



NOTICE OF AGENDA

PLANNING COMMISSION MEETING

[City of Forest Lake - Link to Meeting Livestream](#)

Forest Lake City Center – Council Chambers
Forest Lake, Minnesota

January 28, 2026 – 6:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve the Agenda (Action)
5. Open Forum - Citizen Petitions, Requests and Concerns: Please sign in at the front table. *The Open Forum is available for residents to express personal opinions for any item of business. Please limit your comments to three (3) minutes.*
6. Consent Agenda Considerations (Action Items)*
 - a. Approve Minutes from Regular Meeting of January 14, 2026

**Planning Commission may remove any item from the consent agenda for specific consideration.*
7. Regular Agenda (Action Items)
 - a. Forest Lake Garage Condos located at PIN 20.032.21.12.0006 (Case File No. PZ25-1390 & 1391)
 - i. Planned Unit Development (PUD) Final Plan
 - ii. Final Plat
8. Discussion
 - a. BOOST Initiative
9. Updates
10. Adjourn



Planning Commission

Regular Meeting

~ Minutes ~

1408 Lake Street South
Forest Lake, MN 55025
www.ci.forest-lake.mn.us

Wednesday, January 14, 2026

6:00 PM

City Center - Council Chamber

[City of Forest Lake - Livestream and Recorded Meetings](#)

1. Call to Order

The Meeting was called to order at 6:00 p.m.

2. Roll Call

Attendee Name	Title	Status	Arrived
Paul Girard	Commission Chair	Present	
Susan Young	Commission Vice-Chair	Present	
Andy Aplikowski	Planning Commissioner	Absent	
Don Stehler	Planning Commissioner	Present	
Martin Huemann	Planning Commissioner	Absent	
Jesse Wagner	Planning Commissioner	Present	
Tim Stender	Planning Commissioner	Absent	

3. Pledge of Allegiance

4. Approve the Agenda

No comments on the Agenda.

Motion: Commissioner Young made a Motion to Approve the Agenda as presented.
Motion seconded by Commissioner Wganer. Motion carried 4-0.

5. Open Forum – Citizen Petitions, Requests, and Concerns

*The Open Forum is available for residents to express personal opinions for any item of business.
Please limit your comments to three (3) minutes.*

6. Consent Agenda Considerations (Action Items)*

a. Approve Planning Commission Meeting Minutes from December 10, 2025

No comments on the Consent Agenda.

Motion: Commissioner Wagner made a Motion to Approve Consent Agenda Item 6.a.
Motion seconded by Commissioner Young. Motion carried 3-0-1 (Stehler abstained).

7. Regular Agenda (Action Items)

a. Public Hearing: Zoning Ordinance Text Amendment to establish a buffer between properties approved for cannabis use and residential properties. (Case File No. PZ25-1396)



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Assistant Community Development Director Gilmore reviewed the purpose of the text amendment to clarify how residential distance requirements apply to cannabis businesses operating under a State of Minnesota Microbusiness license. He noted that the City Council acknowledged that the 250-foot separation standard was intended to apply to higher-impact activities rather than just retail cannabis sales.

Commissioner Young said if a business that had a license to do everything claimed to want to just do retail, their State of Minnesota license allows them to do cultivation. She said that the State license would allow them primacy to do the activities, rather than what the City understood as the use. She asked how they would avoid the situation. Assistant Community Development Director Gilmore answered that one of the conditions tied to the Conditional Use Permit was that the business would do retail only. He said that the ordinance language was reviewed by the City attorney.

Community Development Director Wittman said that a vast majority of the licenses in the State are not just retail licenses but are some sort of micro or mezzo business with a retail endorsement.

Commissioner Young said a resident asked her the question. She said they would just get a retail license. Community Development Director Wittman answered that a retail license was limited to the number of social equity applications received, so the workaround was for the State to allow retail endorsements on the other type of license.

Chair Girard asked where they tie together, which type of business goes with what type of area. Community Development Director Wittman responded that when they originally drafted the cannabis ordinance, it was drafted with the intent that the type of use be associated with the type of zones rather than licenses, since license types could change over time.

Commissioner Young clarified that they still had the distance regulations from daycares and schools. Assistant Community Development Director Gilmore confirmed this information.

Public Hearing was opened at 6:16 p.m.

No comments.

Public Hearing was closed at 6:17 p.m.

Motion: Chair Girard made a Motion to recommend Approval of the amendment to Section 153.092 (UU) of the City Code, finding that the amendment implements City Council direction; maintains protections for residential areas; and provides clear, enforceable, activity-based zoning standards. Motion seconded by Commissioner Stehler. Motion carried 3-1 (Young voted against).



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Chair Girard noted that this item will go before the City Council for final action.

8. Discussion

a. BOOST Initiative – Code Update Discussion

Assistant Community Development Director Gilmore presented an overview of the BOOST Initiative, an effort to improve clarity, predictability, and efficiency in the application of the City’s zoning code. He explained that the City’s current code structure lags behind ten identified peer cities and can result in uncertainty regarding review authority and process.

Assistant Community Development Director Gilmore outlined potential directions under consideration, including:

- Creation of a new Chapter 150 to consolidate administration, definitions, common procedures and requirements;
- Clarification of review roles between staff and the Planning Commission; and
- Establishment of clearer definitions for major versus minor amendments.

Assistant Community Development Director Gilmore stated that staff believes it is in the best interest of the public for all proposed code updates to be reviewed as a complete package, with a formal public hearing held at the end of the process once the full set of proposed changes is presented.

Commissioner Stehler stated that the proposed direction made sense and asked whether staff intended to use artificial intelligence (AI) as part of the process.

Assistant Community Development Director Gilmore responded that AI would be used as an initial research and comparison tool only, and that staff would ensure all resulting language aligns with City intent and policy direction.

Commissioner Stehler expressed that the goal should be for the zoning code to clearly and correctly answer questions posed by applicants and the public. Assistant Community Development Director Gilmore agreed and noted that clearer code language would also help reduce staff workload.

Commissioner Young expressed concern about AI using information from global sources. Assistant Community Development Director Gilmore clarified that staff limited AI inputs to the zoning codes of the ten peer cities to compare how similar issues are addressed regionally.

Community Development Director Wittman added that staff is testing AI inputs cautiously and emphasized that maintaining the integrity of existing laws and ensuring modern, regionally appropriate language is a priority.

Chair Girard suggested that staff track administrative decisions over time.



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Assistant Community Development Director Gilmore stated that staff is absolutely willing to provide record of decisions made administratively on a regular basis during Planning Commission meetings, likely within the updates portion of the agenda.

Commissioner Young asked how many applications had been delayed due to administrative review and noted that several Planning Commission meetings have been canceled over the past two years. Assistant Community Development Director Gilmore responded that the BOOST Initiative is intended to clarify and codify existing practices that are already implied in the zoning code but not explicitly stated, in order to establish clearer guardrails around what decisions staff may make administratively, rather than to expand or create new administrative authority.

Community Development Director Wittman read from the site plan approval section of the zoning code and noted that some provisions suggest projects “residing” on a site should come to the Planning Commission, even when such review is not customary in cities with codified design standards. She provided additional examples, including parking lot repaving, which represents maintenance rather than a change or expansion of use.

Commissioner Young stated that when considering variances, the Commission looks for improvements and asked whether updated parking standards would be applied administratively.

Community Development Director Wittman responded that review would depend on project scale, distinguishing between significant changes and minor maintenance.

Chair Girard stated that if the use has not changed, he does not need to see the project.

Community Development Director Wittman noted that the City has codified design guidelines for commercial and non-residential uses.

Commissioner Young commented that specific design standards often result in positive outcomes.

Community Development Director Wittman clarified that design standards are not part of the BOOST Initiative, but suggested that a future discussion on community design and aesthetics may be beneficial.

Commissioner Young asked how staff intends to define “minor” changes.

Assistant Community Development Director Gilmore stated that staff would bring examples of minor and major changes to a future meeting for Commission feedback. He emphasized that no code amendments would be adopted until the end of the process, following public hearings.

Commissioner Wagner commented that graphical representations may be clearer than written text.



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Assistant Community Development Director Gilmore discussed two additional directions under consideration as part of the BOOST Initiative.

Chair Girard clarified that staff would provide examples for all three directions, particularly those proposed to be addressed within Chapter 150.

Commissioner Young reiterated the need for clear, concrete examples.

Chair Girard suggested a technical review process that would allow the Commission to see staff decisions.

Commissioner Young expressed concern that while staff discussed addressing items in sections, the public would not have an opportunity to comment until the final meeting. She suggested breaking the work into chunks rather than a full rewrite.

Assistant Community Development Director Gilmore responded that a piecemeal approach would be difficult to implement and stated that Chapter 150 would serve as the first step, followed by complete, cohesive sections.

Chair Girard commented that most residents would not engage unless changes directly affect them.

Commissioner Young stated that the Planning Commission is not a policy-making body and asked whether the City Council would be concerned about the Commission addressing policy issues.

Wittman responded that the City Council is seeking policy direction from the Planning Commission on zoning matters.

Chair Girard requested additional time for Planning Commission members to review materials prior to meetings.

Wittman stated that staff could aim to distribute materials by end-of-day Wednesday, noting that initial drafts would focus on concepts rather than finalized ordinance language. She added that any proposed code language would require consultation with the City Attorney.

Assistant Community Development Director Gilmore concluded by noting that the BOOST Initiative has required significant effort and emphasized staff's desire to work closely with the Planning Commission throughout the process.

9. Updates

Councilmember Larson said that they reviewed the Cell Tower at Hosanna Church.

Community Development Director Wittman explained that it was the text amendment.



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Councilmember Larson said that they tabled the matter and hoped to add more design standards to the ordinance.

Chair Girard asked if it would come before the Planning Commission again. Community Development Director Wittman said that it would go back to the City Council.

Councilmember Larson thanked Commissioner Huemann for his service on the Planning Commission. He noted that they had a person of interest from the Economic Development Authority who would like to join the Planning Commission, so they will complete a review.

