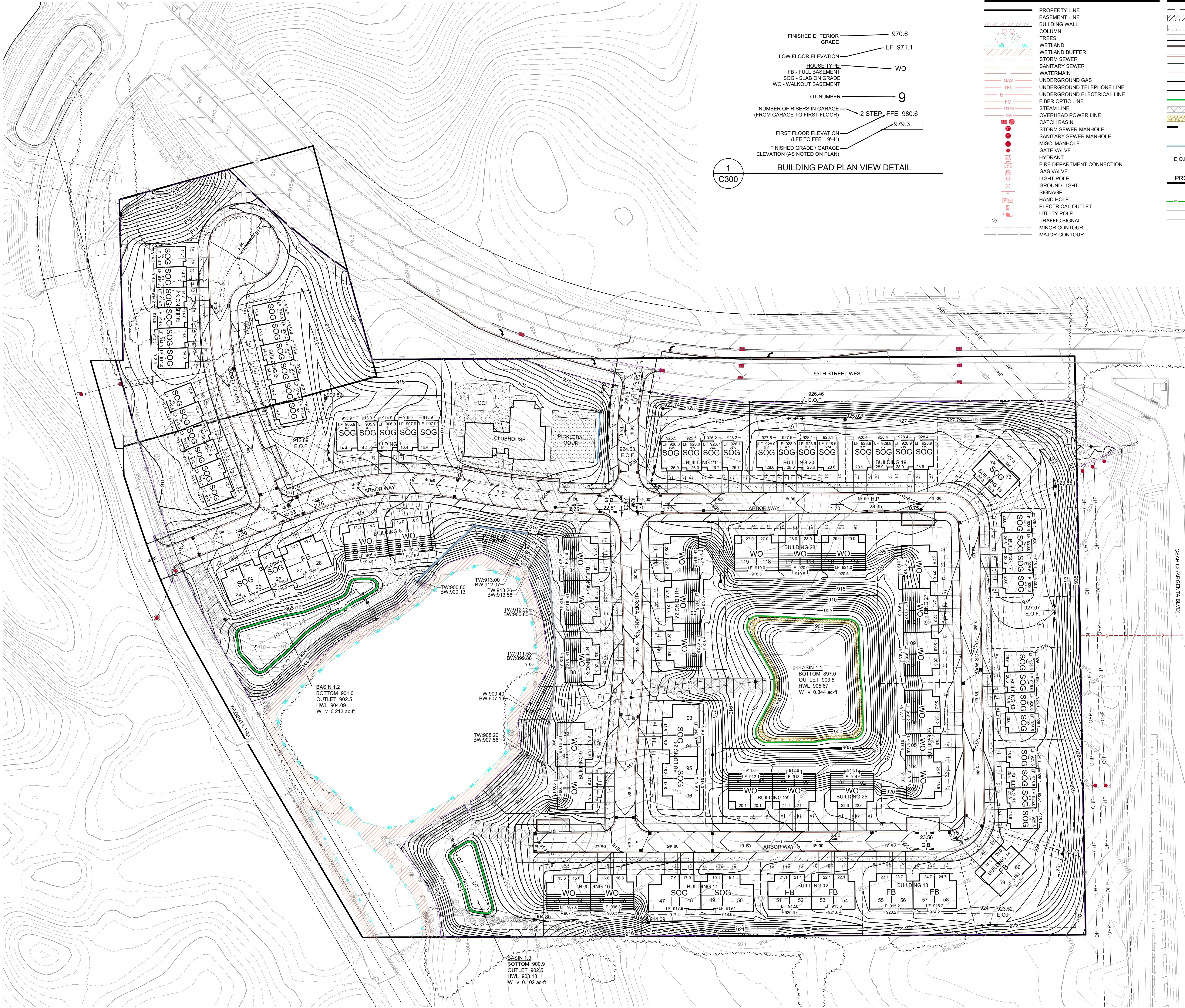
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SHORELAND  
OVERLAY  
RECREATION  
DEVELOPMENT LAKES

C202



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| LEGEND             |                                             |
|--------------------|---------------------------------------------|
| E ISTING FEATURES  |                                             |
|                    | PROPERTY LINE                               |
|                    | EASEMENT LINE                               |
|                    | BUILDING WALL                               |
|                    | COLUMN                                      |
|                    | TREES                                       |
|                    | WETLAND                                     |
|                    | WETLAND BUFFER                              |
|                    | STORM SEWER                                 |
|                    | SANITARY SEWER                              |
|                    | WATERMAIN                                   |
|                    | UNDERGROUND GAS                             |
|                    | UNDERGROUND TELEPHONE LINE                  |
|                    | UNDERGROUND ELECTRICAL LINE                 |
|                    | FIBER OPTIC LINE                            |
|                    | STEAM LINE                                  |
|                    | OVERHEAD POWER LINE                         |
|                    | CATCH BASIN                                 |
|                    | STORM SEWER MANHOLE                         |
|                    | SANITARY SEWER MANHOLE                      |
|                    | MISC. MANHOLE                               |
|                    | GATE VALVE                                  |
|                    | HYDRANT                                     |
|                    | FIRE DEPARTMENT CONNECTION                  |
|                    | GAS VALVE                                   |
|                    | LIGHT POLE                                  |
|                    | GROUND LIGHT                                |
|                    | SIGNAGE                                     |
|                    | HAND HOLE                                   |
|                    | ELECTRICAL OUTLET                           |
|                    | UTILITY POLE                                |
|                    | TRAFFIC SIGNAL                              |
|                    | MINOR CONTOUR                               |
|                    | MAJOR CONTOUR                               |
| PROPOSED FEATURES  |                                             |
|                    | SETBACK LINE                                |
|                    | CONCRETE PAVEMENT                           |
|                    | CONCRETE WALK                               |
|                    | BITUMINOUS TRAIL                            |
|                    | B618 CURB AND GUTTER                        |
|                    | SURMOUNTABLE CURB AND GUTTER                |
|                    | ROAD CENTERLINE                             |
|                    | GRADING EDGE                                |
|                    | MAJOR CONTOUR                               |
|                    | MINOR CONTOUR                               |
|                    | STORMWATER BASIN                            |
|                    | MAINTENANCE ACCESS ROAD (CITY PLATE STR-23) |
|                    | 6' WIDE PEA ROCK POND STRIP                 |
|                    | CONSTRUCTION ONE TREE                       |
|                    | RETAINING WALL                              |
|                    | E.O.F.                                      |
|                    | EMERGENCY OVERTFLOW                         |
| PROPOSED UTILITIES |                                             |
|                    | STORM SEWER                                 |
|                    | DRAIN TILE                                  |
|                    | SANITARY SEWER                              |
|                    | WATERMAIN                                   |
|                    | STORM MANHOLE                               |
|                    | SANITARY MANHOLE                            |
|                    | GATE VALVE                                  |
|                    | HYDRANT                                     |

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CONFLUENCE

Landscape Architect:  
Confluence  
530 North Third Street, Suite 120  
Minneapolis, Minnesota 55401

Project: Nord 61°

Owner: Ace Land Holdings, LLC  
2685 Vikings Circle, Suite 650 Eagan, Minnesota 55121

Project Number 2024-116

Date 2025.07.10

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Date

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GRADING

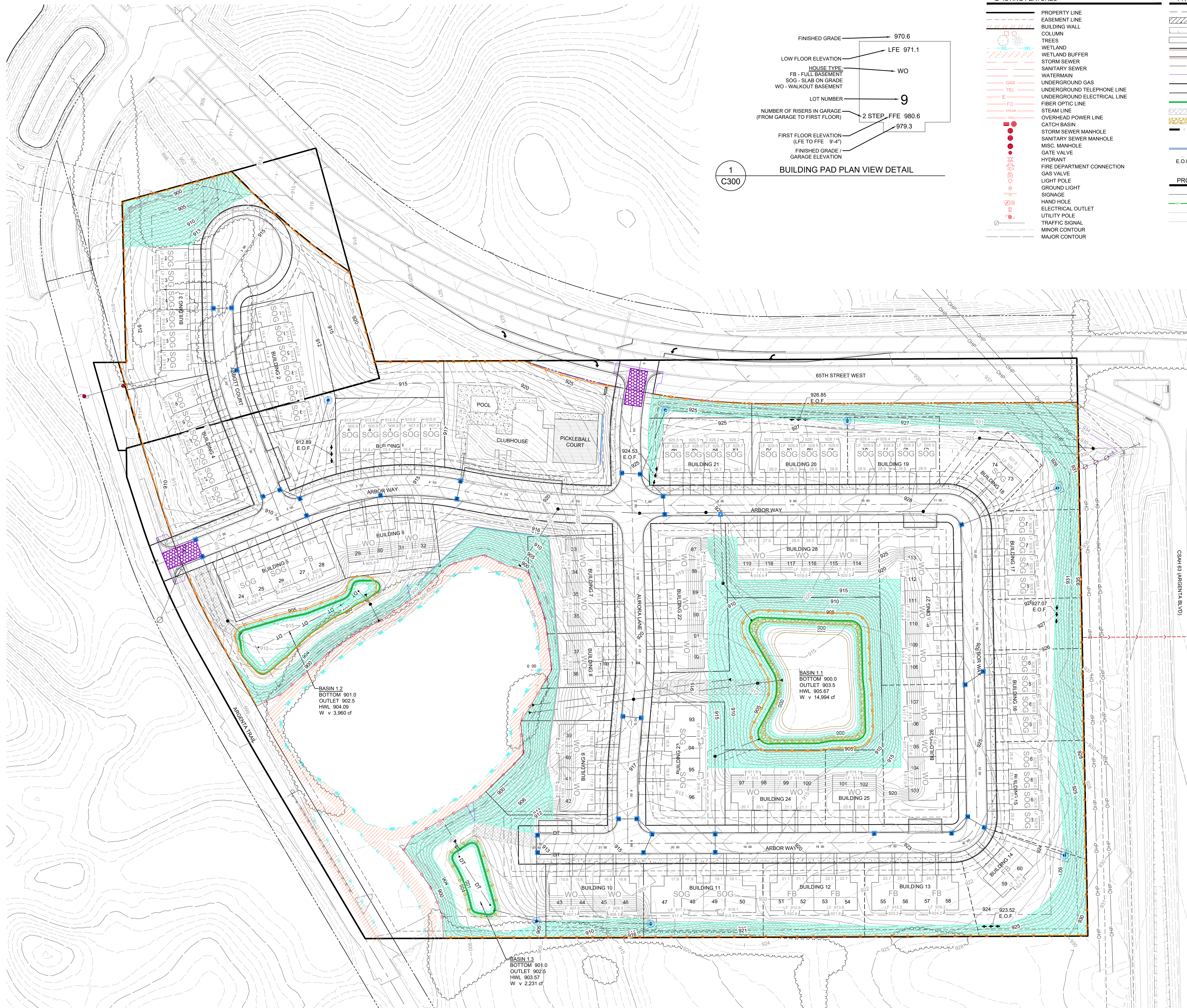
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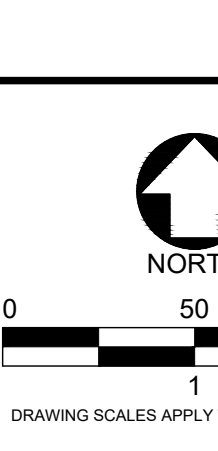
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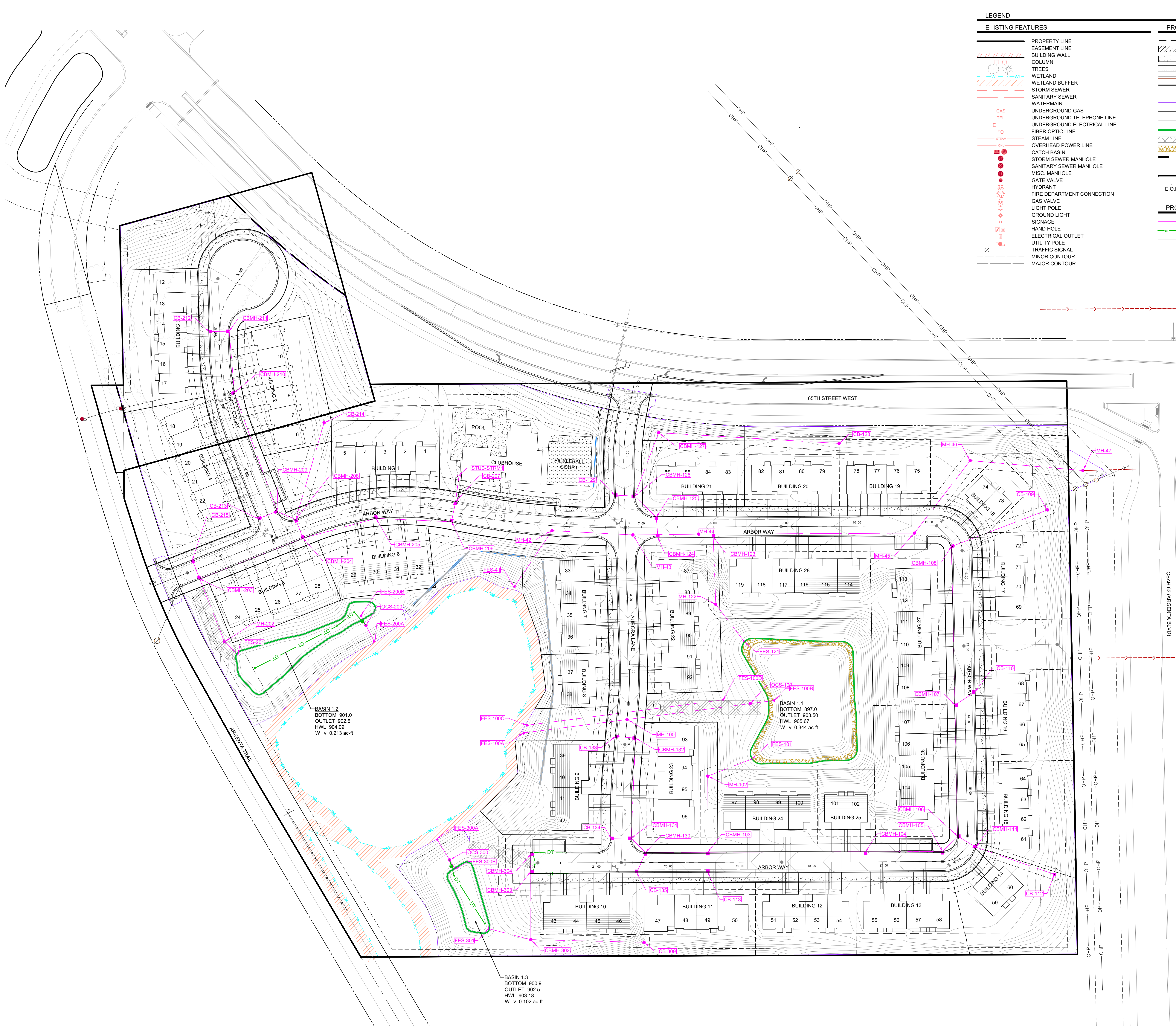
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|                       |                                                                                         |
| Civil Engineer:<br>EVS, Inc.<br>10025 Valley View Road,<br>Suite 140<br>Eden Prairie, Minnesota 55121    |                                                                                         |
|                       |                                                                                         |
| Landscape Architect:<br>Confluence<br>530 North Third Street, Suite 120<br>Minneapolis, Minnesota 55401  |                                                                                         |
|                       |                                                                                         |
| Project: <b>Nord 61°</b><br>66th Street and Argenta Trail<br>Inver Grove Heights, MN 55077               |                                                                                         |
| Owner:                                                                                                   | <b>Ace Land Holdings, LLC</b><br>2685 Vikings Circle, Suite 050, Eagan, Minnesota 55121 |
| Project Number                                                                                           | <b>2024-116</b>                                                                         |
| Date                                                                                                     | <b>2025.07.10</b>                                                                       |
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| Date                                                                                                     |                                                                                         |
| Revision                                                                                                 |                                                                                         |
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| <b>EROSION<br/>SEDIMENT<br/>CONTROL</b>                                                                  |                                                                                         |
| <b>C350</b>                                                                                              |                                                                                         |







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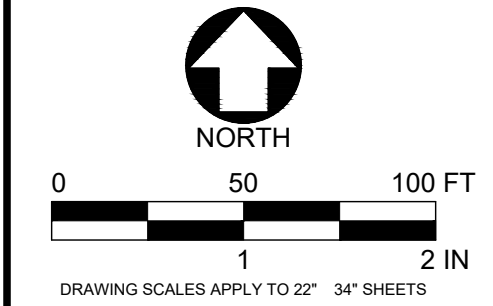


| LEGEND             |                                             |
|--------------------|---------------------------------------------|
| EXISTING FEATURES  |                                             |
|                    | PROPERTY LINE                               |
|                    | EASEMENT LINE                               |
|                    | BUILDING WALL                               |
|                    | COLUMN                                      |
|                    | TREES                                       |
|                    | WETLAND BUFFER                              |
|                    | STORM SEWER                                 |
|                    | SANITARY SEWER                              |
|                    | WATERMAIN                                   |
|                    | UNDERGROUND GAS                             |
|                    | UNDERGROUND TELEPHONE LINE                  |
|                    | UNDERGROUND ELECTRICAL LINE                 |
|                    | FIBER OPTIC LINE                            |
|                    | STEAM LINE                                  |
|                    | OVERHEAD POWER LINE                         |
|                    | CATCH BASIN                                 |
|                    | STORM SEWER MANHOLE                         |
|                    | SANITARY SEWER MANHOLE                      |
|                    | MISC. MANHOLE                               |
|                    | GATE VALVE                                  |
|                    | HYDRANT                                     |
|                    | FIRE DEPARTMENT CONNECTION                  |
|                    | GAS VALVE                                   |
|                    | LIGHT POLE                                  |
|                    | GROUND LIGHT                                |
|                    | SIGNAGE                                     |
|                    | HAND HOLE                                   |
|                    | ELECTRICAL OUTLET                           |
|                    | UTILITY POLE                                |
|                    | TRAFFIC SIGNAL                              |
|                    | MINOR CONTOUR                               |
|                    | MAJOR CONTOUR                               |
| PROPOSED FEATURES  |                                             |
|                    | SETBACK LINE                                |
|                    | CONCRETE PAVEMENT                           |
|                    | CONCRETE WALK                               |
|                    | BITUMINOUS TRAIL                            |
|                    | B618 CURB AND GUTTER                        |
|                    | SURMOUNTABLE CURB AND GUTTER                |
|                    | ROAD CENTERLINE                             |
|                    | GRADING EDGE                                |
|                    | MAJOR CONTOUR                               |
|                    | MINOR CONTOUR                               |
|                    | STORMWATER BASIN                            |
|                    | MAINTENANCE ACCESS ROAD (CITY PLATE STR-23) |
|                    | 6' WIDE PEA ROCK POND STRIP                 |
|                    | CONSTRUCTION ONE                            |
|                    | TREE                                        |
|                    | RETAINING WALL                              |
|                    | E.O.F.                                      |
|                    | EMERGENCY OVERFLOW                          |
| PROPOSED UTILITIES |                                             |
|                    | STORM SEWER                                 |
|                    | DRAINTILE                                   |
|                    | SANITARY SEWER                              |
|                    | WATERMAIN                                   |
|                    | STORM MANHOLE                               |
|                    | SANITARY MANHOLE                            |
|                    | GATE VALVE                                  |
|                    | HYDRANT                                     |

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Inver Grove Heights, MN 55077