Commissioner Young asked for information about the City Council and Economic Development Authority regarding downtown development. Councilmember Larson answered that the proposal for a structure that would have apartments, condos, an event center, retail, a restaurant, and a hotel. He said that the design needed tweaking, but they provided initial feedback.

Chair Girard asked if they clearly identified the public parking. Community Development Director Wittman said that they did not do a deep dive into zoning, but the developer was trying to build in public parking in the site development.

Commissioner Young discussed maintaining a sense of Forest Lake with the trees. She said that the building was not the vision that was discussed and presented in the new downtown concept.

Councilmember Larson stated that the developer was seeking feedback on the initial proposal, but it is still a concept.

Community Development Director Wittman commented that the Metropolitan Transportation Organization was starting a door-to-door, on-demand bus service in Forest Lake on a limited basis. She clarified that it was available at a centralized location in Forest Lake. She said that they had transportation services that would go to the hospital in Wyoming. She stated that all four cities received approval to enter into a cooperative partnership to discuss the Elmcrest Avenue Corridor. She noted that the code enforcement position hours increased to 32 hours, which enabled a quicker response.

Assistant Community Development Director Gilmore said that Tim's Marina released an environmental assessment worksheet and would be open for thirty days for public comment.

Commissioner Young asked if they were considering a more stable parking surface. Assistant Community Development Director Gilmore said it was not a part of the assessment.

Chair Girard asked about how to access the assessment. Assistant Community Development Director Gilmore said that they would make sure the links were working properly.



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Chair Girard thanked Commissioner Huemann for his service.

10. Adjourn

Motion: Commissioner Stehler made a Motion to Adjourn the meeting at 7:33 p.m.

Motion seconded by Commissioner Wagner. Motion carried 4-0.

STAFF REPORT



MEETING DATE: January 28, 2026

TO: Forest Lake Planning Commission

STAFF ORIGINATOR: Steven Gilmore, Assistant Community Development Director
Nathan Fuerst, AICP, Consulting Planner, Bolton & Menk
Madison Richard, AICP, Consulting Planner, Bolton & Menk

AGENDA ITEM: Forest Lake Garage Condos Final Planned Unit Development

60-Day Deadline: February 17, 2026

INTRODUCTION:

Austin Hallberg, representing Hallberg Marine, is requesting City approval of a Final Plat and Planned Unit Development (PUD) to develop an approximately 30-acre property located on Forest Road North, situated between Interstate Companies and the Forest Lake Airport. Approximately 6.38 acres of the site are currently identified as wetlands.

The City Council reviewed the site plan at the concept level on June 23, 2025, and provided high-level comments on the proposal at that time. On October 13, 2025, the City Council conditionally approved the Forest Lake Garage Condo Preliminary Plat and PUD for a development consisting of two separate sites. For clarity, these are referred to throughout this report as the Garage Condos Site and the Contractor's Yard Site.

The Garage Condos Site includes 14 individually platted lots, each containing a single garage condo building (industrial multi-tenant structure). Collectively, the buildings would contain 105 individually owned garage condo units and approximately 30,000 square feet of business and office flex space. The Contractor's Yard Site consists of a separate lot containing a future 10,000-square-foot building and a contractor's yard with associated outdoor storage.

Since preliminary plat approval, the plan set has been refined, and the total number of garage condo units has been reduced from 121 to 105, while maintaining the overall mixed garage condo and flex-space development concept.

For City Consideration:

- Forest Lake Garage Condo Final Planned Unit Development
- Forest Lake Garage Condo Final Plat

ANALYSIS:

Land Use Analysis

Forest Lake 2040 Comprehensive Plan:

The property is designated for Industrial future land use, intended to support manufacturing and processing activities, including light and heavy industrial uses and large warehouse facilities. The proposed land uses are consistent with the City’s adopted future land use designation.

Chapter 153 Zoning Code:

The proposed plat is for a development consisting of an industrial condominium/multi-tenant structure and a contractor’s yard. The project is proposed as a Planned Unit Development (PUD), which allows for limited flexibility from the base zoning standards of the City’s Industrial zoning district. An evaluation of the project’s conformance with applicable zoning standards is provided in this report.

Proposed Land Uses and Required Entitlements:

Garage Condos Site – uses approved through the PUD:

- Principal Use – Industrial Condominium/Multi-Tenant Structures
- Accessory Use – Outdoor storage

Contractor’s Yard Site – uses approved in Future Site Plan review and CUP:

- Principal Use – Offices (Contracting office)
- Accessory Use – 1.63 acre “Contractor’s Yard”

While staff previously raised concerns at the preliminary stage, the City Council’s preliminary approval on October 13, 2025 included the outdoor storage component as shown on the approved PUD concept. As a result, outdoor storage is addressed and regulated through this PUD approval.

The City’s zoning ordinance generally restricts outdoor storage except where expressly permitted for a specific use, such as a contractor’s yard. Through the PUD ordinance for this project, the City permits outdoor storage as an accessory to the approved principal use. This approval is limited to this PUD and does not establish permission for outdoor storage on other industrial properties without similar discretionary approvals.

Planned Unit Development

Per §153.087, the purpose of a PUD is to permit a more creative and flexible regulatory process in guiding land development compared to standard zoning regulations. This project is consistent with the City’s PUD Development Standards.

Bulk Standards

The proposed development standards are summarized in the figure below. The applicant is seeking a PUD (or specifically, to amend the original PUD) to permit flexibility for certain lots from the City’s requirements. Areas where flexibility is requested beyond the original PUD approvals are shaded in blue, below:

Standard	Industrial District Requirement	Garage Condos Site		Contractor's Yard Site
		Condos	Flex Space Buildings	
Minimum lot Size	1 acre	Varies (0.18 ac to 0.60 acre)	0.51 acre	4.58 acre
Minimum Lot Width	150'	55' – 100'	81.42'	309.64'
Building Height	45'	30' (to peaked roof)	29' (to flat roof)	SEE NOTE
Setbacks				
Front:	25'	40'	100'	80'
Side (Interior):	7.5'	10'	25'	58'
Rear:	30'	190'	NA	685'

NOTE: Building height for the Contractor's Yard Site shall be established through future site plan and conditional use permit approval and shall comply with applicable zoning and airport overlay requirements.

Lot Configuration

The Garage Condo site will contain 14 buildings, each on an individually platted lot. Surrounding each individually platted building lot will be 5 different outlots collectively encompassing the parking and drive areas along with the preserved wetland areas and the proposed outdoor storage area. A 6th outlot, Outlot F, will be final platted in the future with the development of a future contractor's office and yard. The configuration of lots and outlots currently shown on the final plat will allow phased buildout of the buildings proposed on the Garage Condo's site. As both the industrial flex space and garage condo buildings are constructed, they will be platted with a Common Interest Community (CIC or "Condo" plat) to allow for the individual spaces in each building to be sold as separate units. All shared access, parking, utilities, and stormwater facilities shall be governed by recorded easements and CIC documents to ensure perpetual access and maintenance.

A condition is recommended requiring the applicant to furnish a copy of all CIC plats approved by Washington County for this project.

Stormwater Management

The final plan consolidates stormwater treatment into four ponds (reduced from five at the preliminary stage) based on final engineering design. Final design details, including sizing and capacity calculations, were provided for review and approval with the submission of the final engineering plans. One stormwater pond is proposed to be shared by the two different sites. To address long-term stormwater pond maintenance responsibilities, a private maintenance agreement between the affected property owners shall be required if determined necessary by the City Engineer to ensure perpetual maintenance.

A condition of approval is recommended for conformance to the City Engineer’s memo which provides comments on necessary final corrections to the stormwater plans.

Environmentally Sensitive Land Impact

Protecting natural resources is identified as an Overarching Goal of the City of Forest Lake Comprehensive Plan, with an Identified Goal to “Protect natural resources, and sensitive areas through the community, including soils, woodlands, natural courses, open spaces and steep slopes. This development is consistent with that goal by minimizing impacts as follows:

- 100-yr Flood Plain: Not applicable, not within a 100-yr flood plain
- 500-yr Flood Plain: Not applicable, not within a 500-year flood plain
- Slopes: Not applicable, no excessive slope on the site.
- Wetlands: As currently proposed approximately 39,785 square feet (1.78 acres) of wetlands will be impacted across the site with approximately 242,913 square feet (5.58 acres) undisturbed.

Public Utilities

The applicant shall be responsible for the extension of the watermain along the west side of Forest Road North with connection to the existing watermain. Water service shall be extended to all buildings on the site per applicable building codes. Sanitary Sewer service will be extended through the site with required connections to the existing Sanitary Sewer located within Forest Road North. All utility extensions must be consistent with applicable city engineering standards.

A condition of approval is recommended for conformance to the City Engineer’s memo which provides comments on necessary corrections to the utility plans.

Public Right of Way Improvements

The segment of Forest Road North abutting this development is not presently constructed to the City’s standard for collector roadways. Staff therefore recommend the requirement to improve the segment of Forest Road North abutting this project. Based on coordination with the applicant, staff recommend a condition that the applicant be required to pay for the road project. This approach maintains the preliminary approval requirement that the development bears the cost of required roadway improvements, while allowing construction through a coordinated public project. The amount of the fee, and timing of payment will be established in the Development Agreement and Deferred Assessment Agreement required for this project.

Access and Circulation

This development is proposed to have one primary access point for each use. The Garage Condo site will contain one primary vehicle access with one additional emergency vehicle access point. Emergency access controls are not for use outside of emergency situations and will have a swing gate (or other Fire Department–approved device) to prevent regular use.

Access to the garage condo units will be provided through, at minimum, 50-foot-wide private drives. The drives will be wide enough to support parking on both sides abutting individual condo units and still allow for two-way traffic lanes and minimum fire apparatus turning movements. The applicant has provided the proposed HOA Declarations to the City, which are being reviewed to ensure that all future garage condo owners have access to the common areas and individual units.

A condition is added to conform with any revisions to the HOA declarations as required by the City Attorney.

Parking

A breakdown of parking standards is provided based on the different uses proposed in this development plan.