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Date **2025.07.10**

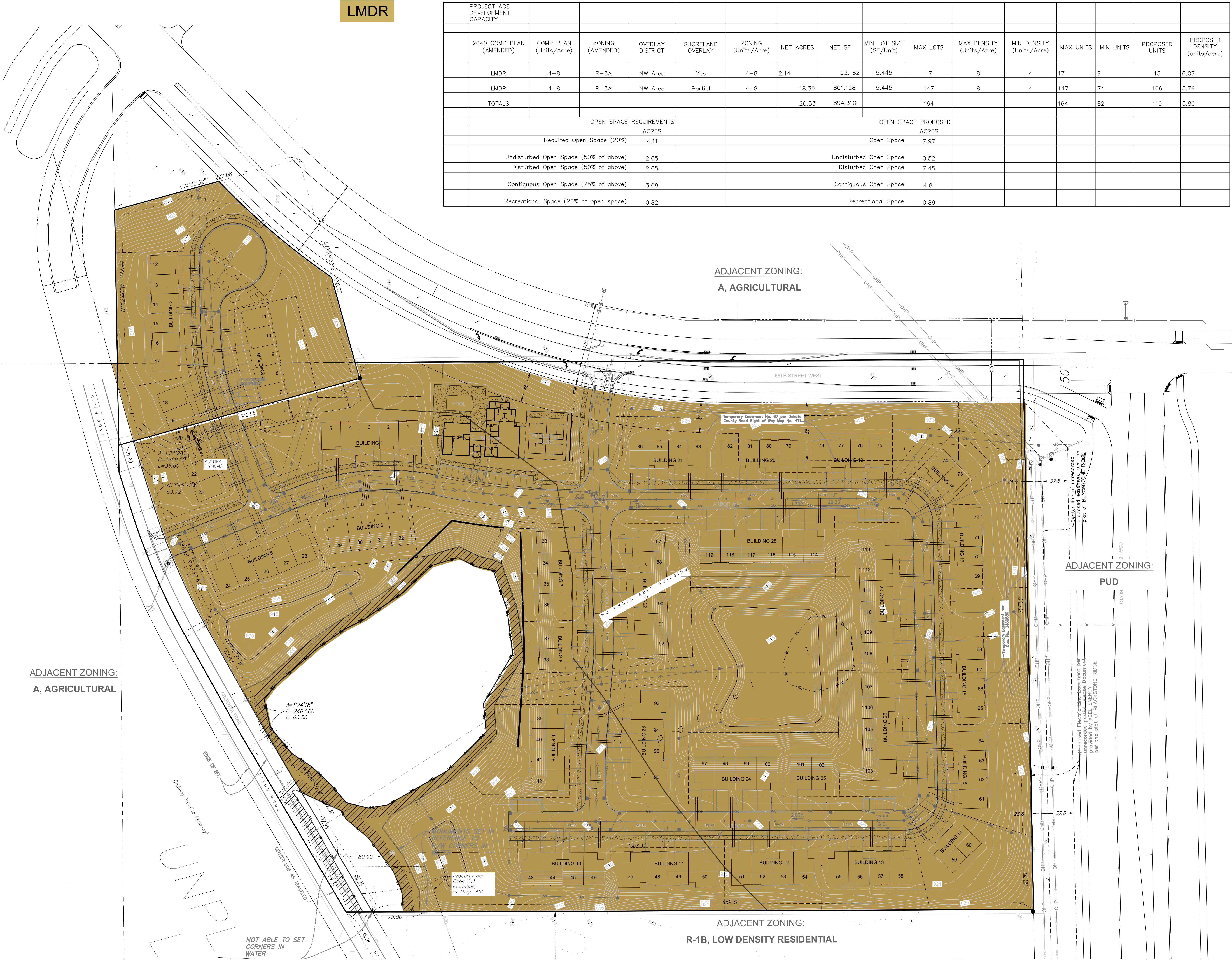
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**STORM SEWER**  
**C420**



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| PROJECT ACE DEVELOPMENT CAPACITY       |                          |                        |                  |                     |                   |                     |           |                        |                        |          |                          |                          |           |           |                |                               |
|----------------------------------------|--------------------------|------------------------|------------------|---------------------|-------------------|---------------------|-----------|------------------------|------------------------|----------|--------------------------|--------------------------|-----------|-----------|----------------|-------------------------------|
|                                        | 2040 COMP PLAN (AMENDED) | COMP PLAN (Units/Acre) | ZONING (AMENDED) | OVERLAY DISTRICT    | SHORELAND OVERLAY | ZONING (Units/Acre) | NET ACRES | NET SF                 | MIN LOT SIZE (SF/Unit) | MAX LOTS | MAX DENSITY (Units/Acre) | MIN DENSITY (Units/Acre) | MAX UNITS | MIN UNITS | PROPOSED UNITS | PROPOSED DENSITY (units/acre) |
|                                        | LMDR                     | 4-8                    | R-3A             | NW Area             | Yes               | 4-8                 | 2.14      | 93,182                 | 5,445                  | 17       | 8                        | 4                        | 17        | 9         | 13             | 6.07                          |
|                                        | LMDR                     | 4-8                    | R-3A             | NW Area             | Partial           | 4-8                 | 18.39     | 801,128                | 5,445                  | 147      | 8                        | 4                        | 147       | 74        | 106            | 5.76                          |
|                                        | TOTALS                   |                        |                  |                     |                   |                     | 20.53     | 894,310                |                        | 164      |                          |                          | 164       | 82        | 119            | 5.80                          |
| OPEN SPACE REQUIREMENTS                |                          |                        |                  | OPEN SPACE PROPOSED |                   |                     |           |                        |                        |          |                          |                          |           |           |                |                               |
| Required Open Space (20%)              |                          |                        |                  | ACRES               |                   |                     |           | ACRES                  |                        |          |                          |                          |           |           |                |                               |
| Undisturbed Open Space (50% of above)  |                          |                        |                  | 2.05                |                   |                     |           | Undisturbed Open Space |                        |          |                          |                          |           |           |                |                               |
| Disturbed Open Space (50% of above)    |                          |                        |                  | 2.05                |                   |                     |           | Disturbed Open Space   |                        |          |                          |                          |           |           |                |                               |
| Contiguous Open Space (75% of above)   |                          |                        |                  | 3.08                |                   |                     |           | Contiguous Open Space  |                        |          |                          |                          |           |           |                |                               |
| Recreational Space (20% of open space) |                          |                        |                  | 0.82                |                   |                     |           | Recreational Space     |                        |          |                          |                          |           |           |                |                               |



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65th Street and Argenta Trail  
Inver Grove Heights, MN 55077

Owner:  
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2655 Vikings Circle, Suite 050, Eagan,  
Minnesota 55121

Project Number  
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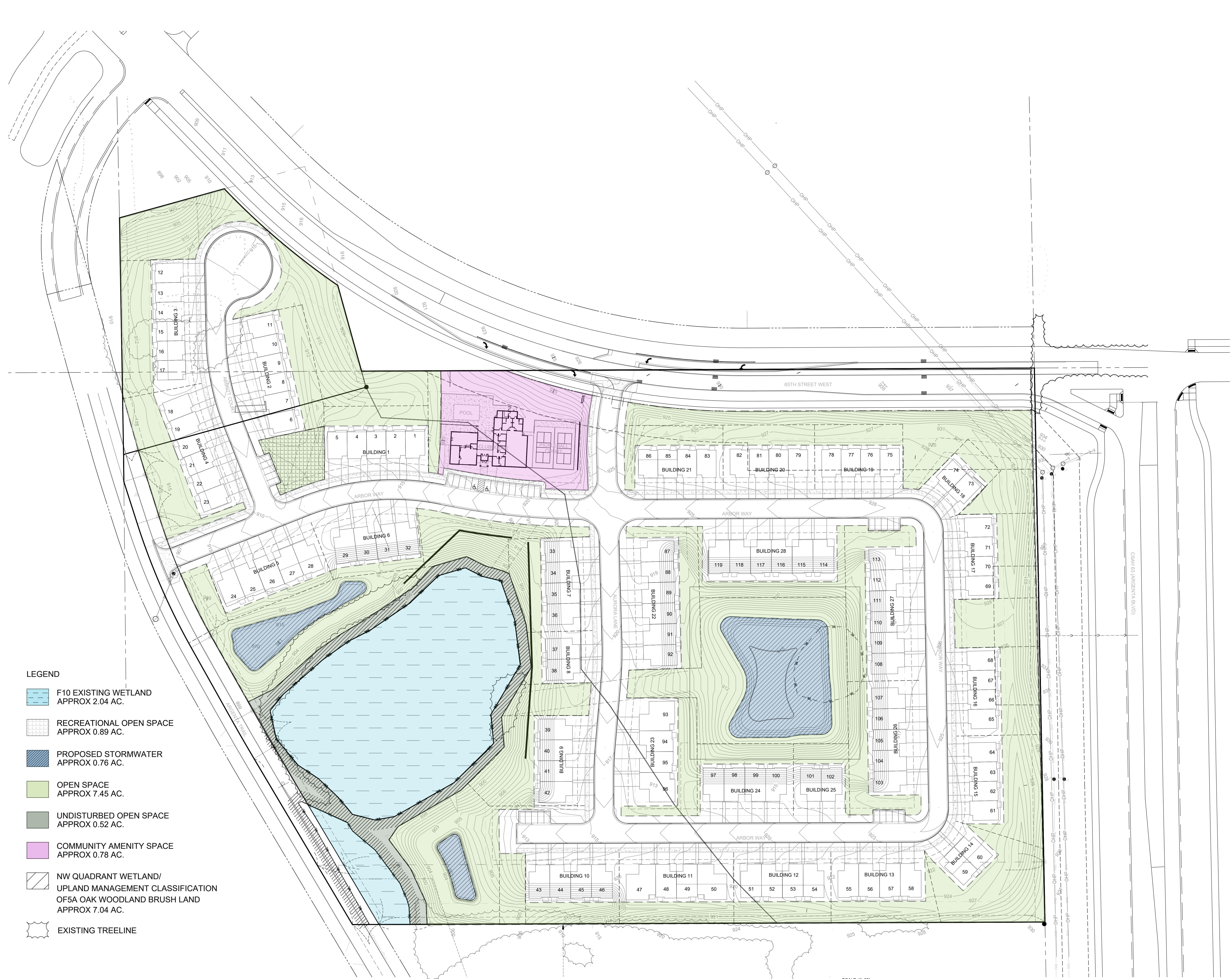
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CAPACITY PLAN

**L001**



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- LEGEND
- F10 EXISTING WETLAND  
APPROX 2.04 AC.
  - RECREATIONAL OPEN SPACE  
APPROX 0.89 AC.
  - PROPOSED STORMWATER  
APPROX 0.76 AC.
  - OPEN SPACE  
APPROX 7.45 AC.
  - UNDISTURBED OPEN SPACE  
APPROX 0.52 AC.
  - COMMUNITY AMENITY SPACE  
APPROX 0.78 AC.
  - NW QUADRANT WETLAND/  
UPLAND MANAGEMENT CLASSIFICATION  
OF5A OAK WOODLAND BRUSH LAND  
APPROX 7.04 AC.
  - EXISTING TREELINE



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INVER GROVE HEIGHTS TREE PRESERVATION

ARTICLE B. SHORELAND MANAGEMENT OVERLAY DISTRICT

1. Shoreland Alterations: Alterations of vegetation and topography will be regulated to prevent soil erosion into public waters, fix nutrients, preserve shoreland aesthetics, preserve historic values, prevent bank slumping, and protect fish and wildlife habitat.J. Vegetation Alterations:1. Vegetation alteration necessary for the construction of structures and seweragetreatment systems and the construction of roads and parking areas regulated by section 10-13B-10 of this article are exempt from the vegetation alteration standards that follow.
2. Removal or alteration of vegetation, except for agricultural and forest management uses as regulated in section 10-13B-14 of this article, is allowed subject to the following standards:
- a. Clear cutting and intensive vegetation clearing within the shore impact zones and on steep slopes are not permitted. Intensive vegetation clearing for forest land conversion to another use outside of these areas is allowable as a conditional use if a soil erosion control and sedimentation plan is developed and approved by the soil and water conservation district in which the property is located.
- b. In shore impact zones and on steep slopes, limited clearing of trees and shrubs and cutting, pruning, and trimming of trees is allowed to provide a view to the water from the principal dwelling site and to accommodate the placement of stairways and landings, picnic areas, access paths, beach and watercraft areas, and permitted water oriented accessory structures of facilities, provided that:
- (1) The screening of structures, vehicles, or other facilities as viewed from the water, assuming summer, leaf-on conditions, is not substantially reduced;
- (2) Along rivers, existing shading of water surfaces is preserved; and
- (3) In the shore impact zone, live trees larger than six inches (6") in diameter shall not be cut, except to provide for water oriented accessory structures or to provide a water viewing corridor not to exceed twenty percent (20%) of the shoreline width of the lot.3. The provisions of this subsection are not applicable to the removal of trees, limbs, or branches that are dead, diseased, or pose safety hazards. (Ord. 1098, 11-8-2004)

- (1) **Class A**, fast growing deciduous species, predominantly aspen, Siberian elm, American elm, silver maple, red maple, willow: fifty percent (50%).
- (2) **Class B**, conifer/mixed hardwoods, predominantly pine, spruce, cedar and mixed hardwoods consisting of the following species: oak, birch, sugar maple, black cherry, basswood, ironwood, walnut, ash, hackberry, locust: one hundred percent (100%).
- (3) **Class C**, heritage tree: one hundred percent (100%). For each heritage tree saved, the developer may receive credit towards the required replacement trees. This credit will be at a rate of two (2) caliper inches for each one dbh inch saved. To receive this credit, the applicant must demonstrate that extraordinary measures have been taken to preserve the heritage trees that otherwise would not be saved.

- Allowed 40% removal threshold for R-3b and R-3a.
- REPLACEMENT CALCULATIONS:
- **CLASS A:** (PROPOSED REMOVAL) 535 in. - 121 (EXCEPT IN.) / 2 "0.4 (40% THRESHOLD)=  
**82.8 in. (REQUIRED REPLACEMENT)**
  - **CLASS B:** (PROPOSED REMOVAL) 1,566 in. - 119 (EXCEPT IN.) "0.4 (40% THRESHOLD)=  
**578.8 in. (REQUIRED REPLACEMENT)**
  - **HERITAGE:** (PROPOSED REMOVAL) 32 in. "0.4 (40% THRESHOLD)=  
**12.8 in. of Quercus macrocarpa (REQUIRED REPLACEMENT)**
- TOTAL REPLACEMENTS **674.4 inches**

TREE PRESERVATION CODE

- ✗ REMOVE CONIFEROUS TREE
- ✱ PRESERVE CONIFEROUS TREE
- ✗ REMOVE DECIDUOUS TREE
- ✱ PRESERVE DECIDUOUS TREE

| Tag No. | DBH | Common Name | Scientific Name | Notes        | Class   | Height | Health | Status | Tag No. | DBH | Common Name | Scientific Name | Notes        | Class   | Height | Health | Status | Tag No. | DBH | Common Name | Scientific Name | Notes        | Class   | Height | Health | Status | Tag No. | DBH | Common Name | Scientific Name | Notes        | Class   | Height | Health | Status |
|---------|-----|-------------|-----------------|--------------|---------|--------|--------|--------|---------|-----|-------------|-----------------|--------------|---------|--------|--------|--------|---------|-----|-------------|-----------------|--------------|---------|--------|--------|--------|---------|-----|-------------|-----------------|--------------|---------|--------|--------|--------|
| 1290    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1291    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1292    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1293    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1294    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1295    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1296    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1297    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1298    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1299    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1300    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1301    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1302    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1303    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1304    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1305    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1306    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1307    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1308    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1309    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1310    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1311    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1312    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1313    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1314    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1315    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1316    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1317    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1318    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1319    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1320    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1321    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1322    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1323    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1324    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1325    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1326    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1327    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1328    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1329    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1330    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1331    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1332    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1333    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1334    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1335    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1336    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1337    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1338    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1339    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1340    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1341    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1342    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1343    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1344    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1345    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1346    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1347    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1348    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1349    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1350    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1351    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1352    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1353    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1354    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1355    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1356    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1357    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1358    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1359    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1360    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1361    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1362    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1363    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1364    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1365    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1366    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1367    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1368    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1369    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1370    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1371    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1372    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1373    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1374    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1375    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1376    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1377    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1378    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1379    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1380    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1381    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1382    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1383    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1384    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1385    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1386    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1387    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1388    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1389    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1390    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1391    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1392    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1393    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1394    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1395    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1396    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1397    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1398    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1399    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1400    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1401    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1402    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1403    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1404    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1405    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1406    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1407    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1408    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1409    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1410    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1411    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1412    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1413    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1414    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1415    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1416    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1417    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1418    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1419    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1420    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1421    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1422    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1423    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1424    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1425    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1426    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1427    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1428    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1429    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1430    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1431    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1432    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1433    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1434    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1435    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1436    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1437    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1438    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1439    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1440    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1441    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1442    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1443    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1444    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1445    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1446    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1447    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1448    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1449    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1450    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1451    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1452    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1453    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1454    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1455    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1456    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1457    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1458    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1459    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1460    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1461    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1462    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1463    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1464    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1465    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1466    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1467    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1468    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1469    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1470    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1471    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1472    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1473    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1474    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1475    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1476    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1477    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove |
| 1478    | 14  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      | N      | Remove | 1479    | 12  | Red Pine    | Pinus resinosa  | HP in height | Class A | N      |        |        |         |     |             |                 |              |         |        |        |        |         |     |             |                 |              |         |        |        |        |



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| LANDSCAPE NOTES                                                                                                                                                                                                                                                                                                                                                                                                      |           |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| CHAPTER 15 - 10-15-11 - LANDSCAPING                                                                                                                                                                                                                                                                                                                                                                                  |           |           |
| (8)MULTI-FAMILY RESIDENTIAL SITE SHALL CONTAIN, AT A MINIMUM, ONE TREE PER DWELLING UNIT.                                                                                                                                                                                                                                                                                                                            |           |           |
| (2) AN EQUIVALENT OF UP TO FIFTY PERCENT (50%) OF THE REQUIRED NUMBER OF OVERSTORY TREES MAY BE CREATED THROUGH THE USE OF OVERSTORY TREES IN COMBINATION WITH OTHER LANDSCAPE DESIGN ELEMENTS AT A RATIO OF SIX (6) SHRUBS TO ONE OVERSTORY TREE AND/OR TWO (2) ORNAMENTAL TREES TO ONE OVERSTORY TREE. IN NO CASE SHALL THE NUMBER OF OVERSTORY TREES BE LESS THAN FIFTY PERCENT (50%) OF THE APPROPRIATE FORMULA. |           |           |
| CALCULATIONS                                                                                                                                                                                                                                                                                                                                                                                                         | REQUIRED  | PROPOSED  |
| NUMBER OF DWELLING UNITS                                                                                                                                                                                                                                                                                                                                                                                             | (119)     | (231)     |
| OVERSTORY DECIDUOUS TREES                                                                                                                                                                                                                                                                                                                                                                                            | (119)     | (231)     |
| OVERSTORY CONIFEROUS TREES                                                                                                                                                                                                                                                                                                                                                                                           | -         | (68)      |
| ORNAMENTAL TREES (2 ORNAMENTAL EQUALS 1 OVERSTORY)                                                                                                                                                                                                                                                                                                                                                                   | -         | 34 (17)   |
| SHRUBS (6 SHRUBS EQUALS 1 OVERSTORY)                                                                                                                                                                                                                                                                                                                                                                                 | 476       | 476 (79)  |
| REFORESTATION                                                                                                                                                                                                                                                                                                                                                                                                        | 674.4 IN. | 675.5 IN. |
| TOTAL                                                                                                                                                                                                                                                                                                                                                                                                                | 119       | 395       |

INVER GROVE HEIGHTS TREE PRESERVATION CODE

ARTICLE B. SHORELAND MANAGEMENT OVERLAY DISTRICT

- (1) H. Open Space Requirements: Planned developments shall contain open space meeting all of the following criteria:
1. At least fifty percent (50%) of the total project area shall be preserved as open space;
  2. Dwelling units or sites, road rights of way, or land covered by road surfaces, parking areas, or structures, except water oriented accessory structures or facilities, are developed areas and shall not be included in the computation of minimum open space;
  3. Open space shall include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries;
  4. Open space may include outdoor recreational facilities for use by owners of dwelling units or sites, by guests staying in commercial dwelling units or sites, and by the general public;
  5. Open space shall not include commercial facilities or uses, but may contain water oriented accessory structures or facilities;
  6. The appearance of open space areas, including topography, vegetation, and allowable uses, shall be preserved by use of restrictive deed covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means; and
  7. The shore impact zone, based on normal structure setbacks, shall be included as open space. For residential PDs, at least fifty percent (50%) of the shore impact zone area of existing developments or at least seventy percent (70%) of the shore impact zone area of new developments shall be preserved in its natural state.

REPLACEMENT CALCULATIONS:

50% OF THE TOTAL PROJECT AREA SHALL BE OPENS SPACE AS DEFINED IN THE SHORELAND MANAGEMENT OVERLAY DISTRICT  
TOTAL PROJECT AREA: 20.52 AC

- PROVIDED 10.79 ACRES OF OPEN SPACE PROVIDED
- NOTE: ALL MAINTAINED LAWN AND LANDSCAPED AREAS TO RECEIVE IRRIGATION

PLANT SCHEDULE

| SYMBOL          | CODE | QTY | COMMON / BOTANICAL NAME                                          | CONT  | CAL      | SIZE                                                                                         |
|-----------------|------|-----|------------------------------------------------------------------|-------|----------|----------------------------------------------------------------------------------------------|
| EVERGREEN TREES |      |     |                                                                  |       |          |                                                                                              |
|                 | JE   | 32  | EASTERN REDCEDAR / JUNIPERUS VIRGINIANA                          | B & B | 6' HGT   | 1301 American Blvd E. Suite 100 Bloomington, MN 55425 tel: (612) 879-6000 www.kaaswilson.com |
|                 | PS   | 36  | WHITE PINE / PINUS STROBUS                                       | B & B | 6' HGT   |                                                                                              |
| DECIDUOUS TREES |      |     |                                                                  |       |          |                                                                                              |
|                 | AF   | 27  | RED SUNSET® MAPLE / ACER RUBRUM 'FRANKSRED'                      | B & B | 2.5' CAL |                                                                                              |
|                 | AS   | 25  | SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'™                   | B & B | 2.5' CAL |                                                                                              |
|                 | BC   | 11  | HERITAGE RIVER BIRCH / BETULA NIGRA 'CULLY'™                     | B & B | 2.5' CAL |                                                                                              |
|                 | GI   | 24  | SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'™  | B & B | 2.5' CAL |                                                                                              |
|                 | GD   | 28  | KENTUCKY COFFEE TREE / GYNOKLADUS DIOICA 'ESPRESSO'              | B & B | 2.5' CAL |                                                                                              |
|                 | PT   | 25  | QUAKING ASPEN / POPULUS TREMULOIDES                              | B & B | 2.5' CAL |                                                                                              |
|                 | QB   | 9   | SWAMP WHITE OAK / QUERCUS BICOLOR                                | B & B | 2.5' CAL |                                                                                              |
|                 | QM   | 6   | BURR OAK / QUERCUS MACROCARPA                                    | B & B | 2.5' CAL |                                                                                              |
|                 | QR   | 39  | RED OAK / QUERCUS RUBRA                                          | B & B | 2.5' CAL |                                                                                              |
|                 | UP   | 37  | PRINCETON AMERICAN ELM / ULMUS AMERICANA 'PRINCETON'             | B & B | 2.5' CAL |                                                                                              |
| ORNAMENTAL      |      |     |                                                                  |       |          |                                                                                              |
|                 | AG   | 3   | SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'     | B & B | 2' CAL   |                                                                                              |
|                 | CI   | 9   | THORNLESS COCKSPUR HAWTHORN / CRATAEGUS CRUS-GALLI INERMIS       | B & B | 2' CAL   |                                                                                              |
|                 | MP   | 16  | PRAIRIE FIRE CRABAPPLE / MALUS X 'PRAIRIE FIRE'                  | B & B | 2' CAL   |                                                                                              |
|                 | SI   | 6   | IVORY SILK JAPANESE TREE LILAC / SYRINGA RETICULATA 'IVORY SILK' | B & B | 2' CAL   |                                                                                              |

| SYMBOL | QTY        | COMMON / BOTANICAL NAME             |
|--------|------------|-------------------------------------|
|        | 11,465 SF  | WET DITCH / MM-DOT SEED MIX W/ TURF |
|        | 316,268 SF | TURF                                |

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Civil Engineer:  
EVS, Inc.  
10025 Valley View Road, Suite 140  
Eden Prairie, Minnesota 55121

Landscape Architect:  
Confluence  
530 North Third Street, Suite 120  
Minneapolis, Minnesota 55401

Project: **NORD 61° - TOWNHOMES**  
65th Street and Argenta Trail  
Inver Grove Heights, MN 55077

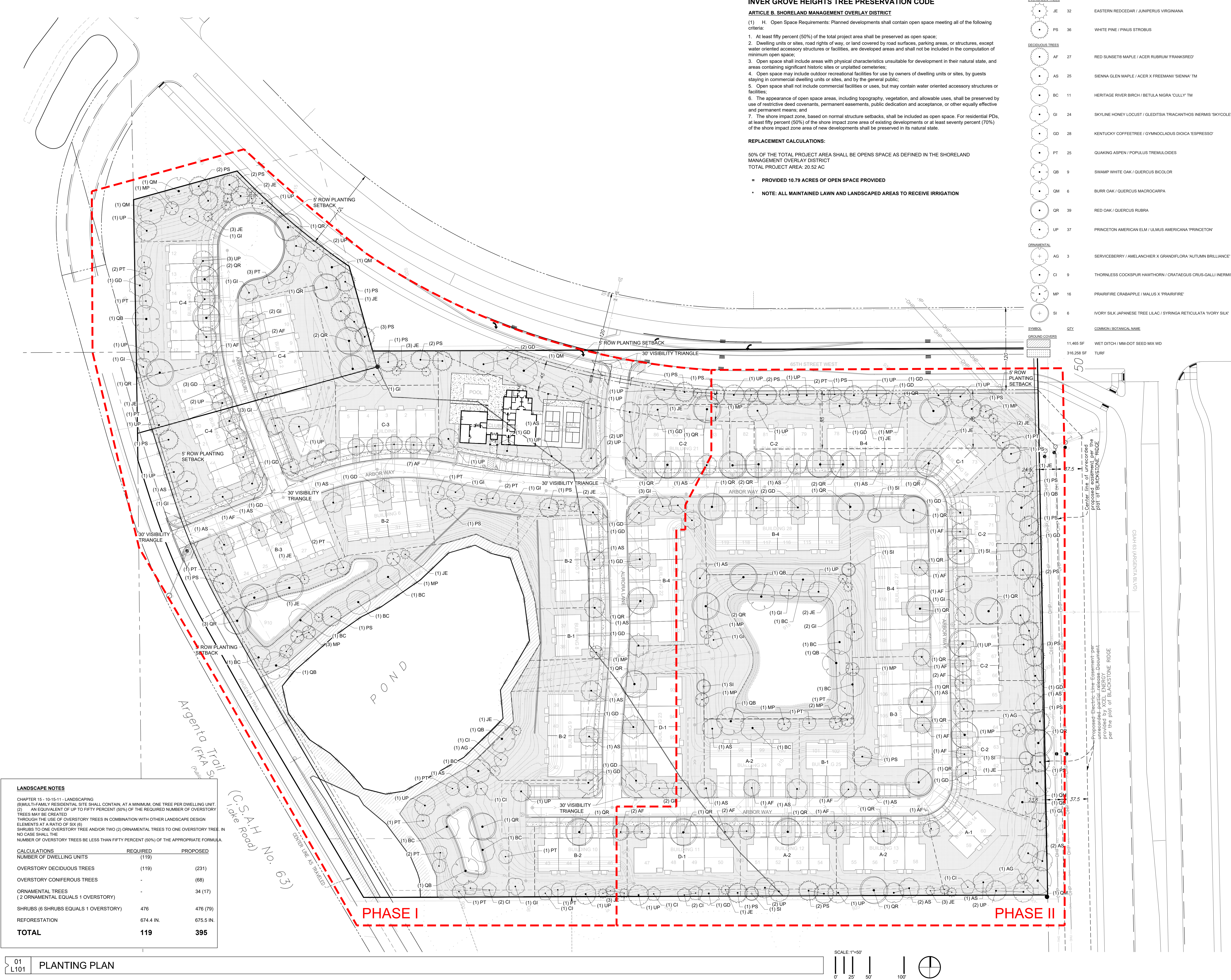
Owner:  
**Ace Land Holdings, LLC**  
2655 Vikings Circle, Suite 050, Eagan, Minnesota 55121

Project Number: 24039  
Date: 2025.03.24

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Date: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Rev. No. \_\_\_\_\_

TREE PLANTING PLAN  
**L101**



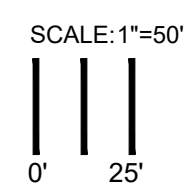




| <u>SYMBOL</u>                                                                         | <u>CODE</u> | <u>QTY</u> | <u>COMMON / BOTANICAL NAME</u>                                             |
|---------------------------------------------------------------------------------------|-------------|------------|----------------------------------------------------------------------------|
| <u>SHRUBS</u>                                                                         |             |            |                                                                            |
|  | Al2         | 29         | IROQUOIS BEAUTY BLACK CHOKEBERRY / ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM |
|  | Ch2         | 7          | GARDEN GLOW DOGWOOD / CORNUS HESSEI 'GARDEN GLOW'                          |
|  | Cb3         | 8          | FIRE DANCE DOGWOOD / CORNUS SERICEA 'BAILADELINE' TM                       |
|  | DI          | 119        | DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA                                |
|  | Hj          | 22         | LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA 'JANE' TM                     |
|  | Rg          | 14         | GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'                          |
|  | Ss          | 109        | SEM ASH LEAF SPIREA / SORBARIA SORBIFOLIA 'SEM'                            |
|  | Va2         | 128        | BLUE MUFFIN ARROWWOOD VIBURNUM / VIBURNUM DENTATUM 'CHRISTOM' TM           |

| PERENNIALS                                                                            |     |     |                                                                         |  |
|---------------------------------------------------------------------------------------|-----|-----|-------------------------------------------------------------------------|--|
|  | Ap  | 170 | PURPLE DOME NEW ENGLAND ASTER / ASTER NOVAE-ANGLIAE 'PURPLE DOME'       |  |
|  | Af4 | 215 | FALSE SPIRAEA / ASTILBE JAPONICA 'DEUTCHLAND'                           |  |
|  | Cv  | 380 | KOREAN FEATHER REED GRASS / CALAMAGROSTIS ARUNDINACEA BRACHYTRICHA      |  |
|  | Ep  | 142 | CONEFLOWER / ECHINACEA PURPUREA                                         |  |
|  | HG  | 240 | GOING BANANAS DAYLILY / HEMEROCALLIS X 'GOING BANANAS'                  |  |
|  | La  | 276 | ROUGH BLAZING STAR / LIATRIS ASPERA                                     |  |
|  | Pn  | 160 | BLUE JEAN BABY RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' |  |
|  | Re  | 165 | EARLY BIRD GOLD BLACK-EYED SUSAN / RUDBECKIA FULGIDA 'EARLY BIRD GOLD'  |  |
|  | Sm  | 162 | MAYNIGHT SALVIA / SALVIA MEMOROSA 'MAINACHT'                            |  |

| LANDSCAPE NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
| <p>CHAPTER 15, 10-15-11 - LANDSCAPING</p> <p>(B)MULTI-FAMILY RESIDENTIAL SITE SHALL CONTAIN, AT A MINIMUM, ONE TREE PER DWELLING UNIT. THE EQUIVALENT OF UP TO FIFTY PERCENT (50%) OF THE REQUIRED NUMBER OF OVERSTORY TREES MAY BE CREATED THROUGH THE USE OF OVERSTORY TREES IN COMBINATION WITH OTHER LANDSCAPE DESIGN ELEMENTS AT A RATIO OF SIX (6) SHRUBS TO ONE OVERSTORY TREE AND/OR TWO (2) ORNAMENTAL TREES TO ONE OVERSTORY TREE. IN NO CASE SHALL THE NUMBER OF OVERSTORY TREES BE LESS THAN FIFTY PERCENT (50%) OF THE APPROPRIATE FORMULA.</p> |            |            |
| Calculations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | REQUIRED   | PROPOSED   |
| NUMBER OF DWELLING UNITS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | (119)      |            |
| OVERSTORY DECIDUOUS TREES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (119)      | (231)      |
| OVERSTORY CONIFEROUS TREES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | -          | (68)       |
| ORNAMENTAL TREES<br>(2 ORNAMENTAL EQUALS 1 OVERSTORY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | -          | 34 (17)    |
| SHRUBS (6 SHRUBS EQUALS 1 OVERSTORY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 476        | 476 (79)   |
| REFORESTATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 674.4 IN.  | 675.5 IN.  |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>119</b> | <b>395</b> |

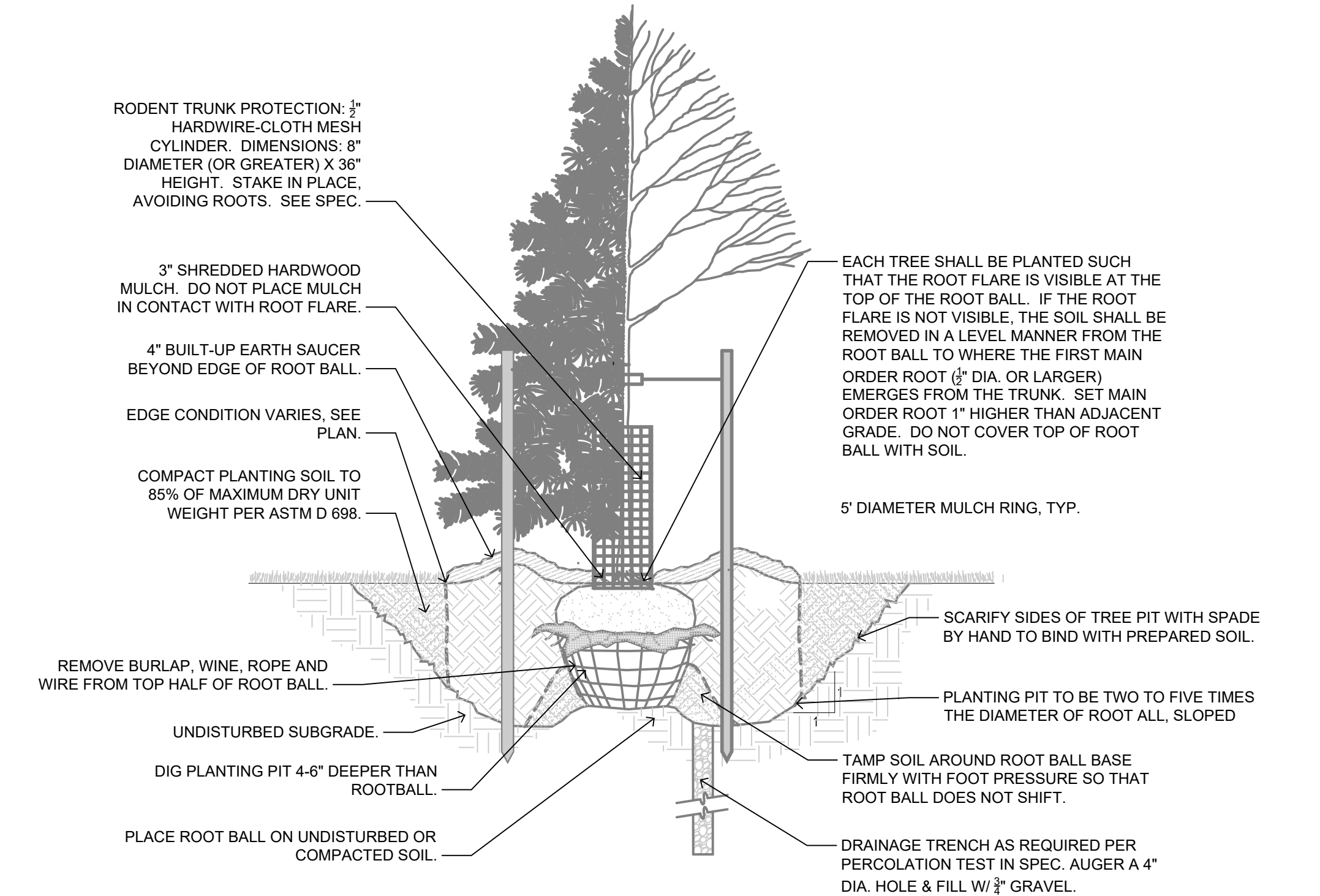




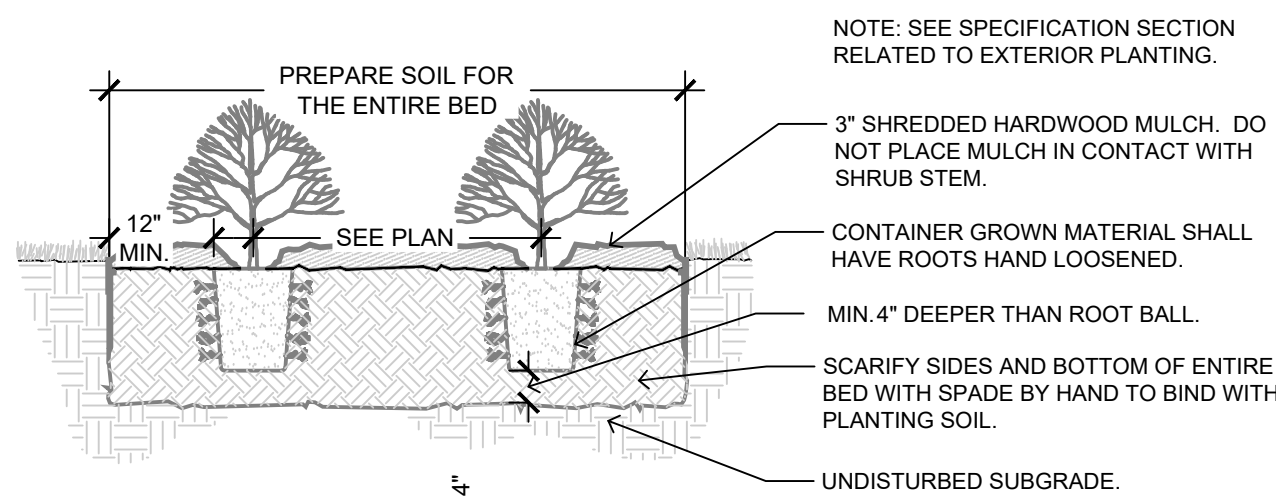
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PLANTING GENERAL NOTES

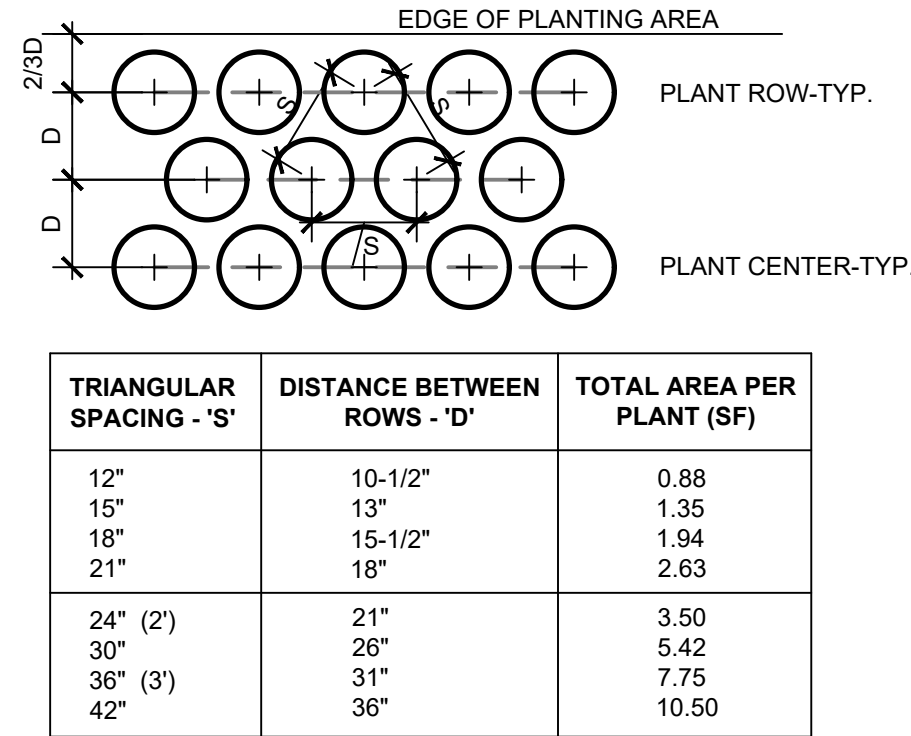
- A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT. SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.