Number of stalls:

Use	Stalls Required (code requirement per use)	Stalls Proposed
Business Office Flex Space	Industrial/Warehousing = 15 stalls (1/2000 gross sq ft) Offices = 150 (1/200 gross sq ft)	96 stalls (1 stall/313 gross sq ft of buildings)
Garage Condo Units	Industrial/Warehousing = 139 stalls (1/2000 gross sq ft)	210+ stalls (including a minimum of two stalls per unit, plus shared guest and circulation-area parking)
Industrial Flex Space/Contractor’s Yard	Industrial/Warehousing = 5 stalls (1/2000 gross sq ft) Offices = 50 (1/200 gross sq ft)	30 stalls (1 stall/333 gross sq ft of buildings)

Given the private ownership model and varied user schedules, parking demand is expected to be distributed throughout the day rather than peaking simultaneously. Therefore, staff consider the proposed parking to sufficiently address the City’s requirements.

Location:

City Code requires all parking to be screened from public view. Most parking and internal circulation on this site is screened from public view along Forest Road North. Proposed landscaping helps to break up the parking that is visible from the Forest Road corridor. Staff are therefore supportive of flexibility to this standard.

Surfacing & Curbing:

To meet city standards, a combination of standard and ribbon (flat) curbing is provided surrounding parking and drive areas on site. The east side of the parking lots serving the flex industrial buildings are intentionally sloped to allow water to sheet drain into the swale along

Forest Road North. To meet the City's curbing requirement, the applicant has provided ribbon (flat) curbing in locations where stormwater sheet drains to the City's right of way.

Storage areas for contractor's yards are permitted to be dustless alternatives to gravel and must be approved through a future site plan review and conditional use permit.

Lighting:

Proposed lighting generally meets the City's footcandle limits at property lines, with limited, code-permitted exceptions at primary access points for safety and visibility.

Signage

A freestanding monument sign has been identified on the property at the primary entrance to the garage condos site along with generic sign locations above individual tenant spaces in the industrial flex space buildings. No detail has been provided beyond general location. Any signs must comply with all applicable regulations. Sign permits are required prior to installation of all signage. A master signage plan will be required for the site when permits are requested.

Woodland Preservation / Tree Mitigation

Primarily, existing trees on this site are located along the western boundary of the property in upland areas surrounding the wetland complex. It appears that there are sufficient trees in this area to qualify as a Significant Woodland under the City's code. On industrial parcels, development activity may remove up to 60% of significant woodlands without required replacement. As proposed, the applicant is removing 52% of the trees within the Significant Woodland on site and would not require replacement.

Landscaping Requirements

City Code establishes landscaping requirements in Section 153.135. Those requirements are summarized below:

Garage Condos Site Requirements (site perimeter = 4500 lineal feet)

Overstory Trees

- Required = 75 (perimeter/60)
- Proposed = 24

Understory Trees/Shrubs

- Required = 450 (perimeter/10)
- Proposed = 154

Flexibility from the City's landscaping requirements is requested through the PUD. Fewer trees are proposed than previously shown due to conflicts with required site improvements, primarily stormwater management facilities and associated easements. Staff support the requested flexibility, as most remaining open areas on the site consist of preserved wetlands, land dedicated for stormwater management, or areas constrained by underground utilities.

The revised plans also preserve additional wetland areas compared to the earlier concept and preliminary plat plans. While limited locations may exist where additional trees could be installed, staff find that strict adherence to the numeric landscaping standards would result in impractical planting locations with poor survivability and limited visual benefit. In addition, the proposed understory tree and shrub plantings meet the landscaping requirements for frontage along Forest Road North.

For these reasons, the requested landscaping flexibility is consistent with the intent of the PUD ordinance to allow site-specific design solutions while protecting environmental resources.

Design Standards

The City Code establishes minimum standards for design in section 153.080. These standards apply to new developments in the Industrial district. The Garage Condos site has been reviewed against these standards.

Site Layout

The site substantially conforms with the design elements for Industrially zoned properties such as site layout, lighting, internal circulation, loading, and exterior storage.

Visual Interest and Building Materials

The proposed flex space buildings fronting Forest Road North meet minimum standards for visual interest by including accent materials, contrasting yet complementary colors, and articulated entrances. Per the condition of the Preliminary Plat and PUD, the north and south building elevations have storefront marquees.

The primary façade material proposed throughout this development is painted steel board and batten siding. This material is generally compatible with the sites that surround this project and is of a material quality substantially conforming to the intent of the City's code. Staff are supportive of this material as proposed throughout the project for this reason.

Parkland Dedication

At its regular meeting on September 17, 2025, the City of Forest Lake's Parks and Recreation Commission reviewed this item and recommended that the City Council accept a cash contribution for park land dedication.

Phasing Plan

The applicant has indicated that the proposed development will be constructed in multiple consecutive phases. Specific timing for each phase has not yet been established; therefore, a condition is recommended requiring submission of a phasing plan prior to recording of the final plat and execution of the Development Agreement.

Forest Lake Airport Overlay District

The property is located within the Forest Lake Airport Overlay District and shall comply with the requirements of the district. Primarily, restrictions for this site are limited to structure height.

With the tallest building at 30 feet tall, these structures will comply with the Airport Overlay Height limit.

Review Comments

City Engineer – City Engineer Ryan Goodman provided a City Engineering Memo dated January 12, 2026, outlining comments and requirements related to the civil plans submitted for the Forest Lake Garage Condos final plat and PUD. Staff recommend a condition of approval requiring compliance with this memo. Key items identified in the Engineering Memo include the following:

- The applicant has provided required easements on the Final Plat.
- The applicant will be responsible for reconstruction of Forest Road North to current City standards, with cost responsibility and payment timing to be established through a Development Agreement.
- Revisions to the project plans are required to address review comments related to grading, utilities, details, and other technical elements.
- All proposed site improvements shall be privately owned and maintained.

Fire Chief – Fire Chief Alan Newman confirmed fire hydrant locations in conjunction with the Engineering review.

Building Department – Building Official Jason Wagner noted that any building over 2000 gross square feet will require fire sprinklers, and the water supply will need to be sized accordingly.

Public Works – Director of Public Works Dave Adams did not have comments on this Development which were not included in the Engineering memo.

Rice Creek Watershed District (RCWD) – The applicant received a conditional approval from the RCWD on November 12, 2025. Pending approval of revised plans and securities by the watershed, the applicant will have met RCWD requirements to begin work on site.

RECOMMENDATION:

The Planning Commission is responsible for reviewing the Final PUD request and making a recommendation to the City Council; the final plat is acted on by the City Council and recorded with Washington County.

Staff recommends the Planning Commission review the Final PUD request and discuss the proposal in relationship to the enclosed Findings of Fact:

1. The Forest Lake Garage Condos final plat and PUD are consistent with the City's adopted 2040 Comprehensive Plan.

2. The Forest Lake Garage Condos final plat and PUD are consistent with the conditional approval of the preliminary plat and PUD by the Forest Lake City Council on October 13, 2025.
3. The Forest Lake Garage Condos final plat and PUD are consistent with the City's Subdivision and Zoning ordinances, surface water management plan, airport zoning regulations, and applicable engineering standards.
4. The Forest Lake Garage Condos final plat and PUD are consistent with the existing and planned surrounding context.
5. The Forest Lake Garage Condos final plat and PUD plans will not negatively impact the health, safety, and general welfare of the surrounding area.
6. The Forest Lake Garage Condos final plat and PUD plans will not create an unmitigated burden on parks, schools, streets or other public facilities.
7. The Forest Lake Garage Condos final plat and PUD will be constructed in a phased manner acceptable to the City.
8. The Forest Lake Garage Condos final plat and PUD plans will not negatively impact environmental quality, property values, scenic views, and reasonable enjoyment of the surrounding area.
9. Flexibilities to city code proposed in the Forest Lake Garage Condos final plat and PUD plans are justified by the design of the proposed use.

Following discussion, staff recommends the Planning Commission **make a motion to recommend City Council approval of the Forest Lake Garage Condos final planned unit development, subject to the following conditions of approval:**

I. General Compliance and Approved Plans

1. The site shall be developed in substantial conformance with the following plans and comments on file with the Community Development Department as part of Case No. J25-0639, except as may be modified by the conditions herein:
 - Preliminary Plat (Dated 11/14/25)
 - Final Plat (Received on 12/23/25)
 - Forest Lake Garage Condo Plans (Dated 11/14/25)
 - Stormwater Management Report (Dated 11/14/25)
2. The requirements of the City Engineer (as noted in the project review memo dated January 12, 2026), City Attorney, Public Works Director, Building Official, and Fire Chief shall be met before or during construction and development of the project, as applicable.
3. The applicant or owner shall obtain all required City, County, State, and Rice Creek Watershed District permits, prior to starting any demolition, tree removal, grading or construction activity.

II. Requirements Prior to Recording of the Final Plat

4. The applicant shall fully execute a Development Agreement with the City.
5. The applicant shall enter into a Deferred Assessment Agreement for improvements required to bring the segment of Forest Road North abutting the development site into conformance with applicable City standards.
6. All required City financial guarantees shall be submitted, and payment shall be received for all outstanding bills and invoices related to the project. The City shall not release the final plat for recording until all such payments have been received.
7. A phasing plan detailing estimated timelines and phases for buildout of the Garage Condos Site shall be submitted to the City's Community Development Department.
8. All required documents shall be recorded with Washington County at the applicant's expense.

III. Property Management, Ownership, and Long-Term Operations

9. The applicant shall make amendments to HOA declarations or title documents as directed by the City Attorney to ensure adequate access, maintenance, and operational responsibilities.
10. The applicant shall furnish a copy of all Common Interest Community (CIC) plats approved by Washington County for this project.
11. If required by the City Engineer, the applicant shall provide a private stormwater maintenance agreement to ensure perpetual maintenance of shared stormwater facilities.