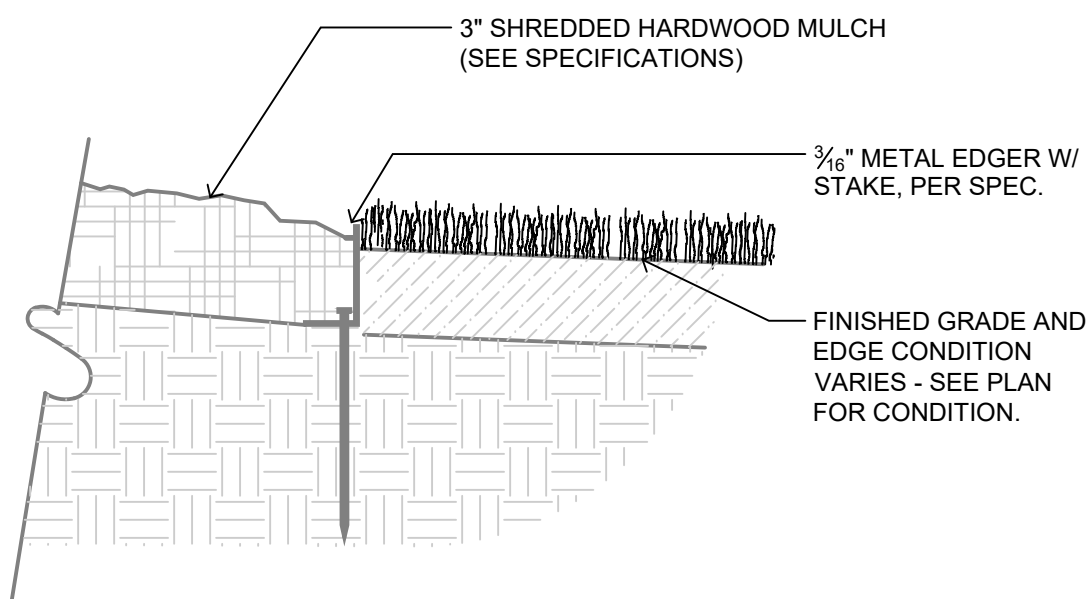
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02  
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03  
L500 PLANT SPACING, TYP. N.T.S.



04  
L500 EDGING DETAIL, TYP. N.T.S.

01  
L500 LANDSCAPE DETAILS



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Minnesota 55121

Project Number 24039

Date 2025.03.24

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Date

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Rev. No.

LANDSCAPE  
DETAILS

L500

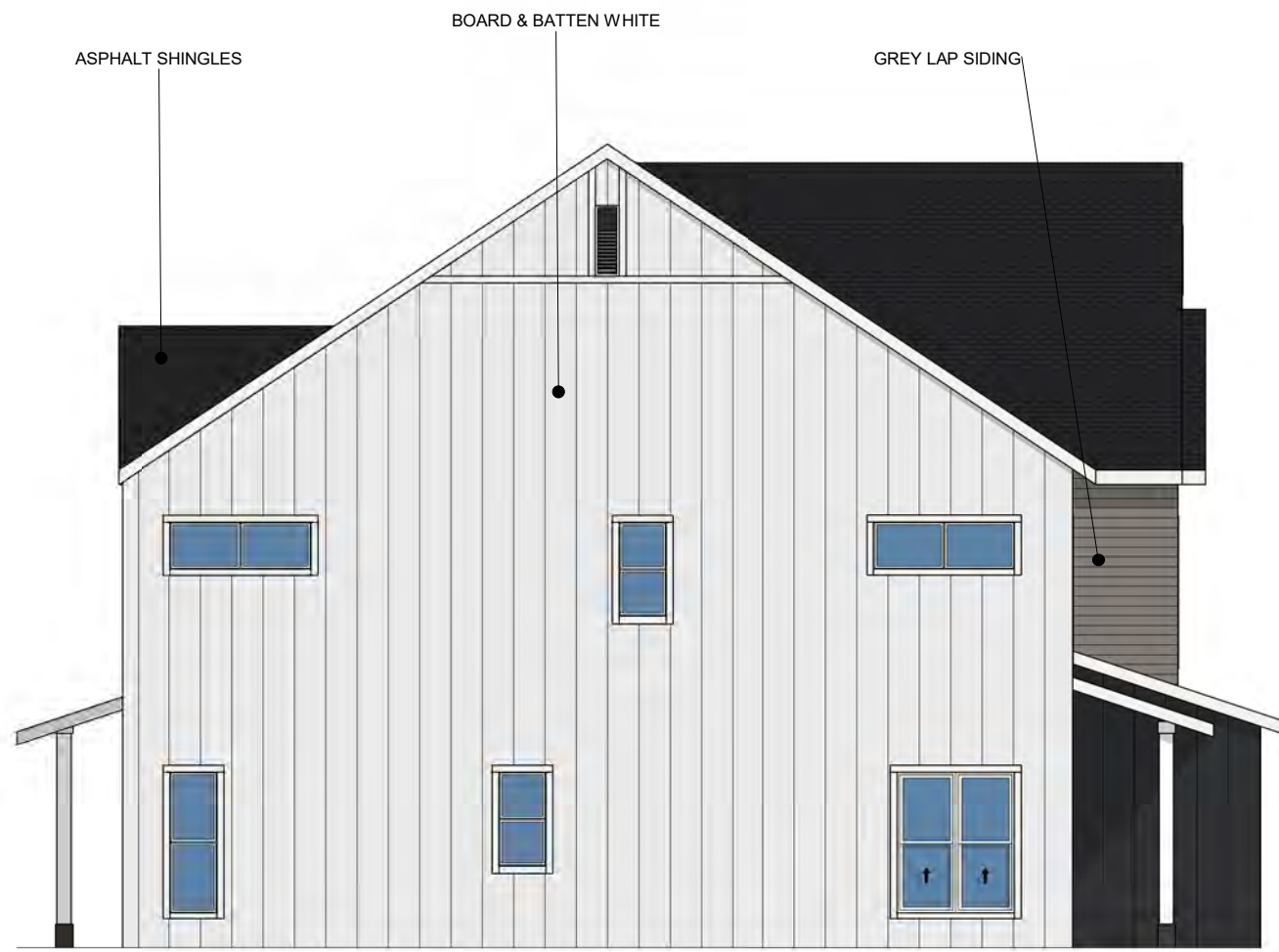




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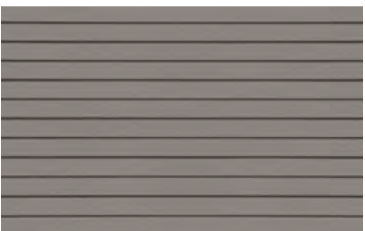
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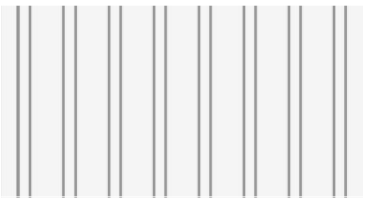
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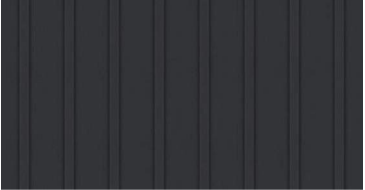
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GREY LAP SIDING



BOARD & BATTEN  
WHITE



BOARD & BATTEN  
CHARCOAL



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**Ace Land Holdings, LLC**  
2655 Vikings Circle, Suite 050, Eagan,  
Minnesota 55121

Project Number 24039

Date 2025.05.01

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Date

Revision

Rev. No.

A1 - DUPLEX  
ELEVATION

As indicated

**A201**





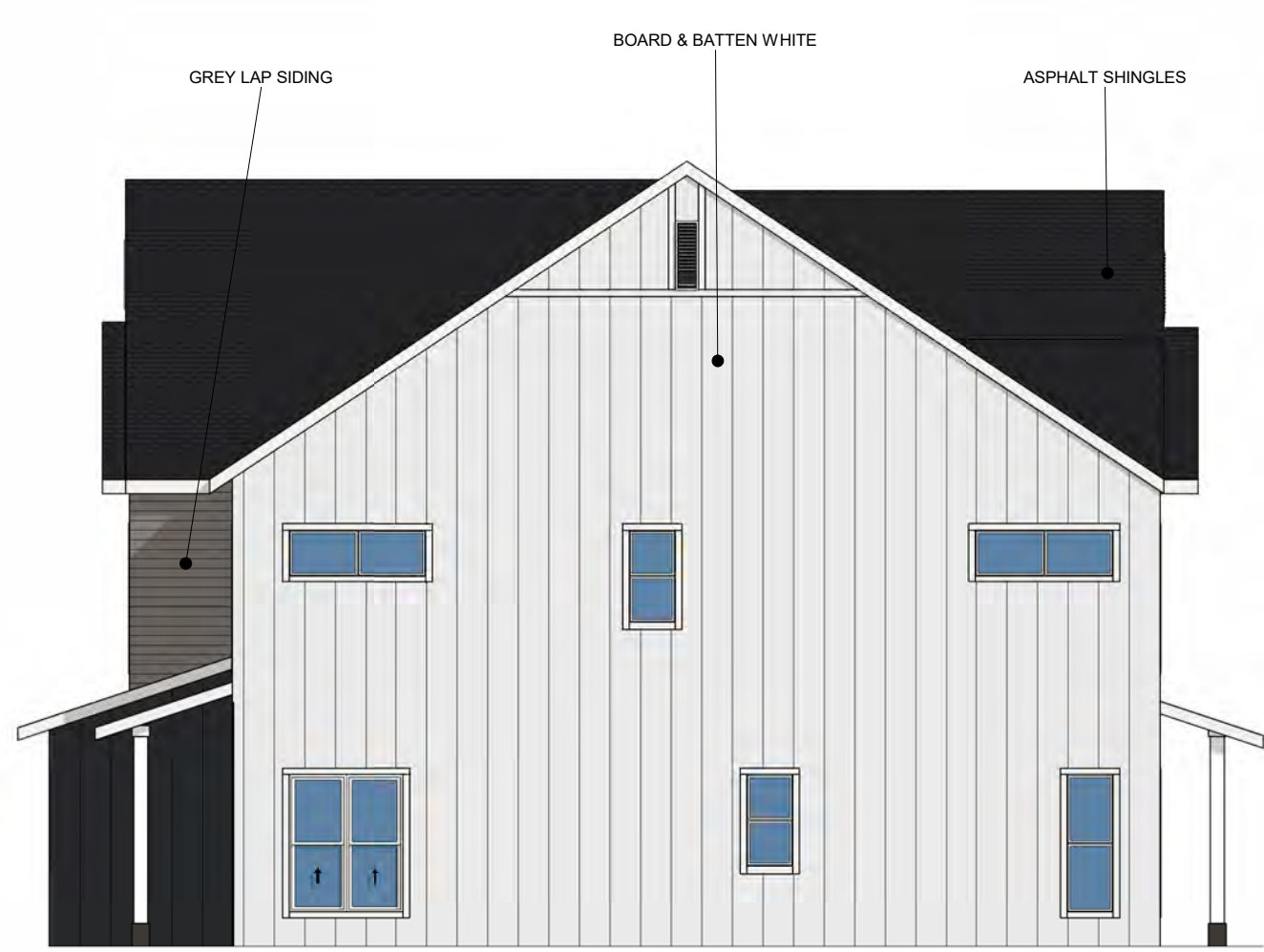
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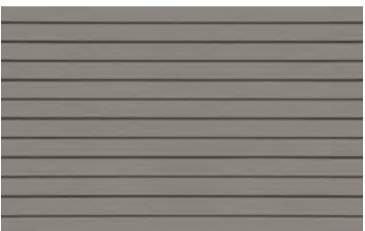
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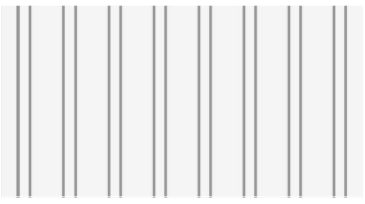
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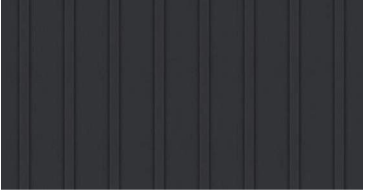
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GREY LAP SIDING



BOARD & BATTEN  
WHITE



BOARD & BATTEN  
CHARCOAL



VERTICAL WOOD



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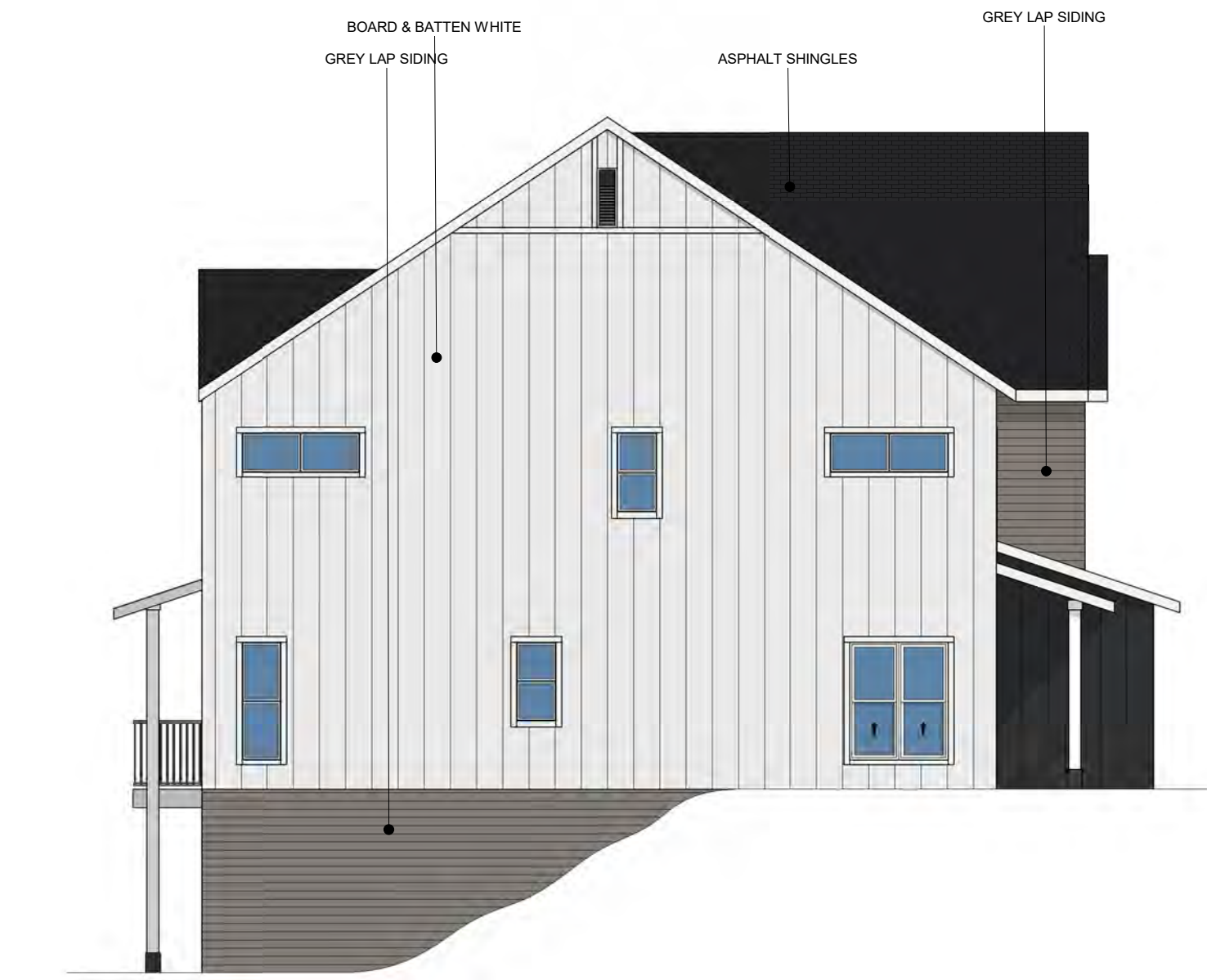




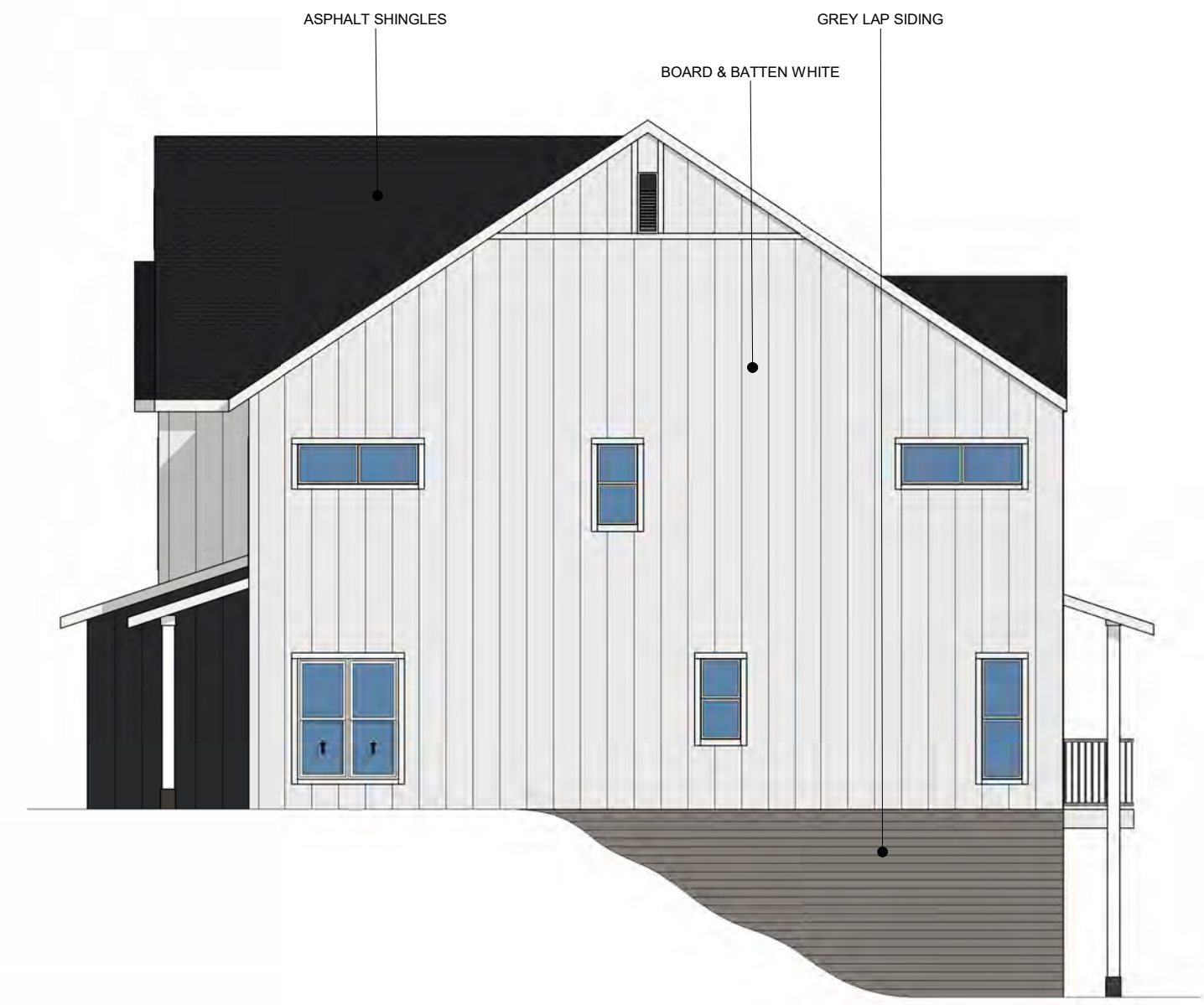
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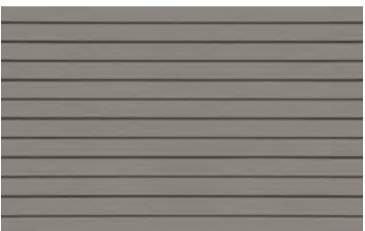
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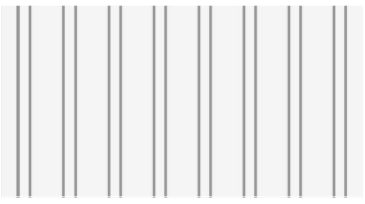
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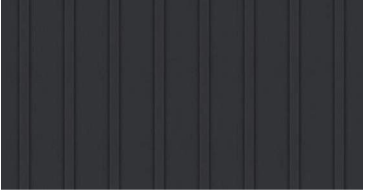
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GREY LAP SIDING