IV. Construction & Implementation Requirements

12. The applicant or contractor shall hold a preconstruction meeting prior to commencing any grading or construction activity. Representatives from the City, Washington County, MnDOT, the Rice Creek Watershed District, and applicable private utilities shall be invited.
13. Flexibility on signage is not provided through the PUD. A master sign plan shall be submitted and approved prior to issuance of any sign permits for the property.

ATTACHMENTS:

1. Site Location Map
2. Project Narrative
3. City Engineering Memo, January 12, 2026
4. Forest Lake Garage Condo Final Plans

Legend

- City Limits
- Parcels 07/21/2025
- Lot Lines



**FL Garage Condos
PZ25-1351 &
PZ25-1352**



Disclaimer:

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. The City of Forest Lake is not responsible for any inaccuracies herein contained.



Forest Blvd N. – Project Development Narrative – Garage Condos

Preliminary Plat and Preliminary PUD approval was received by the Planning Commission on 10/8/2025 and the City Council on 10/13/2025 for the proposed development of 30 acres of land located along Forest Blvd N., Forest Lake, MN (*parcel number 200322113006*). A full legal description of the parcel is referenced within application documents.

The intent of the developer memo is to highlight any significant changes between preliminary submission to final submission incorporating staff and commission/council review comments as detailed below.

1. The front two buildings (flex office) have been revised to provide additional building modulation, structural elements, and color patterns.
2. The Garage Condominium buildings adjacent to Forest Rd North have been revised with an increased number of exterior elements, windows, and additional landscape to assist in visual impact.
3. Outdoor storage area located on the Garage Condominium parcels has been reduced by roughly 9,200 SF resulting in smaller storage footprint while increasing the natural buffer of the woods and trees.
4. Discussions and review with Rice Creek Watershed have resulted in a revised impact plan and conditional approval. The overall wetland impact area has been reduced by roughly (36,460SF) or 0.84 acres.
5. The revised final plans due to watershed comments and smaller outdoor storage area combined, result in a reduced impacts of the woodland preservation by roughly (59,000)SF or a 42% impact.

Enclosed are full applications for the Final PUD and Final Plat

January 12, 2026

Forest Lake Planning and Zoning Department
City of Forest Lake
1408 Lake Street South
Forest Lake, MN 55025

RE: Forest Lake Garage Condos Final Plat and PUD Review

Dear Forest Lake Planning and Zoning Department,

We have completed our review of the documents submitted for the Forest Lake Garage Condos Final Plat and PUD received from the representatives of KSSK Investments, LLC, located on Forest Road N, Parcel ID: 20.032.21.13.0006. The following submitted documents were reviewed:

- Preliminary Plat for Forest Road North Garage dated 11/14/25, received on 12/23/25, prepared by Civil Site Group.
- Final Plat for Forest Road North Garage not dated, received on 12/23/25, prepared by Civil Site Group
- Preliminary Plans for Forest Road Garage Condo dated 11/14/25, received on 12/23/25, prepared by Civil Site Group including: Title Sheet, Project Notes, Removals Plan, Woodland Preservation Plan, Site Plan, Turning Movements Exhibit, Wetland Impact Exhibit, Grading Plan, Utility Plan, Details, Landscape Plan, SWPPP, Architectural Elevations, and Photometric Plan.
- Stormwater Management Report dated 11/14/25, received on 12/23/25, prepared by Civil Site Group.

All comments in ~~gray~~ have been addressed. Comments in **red** are new.

We provide the following comments for proposed improvements:

1. ~~All proposed street, sanitary sewer, water main, and storm sewer facilities shall be designed and constructed in accordance with the current Forest Lake Public Works/ Engineering Standards and zoning codes.~~ **Applicant Noted.**
2. Preliminary Plat / **Final Plat:**
 - ~~a. A 66-foot road right-of-way over Forest Road shall be dedicated to the City. The plat shows "width varies" currently, revise to 66'.~~
 - ~~b. A 10' wide drainage and utility easement shall be added in the following locations:~~
 - ~~i. Along Forest Road western right-of-way.~~
 - ~~ii. Along the south property line.~~

- c. An access easement shall be provided from Forest Road to Wetland #1.
 - i. ~~Public Works would prefer the easement location start at the emergency access road.~~ Applicant indicated that the development team prefers to create a blanket easement and will work with the City on the agreement.
- 3. Sheet C0.0 – Title Sheet:
 - a. ~~Sheet W1.0 Wetland Plan was not included in the submittal. Submit plan sheet for review or remove from Sheet Index.~~
- 4. Sheet C0.1 – Project Notes:
 - a. ~~Add the following notes under the General Utility Notes.~~
 - i. ~~All proposed street, sanitary sewer, water main, and storm sewer facilities shall be designed and constructed in accordance with the current Forest Lake Public Works/Engineering Standards and zoning codes.~~
 - ii. ~~Contractor is required to contact City of Forest Lake Public Works if any water main improvements require shut down of the system or operation of existing valves in the public right of way or easements. 72-hour notice is required to coordinate shutdowns with affected property owners.~~
 - iii. ~~All connections to City utilities must be observed by City Staff, provide 72-hour notice for observation.~~
- 5. Sheet C1.0 – Removals Plan:
 - a. ~~Add “Sawcut Bituminous Pavement” callouts as shown on the attached markup.~~
- 6. Sheet C1.1 – Woodland Preservation Plan
 - a. Proposed woodland preservation plan will have to meet planning and zoning requirements. Applicant Noted.
- 7. Sheets C2.0-2.2 – Site Plan:
 - a. Developer will be required to reconstruct existing Forest Road N to current City standards upon approved agreement with City. Applicant stated discussion on timing and construction/cost responsibility to take place within the City development agreement.
 - i. ~~Bituminous pavement shall be 25-foot wide paved rural section street along the length of the property to match the improved pavement width to the north.~~
 - ii. ~~Typical street section thicknesses shall be per City standards: 4” bituminous, 10” gravel base, 20” sand subbase with geotextile fabric.~~
 - iii. ~~Add typical street section, street profile, and street cross sections for Forest Road to the plans.~~
 - iv. ~~Coordinate any necessary road closures for utility or street work with the City and provide detour plans for review a minimum of 14 days prior to the closure.~~
 - b. Add legend, label curb and gutter and valley gutters, label driveway radii and other radii on the site, and show drainage and utility easements on Sheets C2.1 and C2.2 as noted on the attached markup.

- c. Fire Department shall review and approve the ~~knock down bollards~~ swing gate and Knox Box proposed for the emergency access road.
 - ~~d. Emergency access road must be designed to accommodate snow plowing and snow removal by property owner.~~
 - e. Approval shall be obtained from the owner of the Northern States Power Electric Transmission Easement for any grading, utilities, landscaping, or other construction within the easement. Applicant stated discussions and coordination are underway.
 - f. Verify building heights and setbacks meet Federal Aviation Authority standards. Applicant noted that coordination will take place as soon as possible.
 - g. Add ADA accessible parking spaces as noted on the attached markup to meet minimum building code requirements.
8. Sheet C2.3 – Turning Movements:
- a. Fire Department shall review and approve site layout and turning movements to ensure adequate emergency vehicle access is provided. Applicant Noted.
 - b. Update turning movements for revised site layout.
9. Sheet C2.4 – Wetland Impact Exhibit (now W1.0 Wetland Plan):
- a. To be reviewed and approved by Rice Creek Watershed District. Applicant Noted.
10. Sheets C3.0-3.2 – Grading Plan
- ~~a. Add pond labels similar to the Utility plans showing pond information.~~
 - ~~b. Add proposed slope labels for valley gutters on site.~~
 - ~~c. Provide Wetland #1 assumed NWL elevation.~~
 - ~~d. Revise ditch and swale grading to meet City standard minimum 2.5% grade or add storm sewer if a 2.5% minimum grade is not achieved in the following locations:~~
 - ~~i. Along south property line.~~
 - ~~ii. Along Forest Road right-of-way.~~
 - ~~iii. Along north property line from Forest Road to Pond 1.~~
 - ~~iv. Between Ponds 2 and 3.~~
 - ~~e. Ensure drainage is not being directed onto adjacent properties.~~
 - ~~f. Review if a culvert is needed under the southern parcel driveway for proper drainage.~~
 - ~~g. Pond 1: Verify outflow routing. Short circuiting is very likely with this configuration of wet pond.~~
 - h. Clarify proposed drainage outlet from southwest parking area to NURP Pond 3.
 - i. Is there a curb cut and Rain Guardian being proposed? If so, add labels. If not, what is being proposed?
11. Sheets C4.0-4.2 – Utility Plan:
- ~~a. Developer will be required to construct a 12" watermain along Forest Road to current City standards upon approved agreement with City.~~

~~b. Fire Department shall review and approve site hydrant locations. Two hydrants will be required, coordinate location with Fire Department.~~

c. Add hydrants ~~and valves~~ as shown on the attached markup.

~~d. We recommend adding additional valves on the private site watermain for isolation purposes.~~

~~e. Revise sanitary pipe size labels to reflect proposed 6" main.~~

f. ~~Label water service size to buildings.~~ **Sizes to be determined during building permit application.**

g. ~~Show gate valves or curb stops at ends of water services to buildings.~~ **Service pipe 4" diameter or greater will require gate valves.**

~~h. Building elevations must be 2' above adjacent pond HWL elevation.~~

~~i. Revise building elevations as noted on the attached markup.~~

~~i. Add proposed building elevations to Sheet C4.2.~~

j. All materials and sanitary sewer/water services shall be designed to meet Mn Dept of Labor and Industry (MnDOLI) Plumbing Code requirements. **Applicant noted that a preliminary review call has taken place with MnDOLI and plans show utilities per their requirements.**

k. **Add notes for utility pipe material specifications (sanitary, water, storm) so Contractors know what they are supposed to provide.**

i. All public watermain shall be PVC C900 DR 18 with tracer wire including tracer wire test boxes and grounding anodes at all hydrants and stubs per City requirements.

ii. All hydrants on site shall meet City requirements.

12. Sheets C5.0-5.1 – Civil Details:

a. The following details shall be added to the plan.

~~i. WAT-6: Concrete Thrust Blocking~~

~~ii. WAT-8: Hydrant~~

~~iii. EOF armoring detail~~

iv. Drintile, Drintile Cleanouts, and shallow catch basins.

13. Sheets L1.0-1.2 – Landscaping Plan:

a. Proposed landscaping plan will have to meet planning and zoning requirements.

~~b. Landscaping is not allowed within drainage and utility easements.~~

~~c. Ensure trees/shrubs are not located in swale bottoms.~~

14. Sheets SW1.0-1.3 – Stormwater Pollution Prevention Plan (SWPPP)

~~a. Add long term operation and maintenance contact information on Sheet SW1.2.~~

15. Sheet A3.1 – Architectural Elevations (3 Sheets)

a. Architectural elevations will have to meet planning and zoning requirements.

16. Sheet E5.1 – Photometric Plan

- a. Photometric plan will have to meet planning and zoning requirements.

17. Stormwater Management Report:

- a. All stormwater management requirements of the City and RCWD shall be met. **Applicant Noted.**
- b. All materials and storm sewer shall be designed to meet MnDOLI Plumbing Code requirements. **Applicant Noted.**
- ~~c. There is a disconnect between the NURP Ponds shown on the plans and the modeling of these as infiltration ponds in the stormwater report.~~
- ~~d. Review and revise the report and modeling to clarify if NURP basins or infiltration features are being used. Based on the modeling, these basins will dry out between events, as exfiltration is modeled at all depths.~~
- ~~e. Soil borings across the site show clayey soils (CL and SC), which have a design infiltration rate of 0.06 in/hr per the stormwater manual. Update the exfiltration rate included in the model, or provide infiltrometer testing to support this infiltration rate. Ensure proposed features meet the 48-hour drawdown time required by the stormwater general permit.~~
- ~~f. Basins 2P is modeled as an infiltration basin with an exfiltration rate of 0.2 in/hr. Borings 15, 16, and 17 show mixed soils, including CL and SC soils. None of these borings appear to have been taken at the proposed location of basin 2P. Verify that this feature will function as designed. A 48-hour drawdown time is required by the state permit.~~
- ~~g. Identify the flow path out of Basin 2P for events in excess of the basins capacity. Verify that a 48-hour drawdown time is being provided by this feature.~~
- ~~h. No borings were provided around basin 4P. This basin is modeled as an infiltration basin with an exfiltration rate of 0.2 in/hr. Provide supporting information that this basin will function as modeled.~~
- ~~i. Add detail/supporting information to basin 3P modeling. These two cells are connected by an 8" storm equalizer according to the 8-6-25 plan. Provide adequate support information that an 8" equalizer is adequate.~~
- ~~j. Provide design information supporting the proposed 24" crossing of the yard access road. If necessary, add riprap to prevent inlet/outlet scour.~~
- ~~k. Review grading/curb around basin PR1E to confirm that the entire subbasin will drain to NURP basin 4.~~
- ~~l. Based on modeling, the EOF will be activated for basin 3P. The EOF will need to be stabilized to prevent erosion. Provide design information for EOF armoring, including a plan detail.~~
- m. In addition to onsite stormwater management, the plan shall identify and demonstrate how stormwater treatment requirements from the Forest Road reconstruction will be satisfied. **Applicant stated that the west half of Forest Road will be treated by onsite stormwater infrastructure and the east half will drain east to the existing grassy swales. However, both west and east areas are included in the stormwater modeling for Rates, Volumes, and Water Quality.**

18. Permits:

- a. Plans for the building and all site work shall be submitted to and approved by the Department of Labor and Industry prior to construction. Submit approval to the City.
- b. Connection to the existing sanitary sewer manholes will require a permit from Metropolitan Council Environmental Services (MCES). **Application submitted 10/27/25.**
 - i. Applicant shall verify if MCES will allow connections to the 3 different manholes.
- c. ~~Applicant shall verify with the MPCA if a Sanitary Sewer Extension permit will be required for sanitary sewer within City right-of-way.~~ **Applicant stated no permit is required.**
- d. A Minnesota Department of Health permit will be required for watermain improvements within City right-of-way along Forest Road N. **Application submitted 11/13/25. Submit copy of approved permit to City.**
- e. ~~A wetland delineation has been completed and shall be reviewed by the Technical Evaluation Panel (TEP). Wetland impacts should anticipate having a replacement plan completed and submitted for review and approval.~~ **Applicant Noted.**
- f. ~~The site is located within the RCWD requiring a permit to be obtained from them subject to stormwater, erosion control, wetland impact, floodplain fill, and any other applicable requirements.~~ **RCWD issued CAPROC 11/06/25.**
 - i. ~~It is highly recommended to initiate coordination with RCWD early in design.~~
 - ii. ~~All applicable RCWD stormwater management plan requirements shall be submitted to the City for review.~~
- g. A National Pollutant Discharge Elimination System (NPDES) Construction Stormwater Permit shall be obtained from MPCA. All applicable requirements of the permit shall be submitted to the City for review. **Applicant Noted.**
- h. Any other applicable permits will need to be secured by the developer. **Applicant Noted.**

19. Additional Items: **Applicant Noted all additional items.**

- a. If the City requires a Site Improvement Agreement for this project, the Developer will be responsible for associated fees and financial securities.
- b. Site improvements shall be coordinated with private utility owners and private utility work will be the responsibility of the applicant.
- c. All proposed improvements shall be privately owned and maintained (**including swale and draitile within the drainage and utility easement adjacent to Forest Road right of way**), except Forest Road N improvements and the 12" watermain along Forest Road N, which will be publicly owned and maintained.
- d. A fully executed site improvement agreement shall be in place prior to any construction commencing.
- e. All necessary permits and approvals shall be obtained and copies submitted to the City before construction can begin.

f. A preconstruction meeting is required to be held prior to any construction activity starting on site. The Owner shall invite representatives from the City, Watershed, and private utility owners.

~~g.—A Gopher State One Call shall be completed before any excavation work can begin as noted on the plans.~~

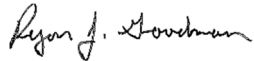
~~h.—All construction shall be completed within City approved working hours.~~

~~i.—All construction activity and material storage shall be contained within the site, with the exception of work along Forest Road N.~~

~~j.—Street sweeping will be required within 24 hours if sediment is tracked off the site.~~

No work shall begin on the project until all the comments in this report are addressed, revised submittals are received, and written notification is sent from the City. If there are any questions or concerns with the review of the proposed site development, please feel free to contact me anytime.

Sincerely,



Ryan J. Goodman, P.E.
City Engineer

Enclosures

FOREST ROAD NORTH GARAGE

KNOW ALL PERSONS BY THESE PRESENTS: That Forest Rd North Development, LLC, a Minnesota limited liability company, fee owner of the following described property:

All that part of the W 1/2 of the NE 1/4 of Section 20, Township 32 North, Range 21 West, Washington County, Minnesota, which lies Westerly of the right-of-way of the Northern Pacific Railway, and Southerly of the North 615.00 feet thereof.

Except the following: The South 544 feet of the North 1159 feet of the W 1/2 of the NE 1/4 of Section 20, Township 32 North, Range 21 West, Washington County, Minnesota, which lies Westerly of the Right of Way of the Northern Pacific Railway.

Has caused the same to be surveyed and platted as FOREST ROAD NORTH GARAGE and does hereby dedicate to the public for public use forever the public way and the drainage and utility easements as created by this plat for drainage and utility purposes only.

In witness whereof said Forest Rd North Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Forest Rd North Development, LLC

By _____ Its _____

STATE OF _____ COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____

by _____ its _____ of Forest Rd North Development, a Minnesota limited liability company, on behalf of the company.

Notary Public, Signature _____ Notary Public, Printed Name _____

Notary Public _____ County, _____

My Commission Expires: _____

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____, 20____

Rory L. Synstleien, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me on this _____ day of _____, 20____
by Rory L. Synstleien, Licensed Land Surveyor.

Notary Public, Signature _____ Notary Public, Printed Name _____

Notary Public _____ County, Minnesota

My Commission Expires January 31, 20____

CITY OF FOREST LAKE

This plat was approved by the City Council of Forest Lake, Minnesota this _____ day of _____, 20____
and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed Mayor _____ Signed Clerk _____

WASHINGTON COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subdivision 11, this plat has been reviewed and approved this _____ day of _____, 20____

By _____ Washington County Surveyor

WASHINGTON COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subdivision 9 and Section 272.12, taxes payable in the year _____ on real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer has been entered on this _____ day of _____, 20____.