BOARD & BATTEN  
WHITE



BOARD & BATTEN  
CHARCOAL

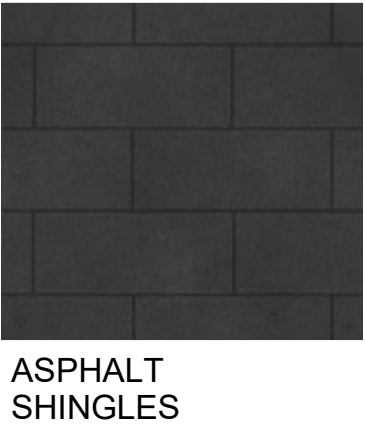
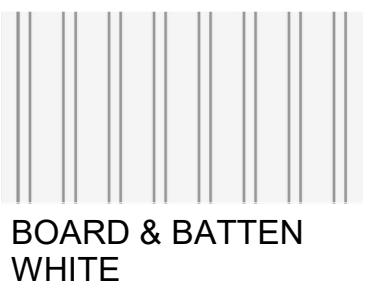
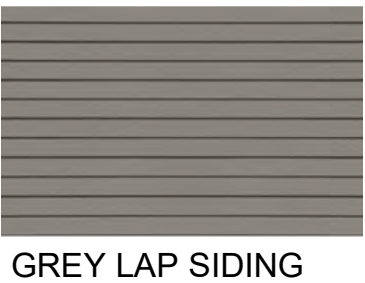


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CONSTRUCTION

Date

Revision

Rev. No.

B2 - FOUR-PLEX  
ELEVATION

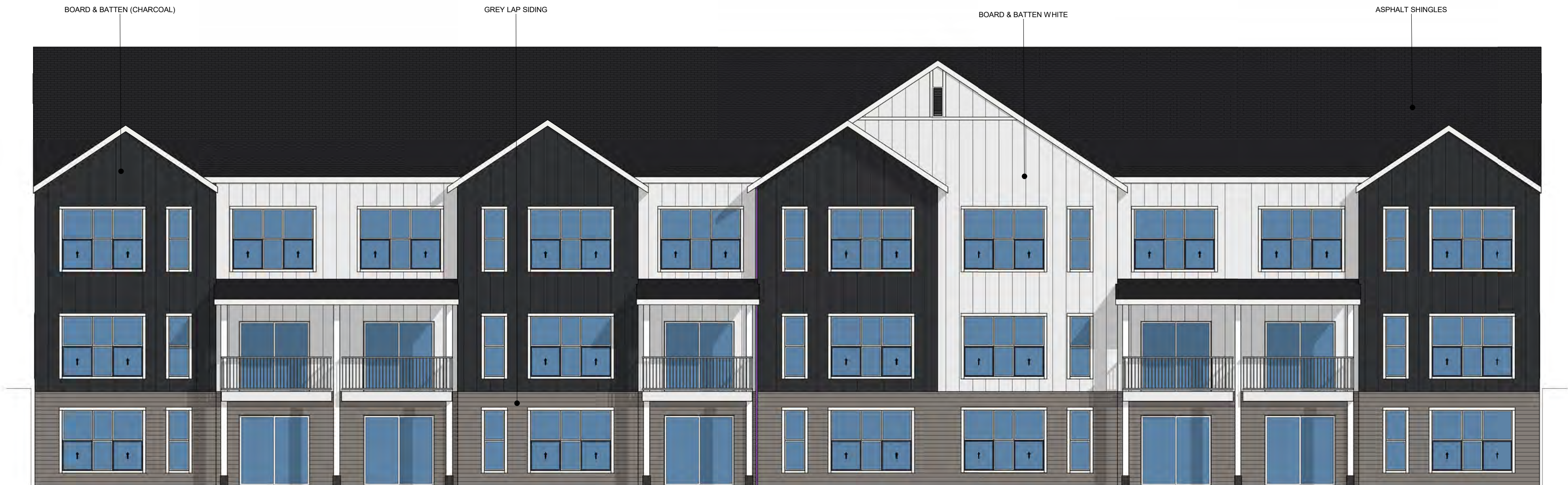
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A204





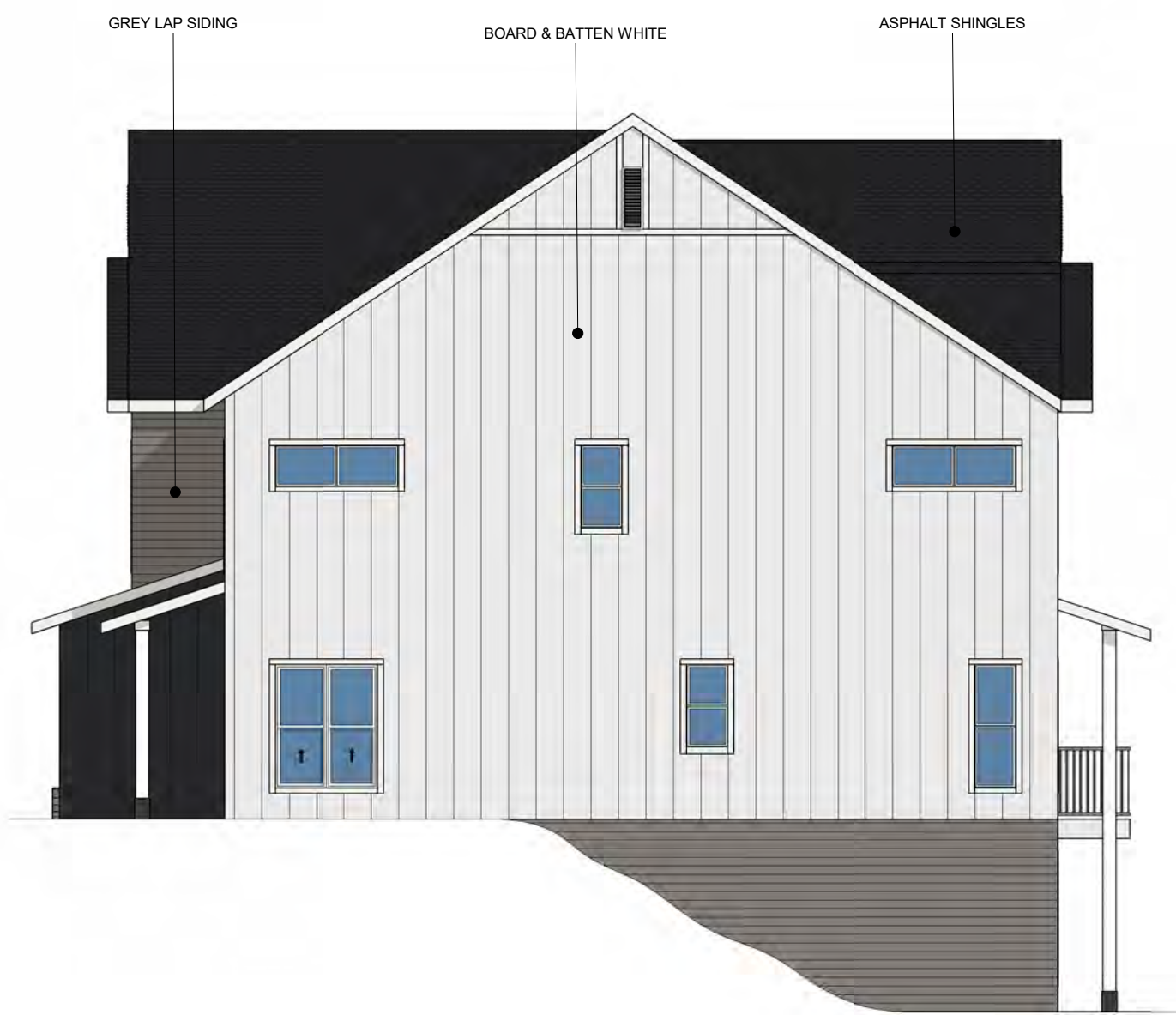
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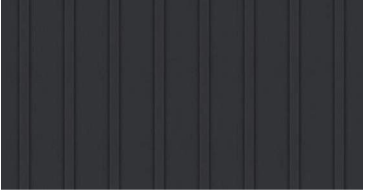
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GREY LAP SIDING



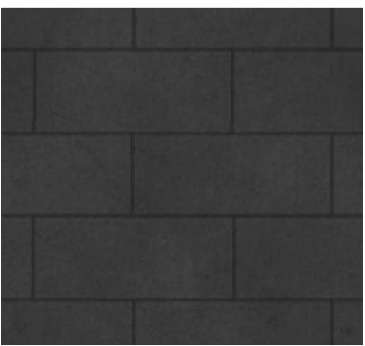
BOARD & BATTEN  
WHITE



BOARD & BATTEN  
CHARCOAL



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Ventures-InverGroveHeights-Ace-TH Campus Model.rvt

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② SP - TH-B4 - Back  
1/8" = 1'-0"



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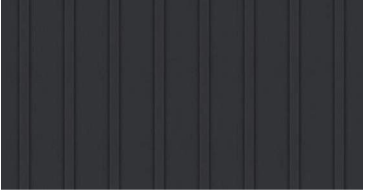
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GREY LAP SIDING



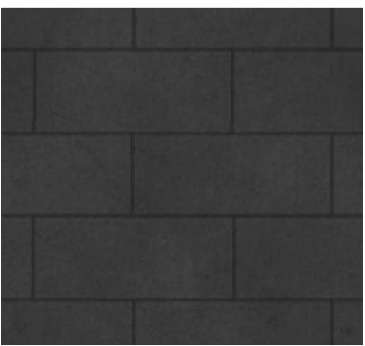
BOARD & BATTEN  
WHITE



BOARD & BATTEN  
CHARCOAL



VERTICAL WOOD



ASPHALT  
SHINGLES



1301 American Blvd E.  
Suite 100  
Bloomington, MN 55425  
tel: (612) 879-6000  
www.kaaswilson.com



Civil Engineer:  
EVS, Inc.  
10025 Valley View Road,  
Suite 140  
Eden Prairie, Minnesota 55121



Landscape Architect:  
Confluence  
530 North Third Street, Suite 120  
Minneapolis, Minnesota 55401

Project:  
**NORD 61°**  
65th Street and Argenta Trail  
Inver Grove Heights, MN 55077

Owner:  
**Ace Land Holdings, LLC**  
2655 Vikings Circle, Suite 050, Eagan,  
Minnesota 55121

Project Number 24039

Date 2025.05.01

**NOT FOR  
CONSTRUCTION**

Date

Revision

Rev. No.

**B4 - SIX-PLEX  
ELEVATION**

As indicated

**A206**

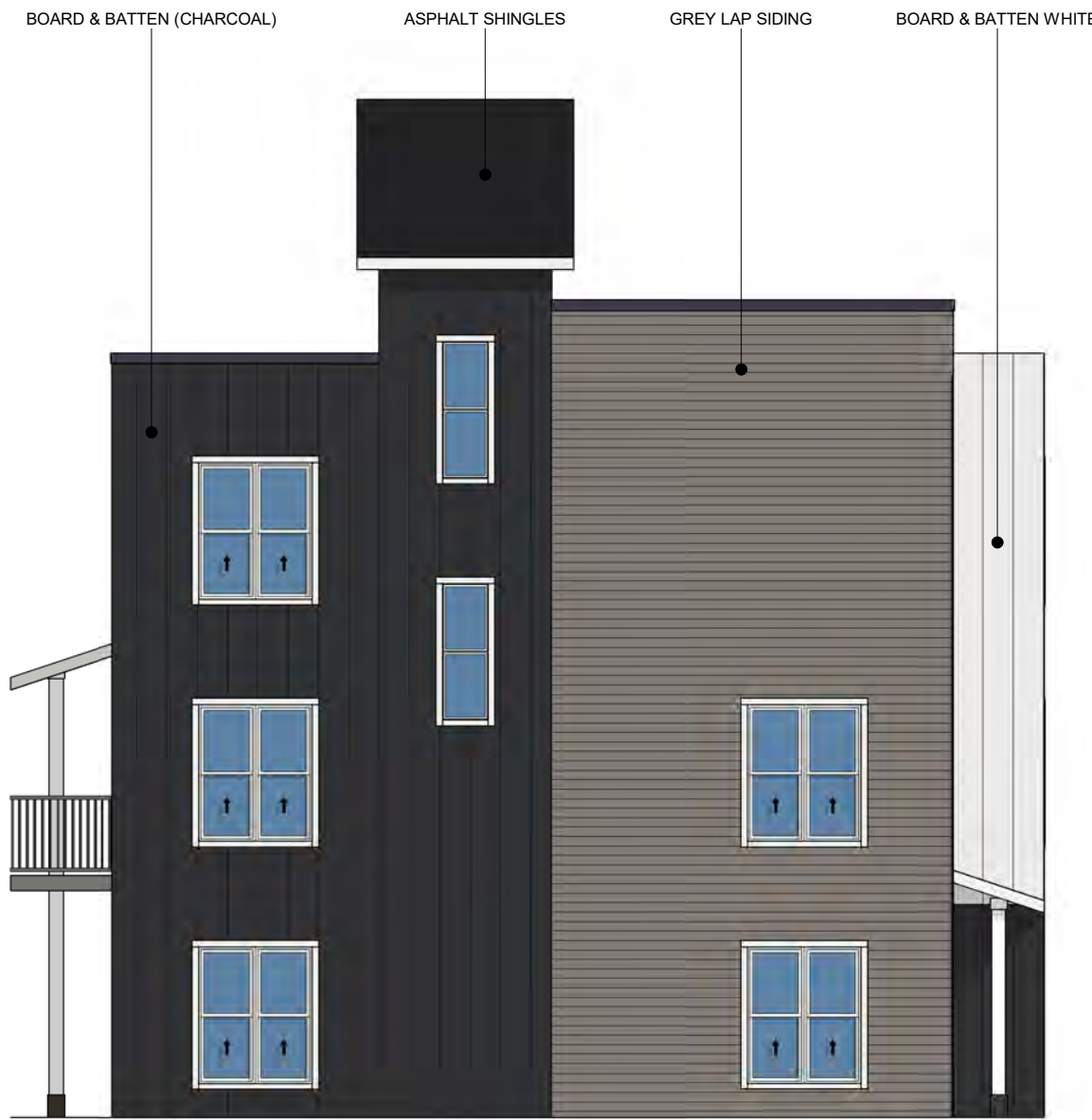




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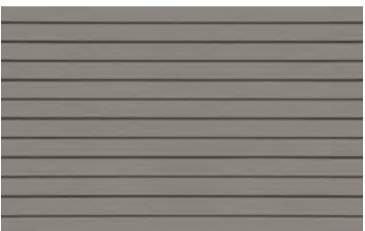
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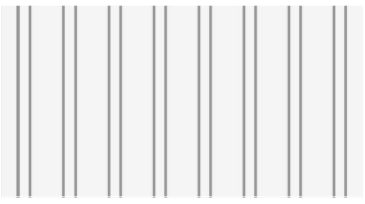
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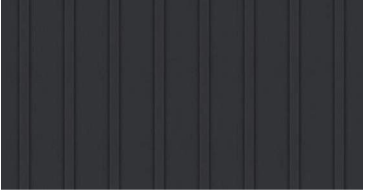
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1/8" = 1'-0"



GREY LAP SIDING



BOARD & BATTEN  
WHITE



BOARD & BATTEN  
CHARCOAL



VERTICAL WOOD



ASPHALT  
SHINGLES





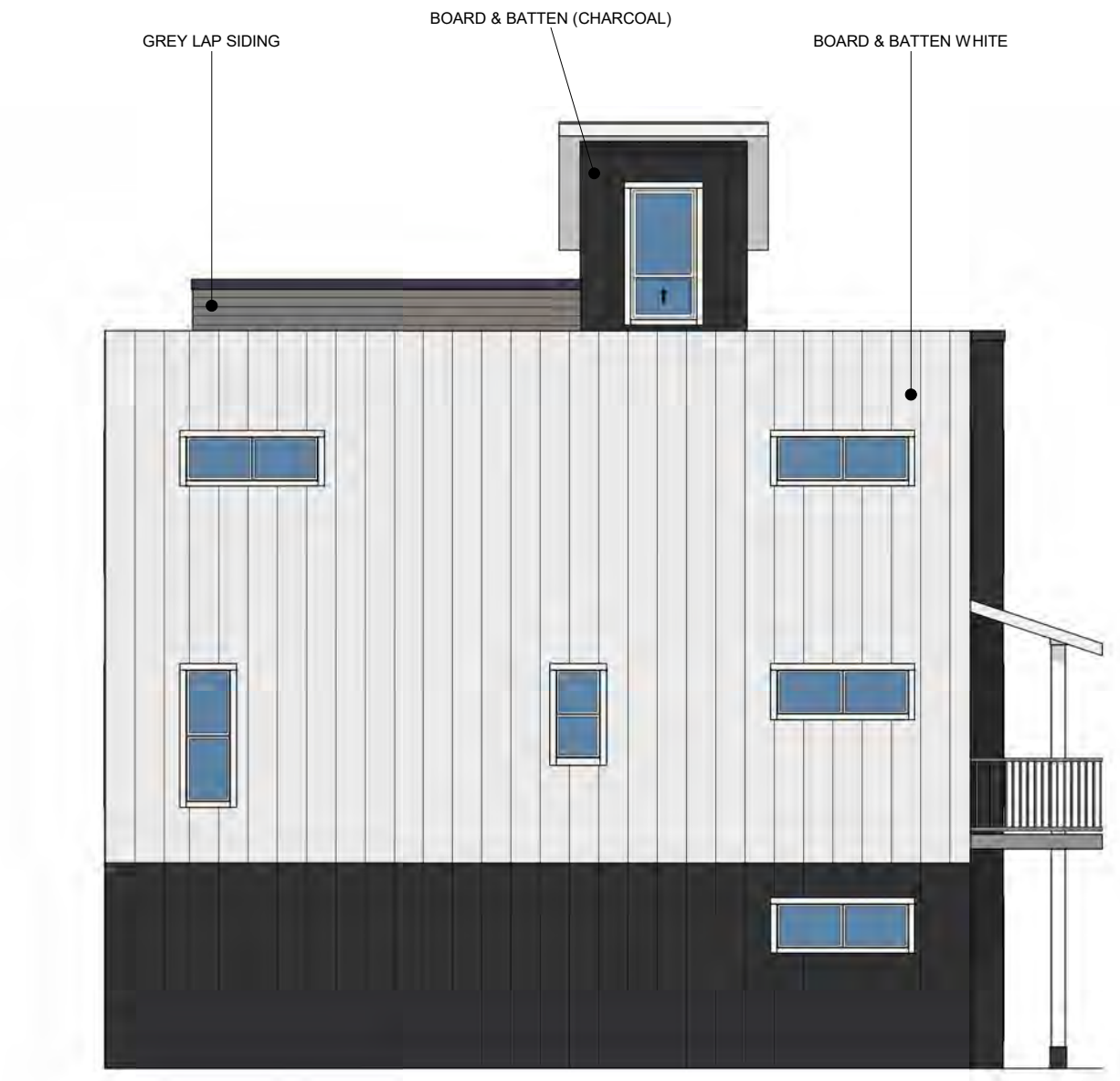
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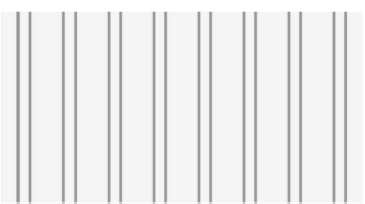
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GREY LAP SIDING