By _____ Washington County Auditor/Treasurer Deputy _____

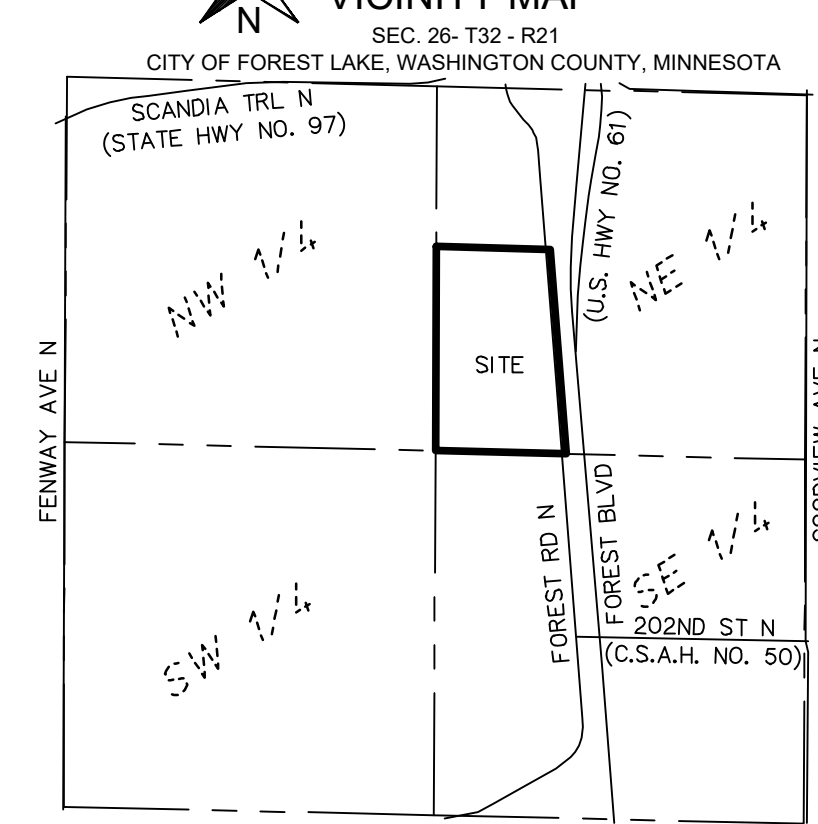
WASHINGTON COUNTY RECORDER

Document Number _____

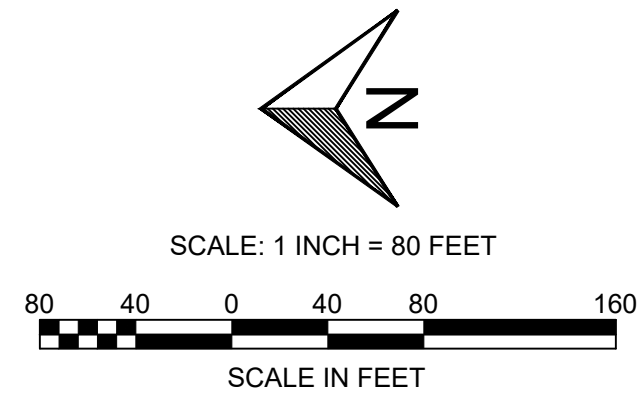
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M.
and was duly recorded in Washington County Records.

By _____ Washington County Recorder Deputy _____

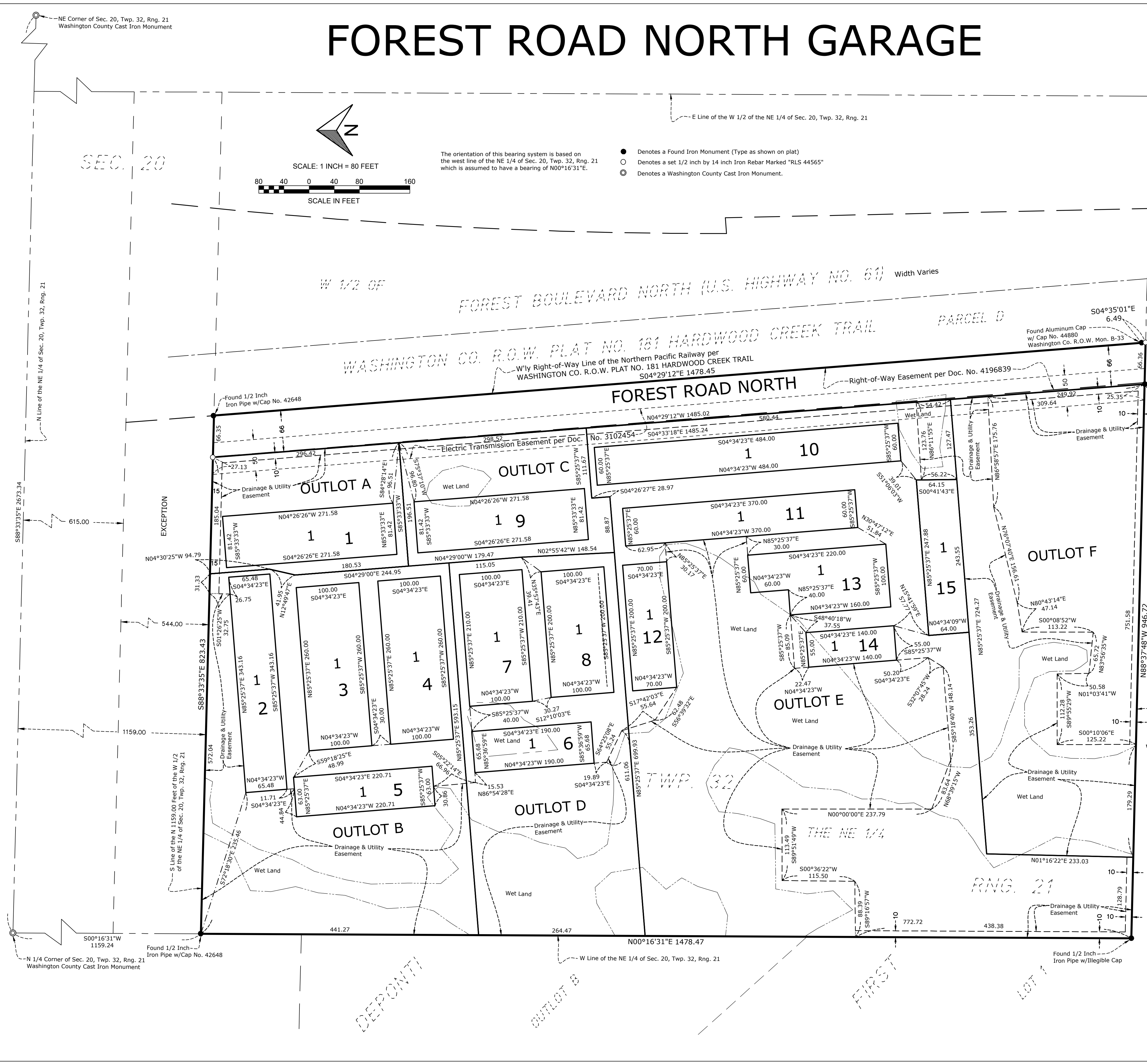
VICINITY MAP



NOT TO SCALE

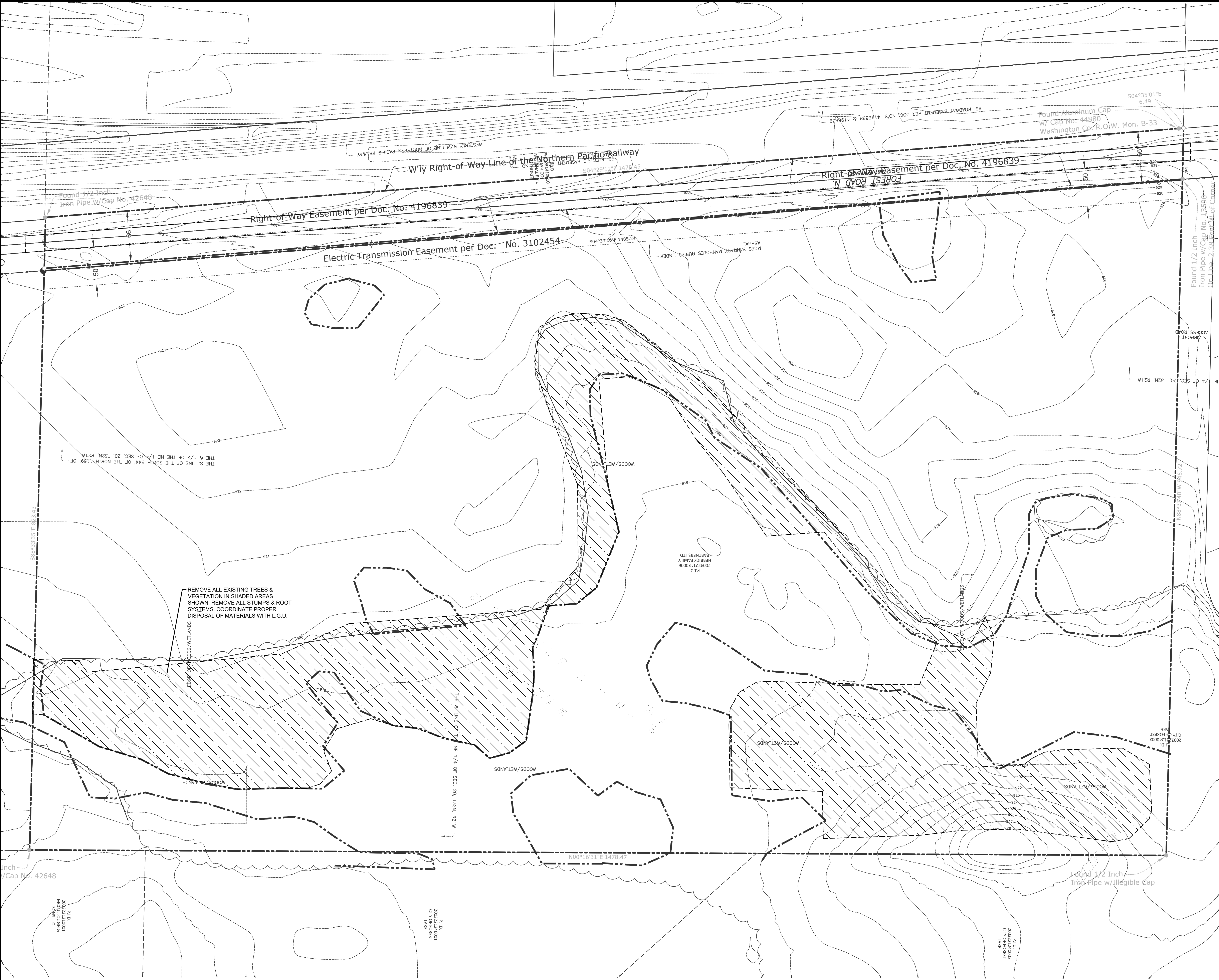


- Denotes a Found Iron Monument (Type as shown on plat)
- Denotes a set 1/2 inch by 14 inch Iron Rebar Marked "RLS 44565"
- Denotes a Washington County Cast Iron Monument.