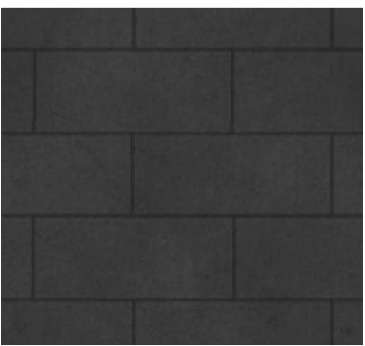
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BOARD & BATTEN  
CHARCOAL



VERTICAL WOOD



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SHINGLES

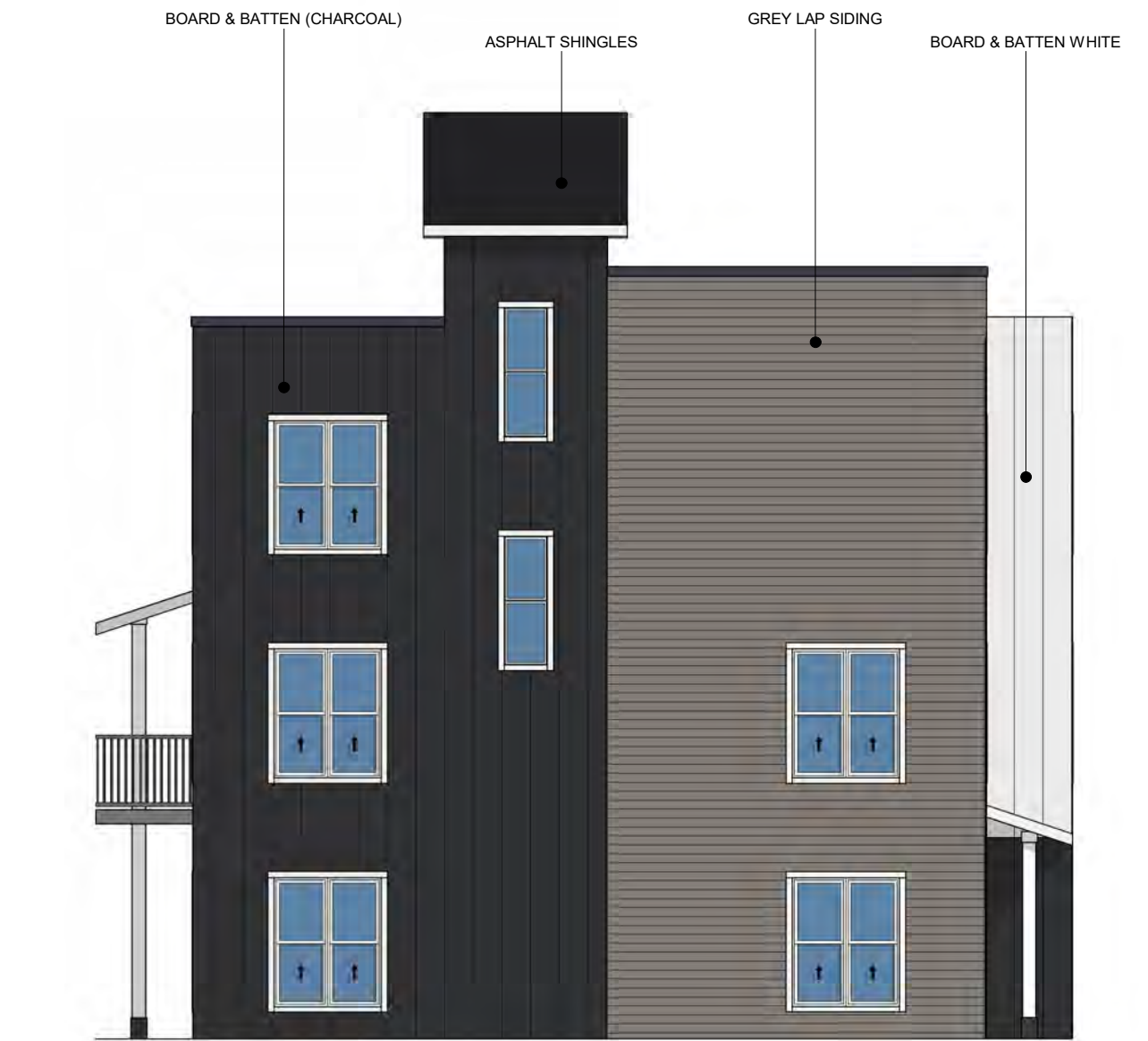




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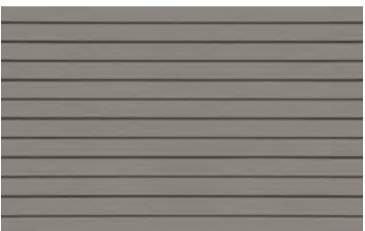
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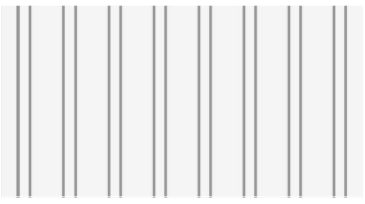
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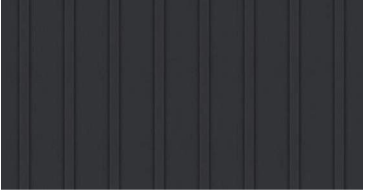
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GREY LAP SIDING



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VERTICAL WOOD



ASPHALT  
SHINGLES





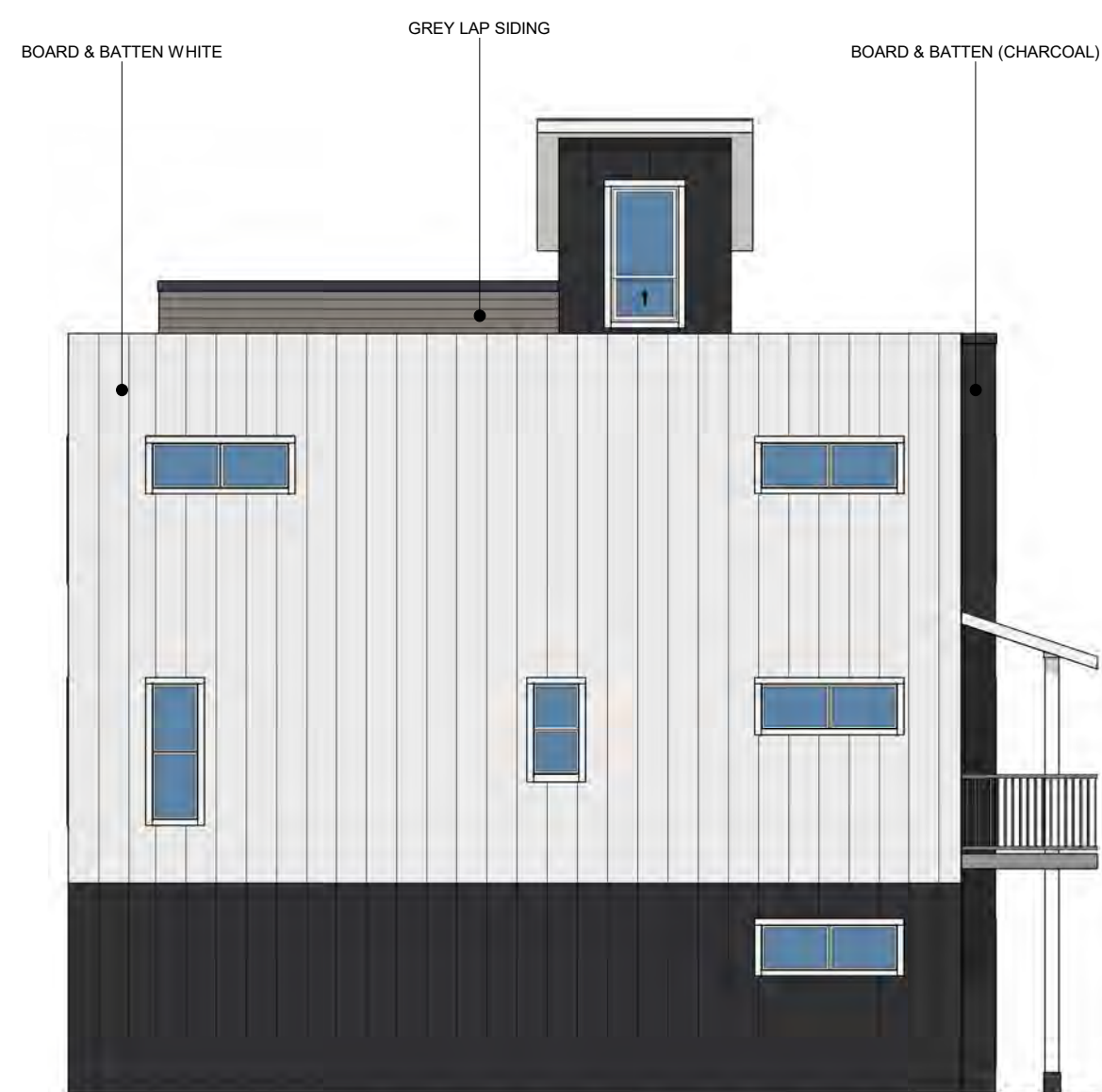
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4 SP - RH-C4 - Right  
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GREY LAP SIDING



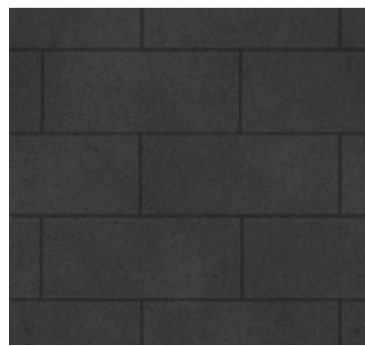
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VERTICAL WOOD



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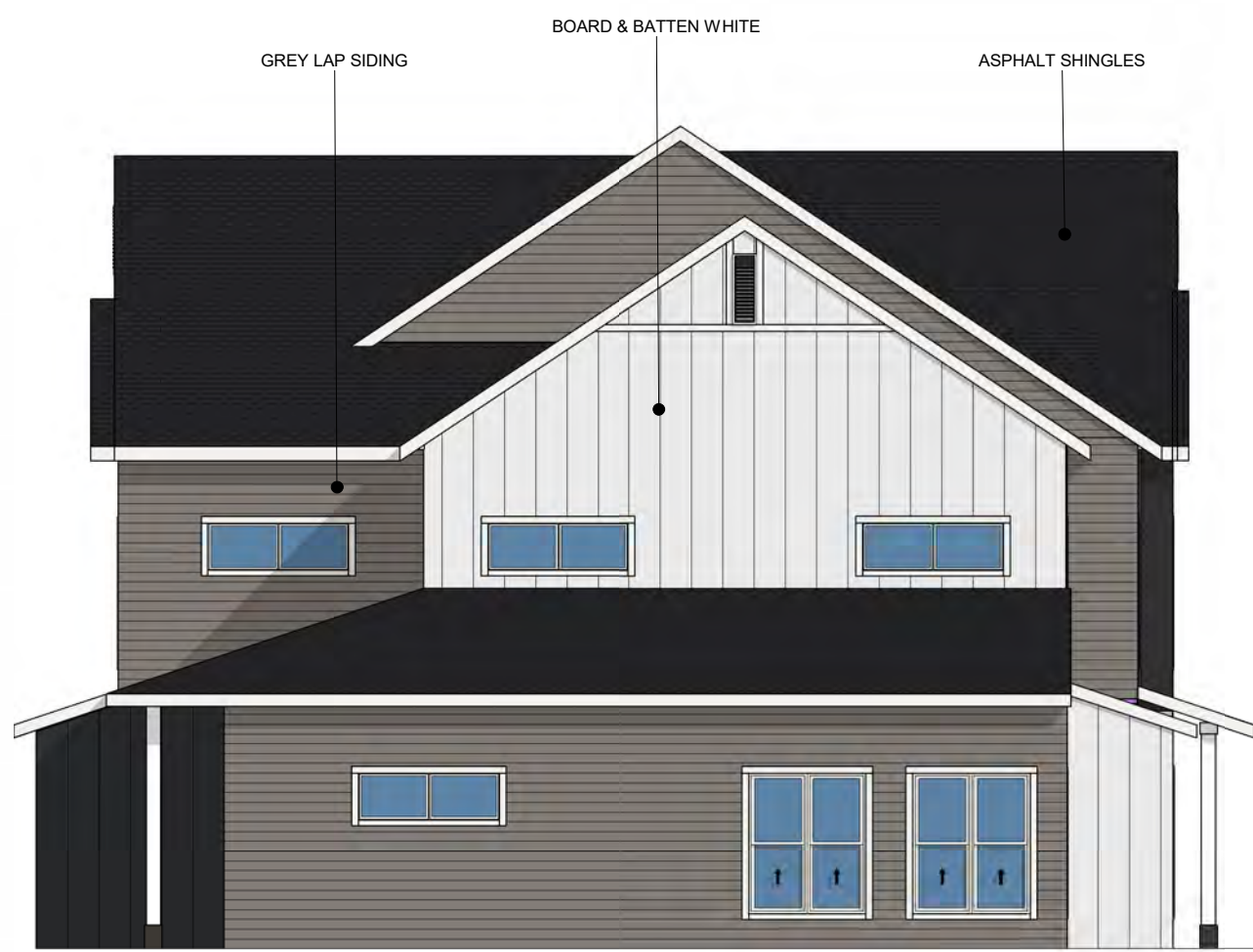
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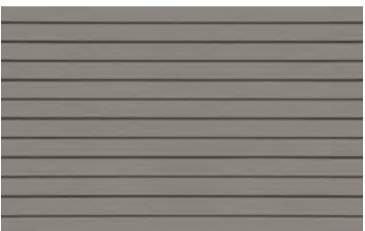
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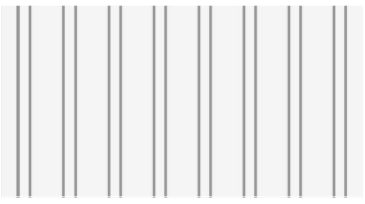
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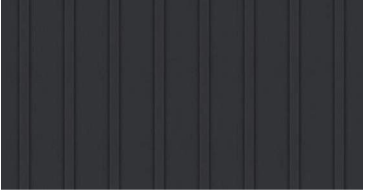
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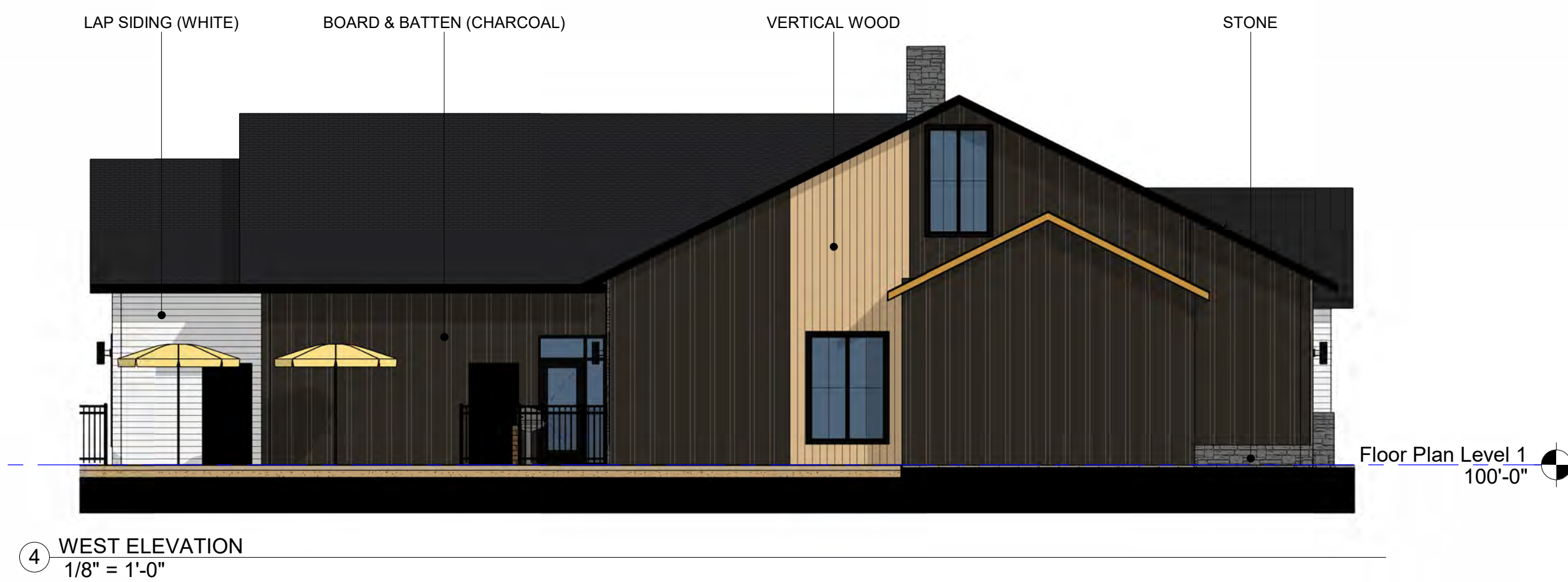


VERTICAL WOOD



ASPHALT  
SHINGLES





GREY LAP SIDING

WHITE LAP SIDING

BOARD & BATTEN CHARCOAL

VERTICAL WOOD

STONE

ASPHALT SHINGLES





Dakota County Surveyor's Office

Western Service Center • 14955 Galaxie Avenue • Apple Valley, MN 55124  
952.891-7087 • Fax 952.891-7127 • [www.co.dakota.mn.us](http://www.co.dakota.mn.us)

May 22, 2025

City of Inver Grove Heights  
8150 Barbara Ave.  
Inver Grove Heights, MN 55077

Re: **NORD 61**

The Dakota County Plat Commission met on May 21, 2025, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 63 (Argenta Blvd.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The right-of-way needs along CSAH 63 (65th Street W) are 60 feet of half right of way and CSAH 63 (Argenta Blvd) are 100 feet of half right of way, which have been met. There is no access shown along the north-south CSAH 63 (Argenta Blvd) roadway. There are two access shown to the site along the east-west CSAH 63 (65th St W), one at the existing street intersection at Argenta Trail and one between Argenta Trail and Argenta Blvd (identified as Aurora Lane). The Plat Commission recommends the Aurora Lane access to be a restricted access consisting of right-turns only as supported by County Access Spacing Guidelines. Restricted access should be shown along all of CSAH 63 except for the one proposed access opening at Aurora Lane. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

Traffic volumes on CSAH 63 are 4,064 ADT and are anticipated to be 10,300 ADT by the year 2040.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc. Please contact TJ Bentley regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

A handwritten signature in black ink that reads "Todd B. Tollefson".

Todd B. Tollefson  
Secretary, Plat Commission



## Request for Council Action

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**SUBJECT:**       **Approval of Marketing Contract for Inver Wood Golf Course Anniversary Membership Campaign and Adoption of Resolution Amending the 2025 Golf Course Operating Budget - *continued***

**MEETING DATE:**   August 25, 2025  
**ITEM TYPE:**       Regular Business  
**CONTACT:**        Matt Moynihan, Clubhouse Superintendent, 651.450.4324  
                          Adam Lares, Parks & Recreation Director, 651.450.2587

---

### **ACTION REQUESTED**

The Council is asked to approve the attached contract with Mulligan Marketing Concepts (MMC) for the development of an Anniversary Membership Campaign for Inver Wood Golf Course, and to adopt the attached Resolution authorizing a related 2025 budget amendment to the Golf Course Operating Budget.

### **BACKGROUND**

In 2018, and again in 2020 and 2023, the City of Inver Grove Heights contracted with Mulligan Marketing Concepts (MMC) to design and assist staff with the implementation of an Anniversary Membership Campaign for the Inver Wood Golf Course. The Anniversary Membership provides purchasers with unlimited golf at the Inver Wood Golf Course, subject to certain limitations. In past years, the campaign has been a tremendous success for the golf course in creating good will from golfers, filling unused tee times, and generating revenue for the course's operational and capital needs.

The primary purpose of the Membership Drive is to book tee times that typically go unused. Below is an overview of the terms of the Anniversary Membership Program:

- A \$398 membership is purchased and is good for 2 years (the 2026 & 2027 golf seasons)
- Enables the membership holder to all the golf they want with no additional green fees, subject to the following terms and conditions:
  - Can only be used to book a tee time that is made less than 3 days in advance
  - Cannot be used for a tee time before noon on Saturdays and Sundays or anytime on holidays;
  - Does not include leagues, events, tournaments, etc

Membership does not include the cost of using the driving range or golf carts, nor does it cover food or beverages or purchases from the pro shop. Yet it brings in golfers that often spend additional money on these items. Additionally, members often bring friends to golf who are non-members and pay the full price for their golf round.

Overall, the anniversary membership program has taken Inver Wood's tee time bookings from approximately 40% to more than 75%. It has generated increased revenue for the course, while requiring very little staff time, and helped introduce the game of golf, and Inver Wood Golf Course specifically, to new players.

Under the attached contract, MMC Marketing:

- Receives 10% of gross revenues generated from this specific membership drive
- Administrative fee charged to golfers covers 100% of payment to MMC.
- Only gets paid for the memberships that get sold; City collects membership fees
- Provides marketing advice/ideas/concepts year-round for no extra charge
- Develops an FAQ to reduce questions coming via phone/email

The proposed marketing campaign includes emails sent to existing membership holders and marketing on Twitter, Facebook, city/golf course web and social media site(s).

### **Requested Budget Amendment**

At the time of City Council approval of the 2025 Inver Wood Golf Course Operating Budget in December 2024, a contract with Mulligan Marketing Concepts for the course's Anniversary Membership Campaign had not yet been determined. As a result, the related expenses for bank and credit card charges (Account 550.7600.000.5482) and Professional Services & Contracts (Account 550.7600.000.5310) were not included in the adopted 2025 budget.

Therefore, staff are now requesting Council approval of the attached Resolution, authorizing a 2025 Budget Amendment to the Golf Course Operating Budget.

The proposed budget amendment includes:

- An increase of \$50,000 to Account 550.7600.000.5482 to cover credit card processing fees.
- An increase of \$140,000 to Account 550.7600.000.5310 to fund the 10% marketing fee included in the Mulligan Marketing Concepts contract.

These adjustments will ensure full and accurate budgeting of the Golf Course's 2025 operations.

### **FISCAL IMPACT**

As stated above, staff are requesting Council adoption of the attached Resolution, authorizing a 2025 budget amendment to the Golf Course Operating Budget to cover costs associated with the contract with MMC.

The proposed amendment includes:

- An increase of \$50,000 to Account 550.7600.000.5482 to cover credit card processing fees.
- An increase of \$140,000 to Account 550.7600.000.5310 to fund the 10% marketing fee outlined in the MMC contract.

This amendment supports the upcoming Anniversary Membership Campaign, which is expected to generate substantial revenue over the next two years. The previous campaign averaged



approximately \$600,000 annually, which contributed positively to the overall health of the Golf Course Fund. Revenue from the current campaign will be deferred and recognized evenly over 2026 and 2027.

### **RECOMMENDATION**

Staff recommends approval of the attached contract with Mulligan Marketing Concepts (MMC) and adoption of the attached Resolution amending the 2025 Golf Course Budget.

### **ATTACHMENTS**

1. Inverwood Golf Course Membership Campaign Contract 8.18.2025
2. RESOLUTION - 2025 Golf Course Budget Amendment - Anniversary Membership

## MEMBERSHIP IMPROVEMENT AGREEMENT

**THIS MEMBERSHIP IMPROVEMENT AGREEMENT** (“Agreement”) is made this 25<sup>th</sup> day of August, 2025 (the “Effective Date”), by and between Mulligan Marketing Concepts (“Consultant”), a Florida corporation, with offices at 4600 Touchton Road E Building 100, Suite 150, Jacksonville, Duval County, Florida, and the City of Inver Grove Heights, a Minnesota municipal corporation (“Client”) with a principal place of business located at 8150 Barbara Avenue, Inver Grove Heights, MN 55077.

### BACKGROUND

WHEREAS, Consultant designs membership improvement campaigns specially tailored for golf clubs and courses; and

WHEREAS, Client operates a golf course with the name Inver Wood Golf Course located at 1850 70th Street, Inver Grove Heights, MN 55077 (the “Course”) and desires for Consultant to establish a campaign for the Course to increase its membership and golf course tee time utilization (the “Campaign” or “Anniversary Membership Campaign”); and

WHEREAS, Consultant is willing to specifically design and tailor an Anniversary Membership Campaign for the Course, but only if Client agrees to the terms of this Agreement.

NOW THEREFORE, in consideration of the promises and for the other good and valuable consideration set forth herein, the parties agree as follows:

### TERMS & CONDITIONS

1. **NATURE OF AGREEMENT.** Consultant shall be an independent contractor at all times and shall not be deemed to be an agent, servant, or employee of Client. Consultant shall have sole exclusive control of the implementation and execution of the Campaign pursuant to the Campaign parameters established herein.

2. **APPROVAL OF CAMPAIGN.** By executing this Agreement, Client hereby approves the Campaign which is defined as a membership campaign for the sale of Anniversary Memberships in a maximum number to be determined in the sole discretion of the Golf Course Manager, which Anniversary Memberships consist of two (2) year unlimited golf memberships (subject to certain restrictions as approved by Client) for \$398 to be launched on August 29<sup>th</sup>, 2025 (“Campaign Commencement Date”). The Campaign will be conducted by Consultant under this Agreement, and Client agrees to cooperate fully with Consultant in implementing the Campaign, which cooperation may include, but not necessarily be limited to, employing a direct mail package designed by Consultant to attract potential purchasers of Anniversary Memberships. The direct mail package shall include information concerning the Anniversary Membership terms and the Course’s facilities. Client covenants and agrees once the campaign has raised sufficient funds, in the sole discretion of the Golf Course Manager, to move forward to direct mail, Consultant shall

be permitted to complete all phases of the Campaign until the Campaign Completion Date, which shall be no later than ninety (90) days from the Campaign Commencement Date, regardless of the results of the Campaign.

3. **CAMPAIGN COSTS.** The funds needed to execute all phases of the Campaign including the direct mail phase of the Campaign, must be raised through the gross receipts received by the sale of Anniversary Memberships through the Campaign. All Campaign costs shall be paid directly by the City to all vendors. If, for any reason, insufficient funds are raised to advance the amount(s) necessary to proceed with any phase of the Campaign including the direct mail phase of the Campaign, Client may cancel this Agreement without any further monetary obligation to Consultant beyond the Campaign Success Fees due, as defined below in 4a.

4. **COMPENSATION OF CONSULTANT.** For designing and implementing the Campaign for Client and the Course, Consultant shall be compensated as follows:

- a. ***Campaign Success Fee:*** A Campaign Success Fee (the “Campaign Success Fee”) shall be paid to Consultant equal to ten percent (10%) of the gross receipts received by Client for the Anniversary Memberships sold by Client during the Campaign and for a period of two (2) years after the Campaign Commencement Date. Client shall pay the Campaign Success Fee to Consultant twice a month following the Campaign Commencement Date through the final day of the Campaign (the “Campaign Completion Date”). The payments must be wired or otherwise directly deposited into Consultant’s designated bank account. Payment to Consultant of the Campaign Success Fee for Anniversary Memberships sold by Client after the conclusion of the Campaign shall be made monthly.
- b. ***Venue.*** The parties specifically consent to personal jurisdiction over any disputes arising hereunder, or otherwise arising between the parties, in Dakota County District Court, Dakota County, Minnesota.
- c. ***Memberships Sold After Campaign Conclusion.*** Anniversary Memberships sold by Client after the conclusion of the Campaign and up to and including two (2) years after the Campaign Commencement Date are subject to payment to Consultant of the Campaign Success Fee.
- d. ***Limitation on Campaign Success Fee:*** The Campaign Success Fee is only paid on the gross revenue raised from the Anniversary Memberships designed by Consultant for this promotional campaign and sold as part of the Campaign; not the Course’s entire gross receipts e.g., green fees, food and beverage sales, cart fees, range revenue. Client shall retain 100% of the residual revenue from its profit centers and renewals. Client reserves the right to offer discounts, membership structures, and membership campaigns other than the Anniversary Campaign, and Consultant shall not be entitled to receive a Campaign Success Fee or any other compensation for the sale by Client or the Course of any such discounts or memberships.
- e. ***Sole Compensation.*** The Campaign Success Fee shall be Consultant’s sole compensation for its design and implementation of the Campaign. Consultant shall not



otherwise be reimbursed for any of its costs or expenses associated with the Campaign.

5. **COURSE OPERATIONS.** During the period of the Campaign, Client shall at all times operate and maintain the Course in a reasonable manner and with reasonable hours for a golf course of its class. Client shall also cooperate with Consultant in the implementation of the Campaign. Client agrees to maintain its current Course membership fee schedule until the Campaign Completion Date. The parties agree that Client may continue to sell memberships to the Course at its regular membership rates and Consultant shall not be entitled to any portion of regular membership receipts collected by the Client for the Course that are wholly unrelated to the Campaign during the term of the Campaign. It being agreed and understood that, subject to Section 4(d), the Campaign Success Fee is only calculated based upon membership receipts received by Client for the Anniversary Memberships sold by Client for \$398 during the term of the Campaign. Consultant shall not be entitled to compensation based on the resale of any unclaimed or unused Anniversary Memberships.

6. **ACCESS TO SALES AND FINANCIAL RECORDS.** Client agrees to provide Consultant with a weekly accounting of all receipts generated from the Campaign. Additionally, Client agrees to provide to Consultant and Consultant's agents full and free access to all books, records, and financial sales data of Client which are classified as Public Data under Minnesota Statutes, Chapter 13, the Minnesota Government Data Practices Act, to verify all amounts owed to Consultant pursuant to the terms of this Agreement. Client agrees to timely provide Consultant with all reasonable documentation requested by Consultant or Consultant's agents to determine the amounts owed to Consultant hereunder.

7. **EXCLUSIVITY.** Consultant agrees that for a period of two (2) years from the Commencement Date, Consultant will not work with any golf courses or golf clubs located within the area where the direct mail portion of the Campaign was conducted, if the Campaign progresses to a direct mail campaign, or within a ten (10) mile radius of the Course, whichever distance is greater, to execute and implement a similar campaign.

8. **CONFIDENTIALITY AND TRADE SECRETS.**

a. ***Confidential Information and Trade Secrets.*** Client acknowledges that all ideas, concepts, specifics and particulars relating to the Campaign represent proprietary trade secrets of Consultant are the sole property of Consultant and represent confidential information of Consultant (the "Confidential Information"). Client, on its own behalf and on behalf of all of its employees and agents (collectively for purposes of this paragraph the "Client"), covenants, agrees and warrants keeping the Confidential Information confidential and further agrees it shall not disclose the Confidential Information to any third party except as permitted or required under Minnesota Statutes, Chapter 13, the Minnesota Government Data Practices Act. Consultant agrees and understands that notwithstanding anything to the contrary in this Agreement, data maintained by the City shall be subject to the provisions of the Minnesota Government Data Practices Act. Client further covenants, agrees and warrants it shall not use the Confidential Information for its own personal use or benefit or the use or benefit of any third party without first obtaining Consultant's prior written consent. By entering into this Agreement with Consultant, Client agrees it has no right, title or interest in the Confidential Information and the Campaign and understands and agrees that the Confidential Information and the Campaign are and shall continue to remain the sole property of Consultant.

b. ***Mandatory Disclosures.*** If Client is requested or becomes legally compelled (by oral questions, interrogatories, requests for information or documents including a request for data under Minnesota Statutes, Chapter 13, the Minnesota Government Data Practices Act, subpoena, civil or criminal investigative demand, or similar process) or is required by a regulatory body to make any disclosure that is prohibited or otherwise constrained by this Agreement, Client will provide Consultant with prompt notice of such request so that Consultant may seek an appropriate protective order or other appropriate remedy.

c. ***Return of Confidential Information.*** Promptly upon Consultant's request, Client shall deliver to Consultant any Confidential Information, including original or copies of all documents used in the Campaign, that are in the possession or under the control of Client, except to the extent that such Confidential Information and documents are required to be retained under Client's Records Retention Schedule or are otherwise required by law to be retained. Promptly upon Consultant's request, Client shall destroy materials generated by Client that include or refer to any part of the Confidential Information, including the Campaign, without retaining a copy of any such material, except to the extent that such materials are required to be retained under Client's Records Retention Schedule or are otherwise required by law to be retained.

d. ***Indemnification.*** Consultant shall defend, indemnify and hold the Client from and against any and all expenses, costs, damages and liabilities, including attorney's fees and costs, incurred or sustained by the Client as a result of Consultant's alleged negligent acts or omissions in performance of this Agreement.

9. **SURVIVING OBLIGATIONS.** Upon the termination of this Agreement and/or cancellation of the Campaign, each of the respective parties shall be immediately released from all rights and obligations under this Agreement, except those obligations of the parties contained in paragraphs 4 and 8 of this Agreement, which obligations shall continue in full force and effect following the termination of this Agreement and/or the cancellation of the Campaign.

10. **SUCCESSORS.** This Agreement shall bind the successors, heirs, representatives, and assigns of all the parties to this Agreement.

11. **FULL COOPERATION.** Each of the parties hereto agree to cooperate with each other and to promptly execute any and all consents, authorizations or other documents reasonably necessary to carry out the terms of this Agreement and/or the Campaign.

12. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

13. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement of the parties, all prior negotiations and agreements, whether written or oral, having been merged into

this Agreement. All recitals set forth at the beginning of this Agreement are true and incorporated by reference.

14. **AMENDMENTS.** No amendments, modifications, alterations, or additions to this Agreement shall be binding unless made in writing and signed by all parties to this Agreement.

15. **GOVERNING LAW.** This Agreement shall be subject to and governed in all respects by the laws of the State of Minnesota.

16. **REVIEW BY COUNSEL.** Each party has had the opportunity to have this Agreement reviewed by independent counsel of their own choice before signing it. As such, the judicial rule of construction requiring or allowing a document to be construed to the detriment of or against the interests of the document's maker or drafter shall not apply to this Agreement.

17. **NON-WAIVER.** The failure of any party to this Agreement to insist upon the performance of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as thereafter waiving any such terms and conditions or rights related thereto, all of which shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

18. **NOTICE.** Any notice required or permitted pursuant to this Agreement shall be sent by certified mail, United States mail, postage prepaid, to each of the parties at the following addresses, or such other address as may be provided in writing to the other party:

If to Client: Inver Wood Golf Course  
Attn: Matt Moynihan  
1850 70th Street  
Inver Grove Heights, MN 55077  
[mmoynihn@ighmn.gov](mailto:mmoynihn@ighmn.gov)

If to Consultant: MMC®  
Attn: Chuck Thompson  
4600 Touchton Road E Building 100, Suite 150  
Jacksonville, Florida 32246  
[chuck@mmctoday.com](mailto:chuck@mmctoday.com)

It is an ongoing obligation of all parties to this Agreement to keep each informed as to their current address.



**IN WITNESS WHEREOF**, this Agreement shall become effective as of the Effective Date.

**“CONSULTANT”**

**MMC®**

By: \_\_\_\_\_  
Print Name: Chuck Thompson  
Title: President/CEO

**“CLIENT”**

**CITY OF INVER GROVE HEIGHTS**

By: \_\_\_\_\_  
Print Name: Brenda Dietrich  
Its: Mayor

Attest: \_\_\_\_\_  
Print Name: Rebecca Kiernan  
Its: City Clerk

**CITY INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING A 2025 BUDGET AMENDMENT TO THE INVER WOOD  
GOLF COURSE OPERATING BUDGET**

**WHEREAS**, in December 2024, the City Council approved the Golf Courses annual operating budget for 2025; and

**WHEREAS**, at the time of approval, a contract with Mulligan Marketing Concepts for the course anniversary membership campaign, which occurs on a 2–3 year cycle, was not yet in place. As such, the associated expenses for Bank & Credit Card Charges (550.7600.000.5482) and Professional Services & Contracts (550.7600.000.5310) were not included in the approved 2025 budget; and

**WHEREAS**, the associated expenses for Bank & Credit Card Charges and Professional Services & Contracts are now known, as the contract with Mulligan Marketing Concepts is being presented to the City Council for approval at their August 25, 2025, meeting; and

**WHEREAS**, to properly account for these costs, staff recommend a budget amendment to the 2025 Golf Course Operating Budget to include funding in account 550.7600.000.5482 (Bank & Credit Card Charges) by \$50,000 to cover associated credit card charges and account 550.7600.000.5310 (Professional Services & Contracts) by \$140,000 to cover the 10% Marketing Fee associated with the pending contract; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS,**

1. The City Council hereby amends the 2025 Golf Course Budget as follows:
  - Increase Account 550.7600.000.5482 by \$50,000
  - Increase Account 550.7600.000.5310 by \$140,000
2. The City Council approves the attached contract with Mulligan Marketing Concepts (MMC).

Adopted by the City Council of the City of Inver Grove Heights, Minnesota on this 25 day of August 2025.

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk



## Request for Council Action

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**SUBJECT:**       **3rd Reading of Ordinances Amending City Code  
Regarding Licensing Requirements & Approval of  
Summary Publication Resolution**

**MEETING DATE:**   August 25, 2025

**ITEM TYPE:**       Regular Business

**CONTACT:**        Rebecca Kiernan, City Clerk, 651.450.2513

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### **ACTION REQUESTED**

The Council is asked to approve the third and final reading of the four attached Ordinances, amending various sections of the City Code related to licensing requirements. and to adopt a Resolution of Summary Publication.

### **BACKGROUND**

The attached ordinances have been drafted to address various issues and discrepancies staff have encountered while working with sections of the City Code that pertain to the licensing of certain business types. No changes have been made to the Ordinances since the second reading was approved at the August 11 City Council meeting.