ADDITION
BLOCK 7

**PRELIMINARY:
NOT FOR
CONSTRUCTION**



TREE PRESERVATION PLAN LEGEND:

	CONSTRUCTION LIMITS
	PROPERTY LINE
	TREE PROTECTION
	TREE REMOVAL - INCLUDING ROOTS AND STUMPS

WOODLAND PRESERVATION CALCULATIONS

ALLOWED REMOVALS IS 60%	
EXISTING CONDITIONS:	534,045 SF
PROPOSED REMOVALS:	226,509 SF
PERCENTAGE REMOVED:	42%

SEE SHEET C0.1 FOR GENERAL REMOVAL NOTES

FOREST ROAD NORTH GARAGE CONDO

FOREST LAKE, MN 55025

KSSK INVESTMENTS, LLC.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

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

Robert L. Binder
Robert L. Binder
DATE 11/14/25 LICENSE NO. 25621

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/20/25	SKETCH PLAN SUBMITTAL
08/05/25	WATERSHED SUBMITTAL
08/05/25	CITY SUBMITTAL
08/05/25	PRICING SET
08/05/25	WATERSHED SUBMITTAL
10/03/25	WETLAND IMPACT RESUBMITTAL
10/04/25	WATERSHED RESUBMITTAL
10/07/25	WATERSHED RESUBMITTAL
11/14/25	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

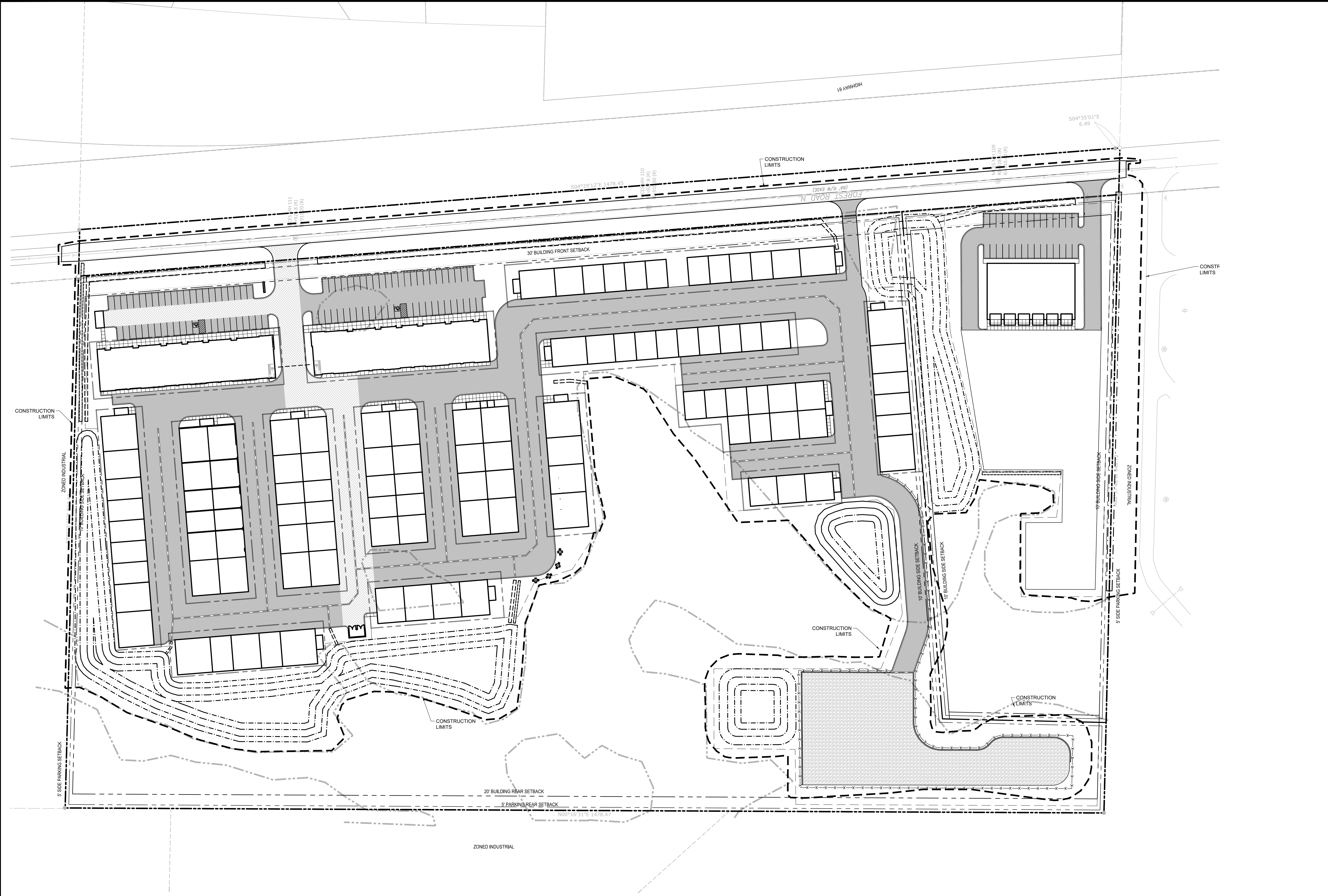
REVISION SUMMARY

DATE	DESCRIPTION

WOODLAND PRESERVATION PLAN

C1.1

**PRELIMINARY:
NOT FOR
CONSTRUCTION**



SITE PLAN LEGEND:

	BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.		PROPERTY LINE		ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.
	HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.		CONSTRUCTION LIMITS		SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
	CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL. WITHIN PRIVATE PROPERTY SEE CSG DETAIL.		CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN		HC = ACCESSIBLE SIGN
	GRAVEL DRIVING SURFACE		CURB TAPER		NP = NO PARKING FIRE LANE
			TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS		ST = STOP
			1. RESERVED FOR CITY SPECIFIC SITE NOTES.		CP = COMPACT CAR PARKING ONLY

SEE SHEET C0.1 FOR GENERAL SITE NOTES

PROJECT
FOREST ROAD NORTH GARAGE CONDO
FOREST LAKE, MN 55025
OWNER
KSSK INVESTMENTS, LLC.
JANUARY COURT, EAGAN, MN 55123

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

Matthew R. Pavlek
DATE 11/14/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

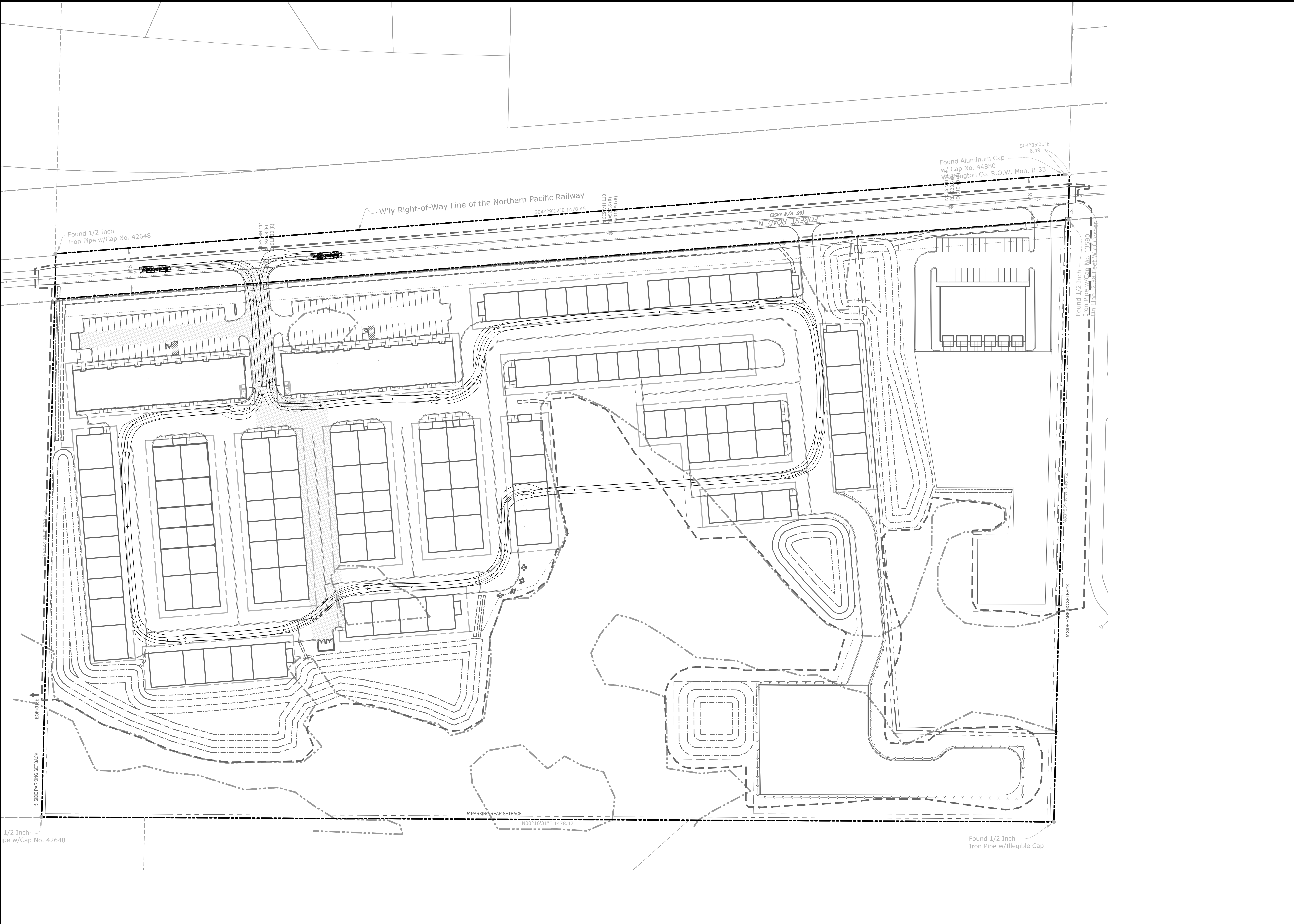
DATE	DESCRIPTION
4/20/25	SKEETCH PLAN SUBMITTAL
08/05/25	WATERSHED SUBMITTAL
08/05/25	CITY SUBMITTAL
08/05/25	PROCCING SET
08/05/25	WATERSHED SUBMITTAL
10/03/25	WETLAND IMPACT RESUBMITTAL
10/03/25	WATERSHED RESUBMITTAL
10/03/25	WATERSHED RESUBMITTAL
11/14/25	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN OVERALL