Most of the changes contained within the Ordinances are housekeeping in nature, but there are a few substantive items as noted below.

#### **Liquor License Application Requirements**

Staff is recommending repealing the current language containing a lengthy list of information required on an application for a liquor license and replacing it with a more streamlined listing of requirements. The proposed language prefaces the City's requirements as being "in addition to any information required by the Minnesota Department of Public Safety" and "as well as any other information that the Council may require" to ensure that all bases are covered while still moving toward more streamlined Code language.

Also, this proposed Ordinance would clarify that the Alcohol Server Training required must be valid for an additional six months beyond the date the liquor license application is submitted. Finally, it makes the training good for three years, instead of the current two referenced in City Code, in order to align with the certifications issued by common training programs.

#### **Cannabis and Hemp Businesses**

During the 2025 legislative session, the state added wording for license pre-approval (preliminary license approval) to the types of approvals issued by the Office of Cannabis Management (OCM). As a result of this, staff is proposing a tweak to City Code language to clarify that if a prospective business has either approval or pre-approval by the OCM, they may apply for registration at the city level.



### **Massage Therapy**

Staff recommend changing this section to state that an application for a massage therapy business or therapist license shall be made on application forms furnished by the City. The current city code is outdated and cumbersome for the number of items listed for the applicant to provide for both applications for liquor and massage therapy. Staff suggest reducing the number of items requested in the city code to better reflect what is needed in the application.

Council also asked staff to explore conditions for reapplication after a license has been denied or revoked. The draft ordinance provides for a one-year waiting period before reapplying, if an entity has had a license revoked or denied. This is similar to the waiting period in other Dakota County jurisdictions.

### **Solid Waste Collection and Disposal**

Lastly, this ordinance removes reference to the City furnishing license tabs to licensed solid waste haulers. This is not current practice and if tabs were ever issued, it was prior to current staff's time with the City.

### **FISCAL IMPACT**

NA

### **RECOMMENDATION**

Staff recommends approval of the third and final reading of the four attached Ordinances and adoption of the attached Resolution of Summary Publication.

### **ATTACHMENTS**

1. Ordinance Amending IGH City code 4-1-7 LIQUOR LICENSE APPLICATIONS
2. Ordinance Amending IGH City Code 4-4 CANNABIS
3. Ordinance Amending IGH City Code 4-8-1 MASSAGE
4. Ordinance Amending IGH City Code 8-6-3 CONTRACTOR LICENSING PROVISION - TRASH
5. Summary Publication Resolution

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE  
TITLE 4, CHAPTER 1, SECTIONS 7 AND 14 REGARDING LIQUOR LICENSE APPLICATIONS**

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THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS FOLLOWS:

**Section One. Amendment.** Title 4, Chapter 1, Section 7, of the Inver Grove Heights City Code is hereby repealed and replaced in its entirety as follows:

**4-1-7: APPLICATION FOR INITIAL LICENSE:**

A. In addition to any information required by the Minnesota Department of Public Safety, an initial application for a liquor license shall also contain the information required herein, as well as any other information that the Council may require. Every application for a liquor license shall be made on the form required by the City and shall be verified and filed with the Clerk. No person shall make a false statement in any application.

B. Required Information For All Licenses Other Than Temporary Licenses:

1. All Applicants:

- a. Whether the applicant is a natural person, partnership, corporation, club or other form of organization.
- b. The type of license the applicant seeks.
- c. The street address of the premises where the sale of liquor is to be conducted.
- d. A floor plan, including dimensions, showing the areas within the premises where alcoholic beverages are to be sold or consumed, and the maximum number of persons intended to be served in each of the areas.
- e. If the business premises is not owned by the applicant, approval by the lessor is required, and a copy of the written lease for the premises shall be included with the application.
- f. Proof of financial responsibility as required in 4-1-11.

2. Natural Persons: If the applicant is a natural person, the following information shall be required:

- a. Full legal name, place and date of birth, and residential address of applicant as well as all residential addresses at which applicant has lived during the preceding five (5) years.
- b. Whether applicant has ever used or been known by a name other than their full legal name, and if so, such name or names along with information concerning dates and places where used.

c. The name of the business if it is to be conducted under a designation, name or style other than the full legal name of the applicant. In such case, a certified copy of the certificate of assumed name filed with the Office of the Minnesota Secretary of State shall be attached to the application.

e. Name, location, and type of every business or occupation applicant has been engaged in during the preceding five (5) years.

f. Names and addresses of applicant's employers and business partners, if any, for the preceding five (5) years.

g. Whether the applicant has ever been convicted of any crime, or violation of any ordinance, other than traffic tickets. If so, the applicant shall furnish information as to the time, place and offense that they were convicted of.

3. Partnerships: If the applicant is a partnership, the following shall be required:.

a. The names and addresses of all partners, and all information concerning each partner as is required of a single applicant in subsection B2 of this section shall be provided.

b. A managing partner or partners shall be designated. The interest of each partner in the business shall be disclosed.

c. If the partnership is required to file a certificate as to a trade name under the provisions of Minnesota statutes chapter 333, a certified copy of the certificate of assumed name filed with the Office of the Minnesota Secretary of State shall be attached to the application.

4. Corporations, Limited Liability Companies, and Other Entities: If the applicant is a corporation, limited liability company, or other entity, the following shall be required:

a. Name, and if incorporated, the state of incorporation.

b. A certified copy of the certificate of incorporation, articles of incorporation, articles of organization, or association agreement and bylaws and, if a foreign corporation, a certificate of authority, as described in Minnesota statutes chapter 303.

c. The name of the manager or proprietor or other agent in charge of the premises to be licensed, giving all the information about said person as is required of a single applicant in subsection B2 of this section.

d. A list of all persons who own or control an interest in said corporation, limited liability company, or entity or who are officers or directors of said corporation, limited liability company, or entity, together with their addresses and all information as is required of a single applicant in subsection B2 of this section.

5. Clubs: If an application is submitted by a club, whether for an on-sale or club license, the following information shall be submitted in addition to that required by the Minnesota Department of Public Safety and by the previous provisions of this section:

a. The purpose for which the club was originally organized and for which it now exists.

b. Date that club was first organized and place of such organization.



- c. The number of members.
- d. The name of the manager, proprietor or other person who shall be in charge of the licensed premises.
- e. A sworn statement by a responsible individual having personal knowledge of the facts or other documentation satisfactory to the city clerk shall be submitted with the application verifying that the club meets all the requirements of Minnesota statutes section 340A.101, subdivision 7.

C. Plans Required For On-Sale Applications: Whenever the application for an on-sale license, or for a transfer thereof, is for premises either planned or under construction or undergoing substantial alteration, the application shall be accompanied by a set of preliminary plans showing the design of the proposed premises to be licensed.

D. Execution Of Application: If the application is by a natural person, it shall be signed and sworn to by such person; if by a partnership, by all partners; if by a corporation or other business entity, by an officer thereof; if by a club, by the manager or managing officer thereof. If the applicant is a partnership, the application, license and bond (or insurance policy) shall be made and issued in the name of all partners.

E. Licenses Non-Transferable: Liquor licenses are non-transferable. Any change in a licensee's ownership shall require an application for a new liquor license be submitted to the City for review and approval in the same manner as an application for a new license. This requirement shall not apply to a change in ownership that involves only the removal of an individual from an entity/partnership.

**Section Two. Amendment.** Title 4, Chapter 1, Section 14 (J) of the Inver Grove Heights City Code is hereby amended as follows. The deleted language is shown with ~~strike through~~ and the added language is shown underlined:

5. Completion Within ~~Twenty-Four~~ Thirty-Six Months: No one shall serve or sell any alcoholic beverage at a licensed establishment unless that person has completed an alcohol server training program within the ~~twenty-four (24)~~ thirty-six (36) month period immediately prior to the date of serving or selling the alcoholic beverage. A certificate of completion of server training for each server must be submitted with the liquor license application and must be valid for a period of at least six (6) months after the date of submission of the liquor license application.

**Section Three. Effective Date.** This ordinance shall be effective upon its passage and publication.

Passed by the City Council of the City of Inver Grove Heights this \_\_\_\_ day of \_\_\_\_\_, 2025.

Ayes:

Nays:

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Brenda Dietrich, Mayor

ATTEST:

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Rebecca Kiernan, City Clerk

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE  
TITLE 4, CHAPTER 4, REGARDING CANNABIS AND HEMP BUSINESS REGULATIONS**

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THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS FOLLOWS:

**Section One. Amendment.** Title 4, Chapter 4, Section 2 of the Inver Grove Heights City Code is hereby amended as follows. The deleted language is shown with ~~striketrough~~ and the added language is shown underlined:

**4-4-2: DEFINITIONS:**

APPLICANT: An entity with a license or license preapproval (preliminary license approval) issued by the Office of Cannabis Management (OCM) that is applying for an initial registration or for registration renewal.

CANNABIS RETAILER OR CANNABIS RETAIL BUSINESS: Every retail cannabis business that is licensed under the Act or has a license preapproval (preliminary license approval) from the OCM and is required to register with the City under Minnesota Statutes, Section 342.22.

**Section Two. Amendment.** Title 4, Chapter 4, Section 2 of the Inver Grove Heights City Code is hereby amended as follows. The deleted language is shown with ~~striketrough~~ and the added language is shown underlined:

**4-4-9: BASIS FOR DENIAL:**

The City shall not issue a registration or renewal for any Cannabis Retailer or Lower-Potency Hemp Edible Retailer if any of the following conditions are true:

- A. The applicant has not submitted a complete application.
- B. The applicant or application does not comply with the requirements of this Chapter.
- C. The proposed use does not comply with applicable zoning and land use regulations.
- D. If applicable, the applicant or proposed use is found to not comply with the requirements of the Act, this Chapter, the building code, or the fire code at the preliminary compliance check.
- E. The applicant or owner of the property where the business will be located is not current on all property taxes and assessments at the location where the retail establishment is or will be located.



F. If applicable, the maximum number of registrations, pursuant to Section 4-4-5 have been issued by the City or within the County.

G. The applicant does not have a valid license or preapproval from the OCM.

**Section Three. Effective Date.** This ordinance shall be effective upon its passage and publication.

Passed by the City Council of the City of Inver Grove Heights this\_\_\_\_ day of \_\_\_\_\_, 2025.

Ayes:

Nays:

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE  
TITLE 4, CHAPTER 8, SECTION 1 REGARDING MASSAGE THERAPY REGULATIONS**

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THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS FOLLOWS:

**Section One. Amendment.** Title 4, Chapter 8, Section 1(F), of the Inver Grove Heights City Code is hereby amended as follows. The deleted language is shown with ~~striketrough~~ and the added language is shown underlined:

**4-8-1: MASSAGE THERAPY REGULATIONS:**

F. License Application: All applicants shall complete and submit the requisite license application form provided by the city and provide all information required therein, as well as comply with providing the following information:

1. Therapeutic Massage Business License Application: An application for a therapeutic massage business license shall be made on a form supplied by the city clerk and shall request the following information:

d. Corporations And Other Organizations Or Entities: For applicants that are corporations or other types of organizations:

(1) The name of the organization, and if incorporated, the state of incorporation.

(2) A ~~true~~ certified copy of the certificate of incorporation, and, if a foreign corporation, a certificate of authority as described in Minnesota statutes section 303.02.

**Section Two. Amendment.** Title 4, Chapter 8, Section 1(J), of the Inver Grove Heights City Code is hereby amended as follows. The deleted language is shown with ~~striketrough~~ and the added language is shown underlined:

J. Denial, Suspension Or Revocation: In addition to the grounds found elsewhere in this code, the following reasons may be grounds for the denial, suspension, or revocation of an individual license or business license:

18. An applicant for a license has been providing massage services or operating a massage business in the City without first obtaining the necessary license.

Upon a finding of any of the violations listed above, the City Council may suspend or revoke a license issued under this chapter, or deny an application for a license. If a license is revoked or denied, the applicant may not reapply for a license for a period of one (1) year from the date of revocation or denial.

**Section Three. Effective Date.** This ordinance shall be effective upon its passage and publication.

Passed by the City Council of the City of Inver Grove Heights this\_\_\_\_ day of \_\_\_\_\_, 2025.

Ayes:

Nays:

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk



**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE  
TITLE 8, CHAPTER 6, SECTION 3 REGARDING CONTRACTOR LICENSING**

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THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS FOLLOWS:

**Section One. Amendment.** Title 8, Chapter 6, Section 3 of the Inver Grove Heights City Code is hereby amended as follows. The deleted language is shown with ~~striketrough~~ and the added language is shown underlined:

**8-6-3: COLLECTOR LICENSING PROVISIONS:**

C. License Fee; ~~Display Of License:~~

1. Before any license may be issued, the applicant shall pay ~~to the clerk~~ the license fee listed in the City Fee Schedule.

2. ~~When a license is issued, the city shall furnish a license tab to the licensee upon payment of the fee listed in the City Fee Schedule per license for each vehicle to be used by such licensee within the city, which license tab shall be affixed to each such vehicle in a conspicuous place.~~

**Section Two. Effective Date.** This ordinance shall be effective upon its passage and publication.

Passed by the City Council of the City of Inver Grove Heights this \_\_\_\_ day of \_\_\_\_\_, 2025.

Ayes:

Nays:

\_\_\_\_\_  
Brenda Dietrich, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Kiernan, City Clerk

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE PUBLICATION OF A SUMMARY OF ORDINANCE NO. 1508, AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE, TITLE 4, CHAPTER 1, SECTIONS (7) AND (14) REGARDING LIQUOR LICENSE APPLICATIONS; ORDINANCE 1509 – TITLE 4, CHAPTER 4, REGARDING CANNABIS AND HEMP BUSINESS REGULATIONS; ORDINANCE 1510 – TITLE 4, CHAPTER 8, SECTION 1 REGARDING MASSAGE THERAPY REGULATIONS; AND ORDINANCE 1511- TITLE 8, CHAPTER 6, SECTION 3 REGARDING CONTRACTOR LICENSING**

**WHEREAS**, on August 25, 2025, the City of Inver Grove Heights, Dakota County, Minnesota ("City") adopted Ordinance No. 1508 an ordinance Amending Inver Grove Heights City Code, Title 4, Chapter 1, Sections (7) and (14) regarding liquor license applications; Ordinance No. 1509 amending Title 4, Chapter 4 regarding cannabis and hemp business regulations; Ordinance No. 1510 amending Title 4, Chapter 8, Section 1 regarding massage therapy regulations and Ordinance No. 1511 amending Title 8, Chapter 6, Section 3 regarding contractor licensing; and

**WHEREAS**, state law requires that all ordinances adopted be published prior to becoming effective; and

**WHEREAS**, pursuant to Minn. Stat. Sec. 412.191, subd. 4, the Council may, by a 4/5ths vote, direct that only the title and a summary be published; and

**WHEREAS**, the City Council for the City of Inver Grove Heights has reviewed the summary of Ordinance Nos. 1508, 1509, 1510 and 1511 which is attached hereto as **Exhibit A**; and

**WHEREAS**, the City Council for the City of Inver Grove Heights has determined that publication of the title and a summary of Ordinance Nos. 1508, 1509, 1510 and 1511 would clearly inform the public of the intent of the ordinance; and

**WHEREAS**, due to the length of Ordinance Nos. Nos. 1508, 1509, 1510 and 1511, the City Council desires to publish a summary of the Ordinances.

**NOW THEREFORE BE IT RESOLVED**, by a vote of at least four-fifths of its members, that the City Council of the City of Inver Grove Heights hereby:

1. Approves the text of the summary of Ordinance Nos. 1508, 1509, 1510 and

1511 attached as **Exhibit A** and authorizes the publication of the summary shown in **Exhibit A** in lieu of publication of the entirety of Ordinance Nos. 1508, 1509, 1510 and 1511 in the City's official newspaper.

2. Directs the City Clerk to ensure that a full and complete printed copy of Ordinance Nos. 1508, 1509, 1510, and 1511 are available for inspection during regular business hours at the office of the Inver Grove Heights City Clerk, by standard mail, or by electronic mail.
3. Directs the City Clerk to file the executed Ordinance Nos. 1508, 1509, 1510, and 1511 upon the books and records of the City along with proof of publication.

This resolution is passed and adopted by the City Council of the City of Inver Grove Heights, Dakota County, Minnesota, this 25<sup>th</sup> day of August, 2025.

**CITY OF INVER GROVE HEIGHTS**

By: \_\_\_\_\_  
Brenda Dietrich  
Its: Mayor

Attested:

By: \_\_\_\_\_  
Rebecca Kiernan  
Its: City Clerk

(Published in the *Pioneer Press* on \_\_\_\_\_, 2025.)



## **EXHIBIT A**

### **SUMMARY PUBLICATION ORDINANCE NO. 1508, 1509, 1510, & 1511**

#### **A RESOLUTION APPROVING THE PUBLICATION OF A SUMMARY OF ORDINANCE NO. 1508, AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE, TITLE 4, CHAPTER 1, SECTIONS (7) AND (14) REGARDING LIQUOR LICENSE APPLICATIONS; ORDINANCE 1509 – TITLE 4, CHAPTER 4, REGARDING CANNABIS AND HEMP BUSINESS REGULATIONS; ORDINANCE 1510 – TITLE 4, CHAPTER 8, SECTION 1 REGARDING MASSAGE THERAPY REGULATIONS; AND ORDINANCE 1511- TITLE 8, CHAPTER 6, SECTION 3 REGARDING CONTRACTOR LICENSING**

On August 25, 2025, the City of Inver Grove Heights, Dakota County, Minnesota (“City”) adopted Ordinance No. 1508 an ordinance Amending Inver Grove Heights City Code, Title 4, Chapter 1, Sections (7) and (14) regarding liquor license applications; Ordinance No. 1509 amending Title 4, Chapter 4 regarding cannabis and hemp business regulations; Ordinance No. 1510 amending Title 4, Chapter 8, Section 1 regarding massage therapy regulations and Ordinance No. 1511 amending Title 8, Chapter 6, Section 3 regarding contractor licensing; and

Ordinance 1508 Liquor License Applications - repeals the existing language on liquor license applications with more streamlined list of requirements.

Ordinance 1509 Cannabis and Hemp Businesses - adds language of approval or pre-approval by the Office of Cannabis Management.

Ordinance 1510 Massage Therapy Regulations – repeals the existing language on massage therapy applications with more streamlined list of requirements. It also provides for a one-year waiting period if a license has been denied or revoked.

Ordinance 1511 Solid Waste Collection and Disposal – removes reference to the city furnishing license tab to licensed solid waste haulers.

It is hereby determined that publication of this title and summary will clearly inform the public of the intent and effect of Ordinance Nos. 1508, 1509, 1510, and 1511 and it is directed that only the above title and summary of Ordinance Nos. 1508, 1509, 1510, and 1511 are conforming to Minn. Stat. Sec. 331A.01 be published, with the following:

### **NOTICE**

A printed copy of the full text of Ordinance Nos. 1508, 1509, 1510, and 1511 are available for public inspection by any person during regular office hours at the office of the Inver Grove Heights City Clerk, 8150 Barbara Avenue, Inver Grove Heights, MN 55077, by standard mail, or by electronic mail, and at any other public location which the Council designates.



## Request for Council Action

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**SUBJECT:**        **CLOSED SESSION to Consider the Purchase of Real Property**

**MEETING DATE:**    August 25, 2025

**ITEM TYPE:**        Regular Business

**CONTACT:**        Kris Wilson, City Administrator, 651.450.2511  
Adam Lares, Parks & Recreation Director, 651.450.2587

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### **ACTION REQUESTED**

The Council is asked to enter into a closed session pursuant to Minnesota Statutes, Section 13D.05, Subd. 3(c)(3) to develop or consider offers or counteroffers for the purchase of real property located at 1285 70th St. West, Inver Grove Heights.

### **BACKGROUND**

### **FISCAL IMPACT**

### **RECOMMENDATION**

### **ATTACHMENTS**

None