**PRELIMINARY:
NOT FOR
CONSTRUCTION**



PROJECT
FOREST ROAD NORTH GARAGE
CONDO
FOREST LAKE, MN 55025
OWNER
KSSK INVESTMENTS, LLC.
REGISTERED IN COURT, EAGAN, MN 55123

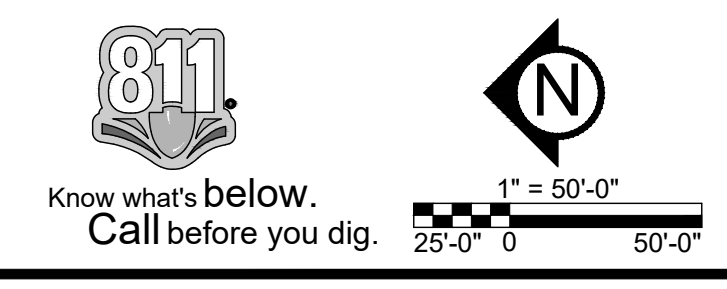
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Matthew R. Pavlek
DATE: 11/14/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/20/25	SKETCH PLAN SUBMITTAL
08/05/25	WATERSHED SUBMITTAL
08/05/25	CITY SUBMITTAL
08/05/25	PROCKING SET
08/05/25	WATERSHED SUBMITTAL
10/03/25	WETLAND IMPACT RESUBMITTAL
10/03/25	WATERSHED RESUBMITTAL
10/03/25	WATERSHED RESUBMITTAL
11/14/25	CITY RESUBMITTAL

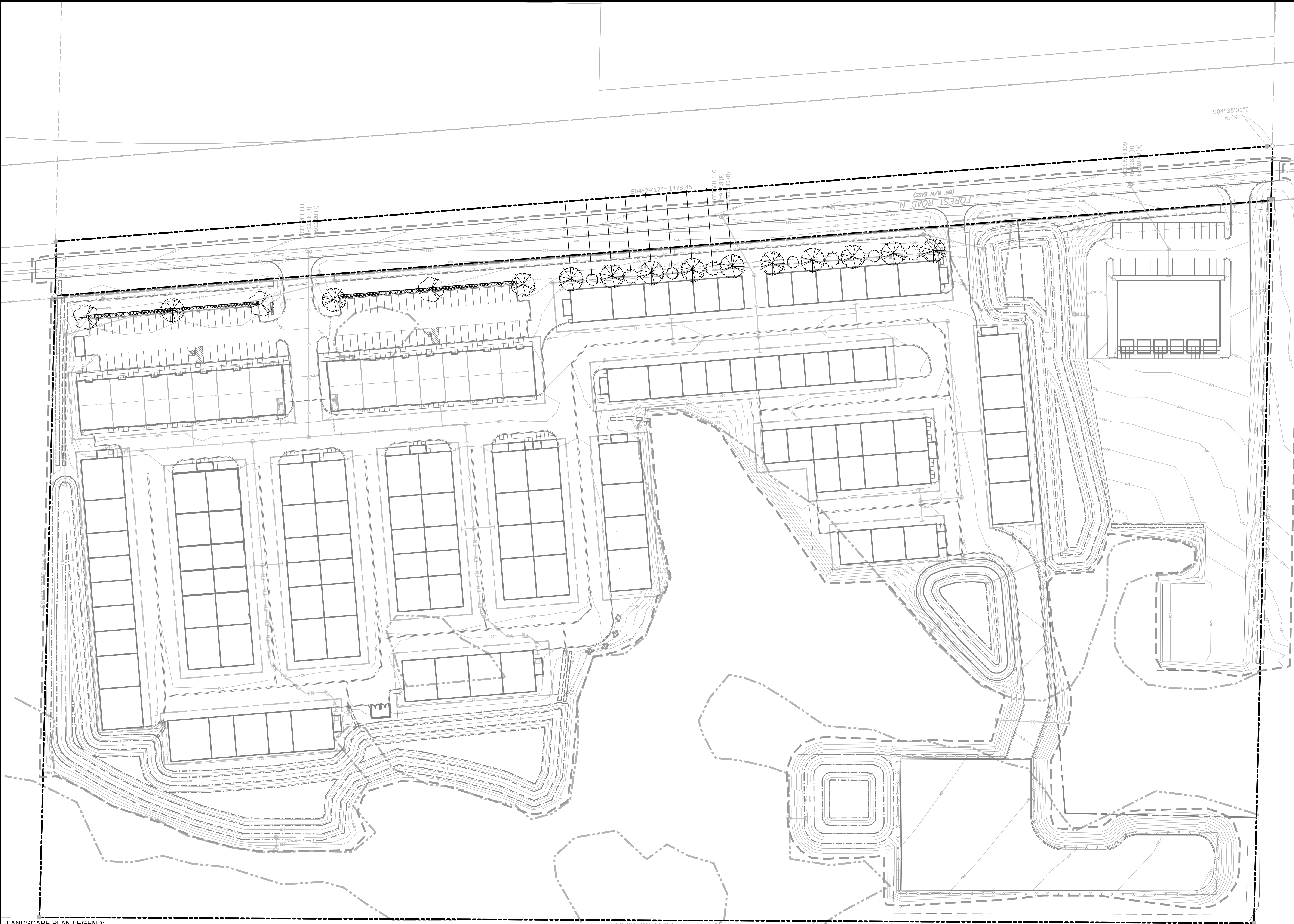
REVISION SUMMARY	
DATE	DESCRIPTION

TURNING MOVEMENTS
C2.3

SEE SHEET C0.1 FOR GENERAL SITE NOTES
SEE SHEET C2.0 FOR SITE PLAN LEGEND

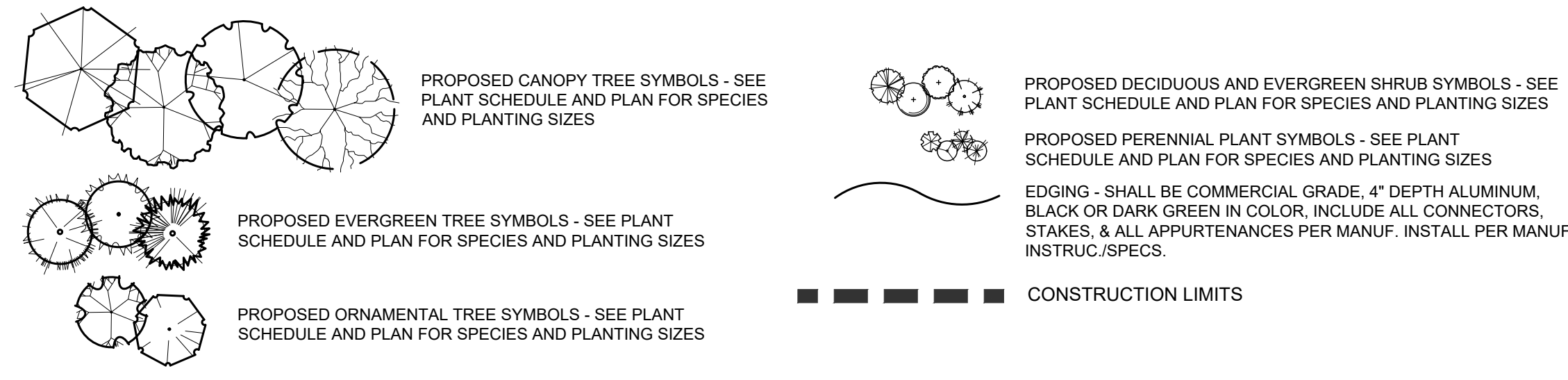


**PRELIMINARY:
NOT FOR
CONSTRUCTION**



LANDSCAPE PLAN LEGEND:

SYMBOL	COMMON / BOTANICAL NAME	QTY	SIZE
MNDOT - SEED MIXES			
	MN SEED MIX #35-221 DRY PRAIRIE GENERAL / MNDOT - GENERAL RESTORATION SEED MIX SEEDING RATE: 36.5 LB/ACRE (98.7 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	32,564 sf	Seed Mix
	MN SEED MIX #34-262 WET PRAIRIE / MNDOT - LOWER BASIN SEED MIX SEEDING RATE: 14.5 LB/ACRE (128.4 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	104,966 sf	Seed Mix
	MN SEED MIX #25-131 LOW MAINTENANCE TURF / MNDOT - SALT TOLERANT TURF SEED MIX SEEDING RATE: 220 LB/ACRE (3065.6 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	48,605 sf	Seed Mix
	MN SEED MIX #34-181 EMERGENT WETLAND / MNDOT - SHORELINE MITIGATION SEED MIX SEEDING RATE: 5 LB/ACRE (110.1 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	17,628 sf	Seed Mix
	SUBTOTAL:	203,763 sf	
MULCH - ROCK			
	4"-6" Dia. Decorative Rip-Rap / Rip Rap	6,593 sf	Mulch
	Rock Mulch Over Filter Fabric, Samples Required.	6,593 sf	
	SUBTOTAL:		
SHOOTING STAR - SEED MIXES			
	Shooting Star Seed Mix - Ditch Bottom / Shooting Star Seeds Ditch Restoration Mix Seeding Rate: 40 lb/acre (119 seeds/square foot). Cover w/ Mndot Type 6 Hydraulic Soil Stabilizer. Refer to MN Seeding Manual(2014 Edition) for seeding dates and install methods.	33,077 sf	Seed Mix
	SUBTOTAL:	33,077 sf	



SEE SHEET C0.1 FOR GENERAL LANDSCAPE NOTES

PROJECT
FOREST ROAD NORTH GARAGE CONDO
FOREST LAKE, MN 55025
OWNER
KSSK INVESTMENTS, LLC.
ASSET BY COURT, EAGAN, MN 55123

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Robert L. Binder
Robert L. Binder
DATE 11/14/25 LICENSE NO. 25621

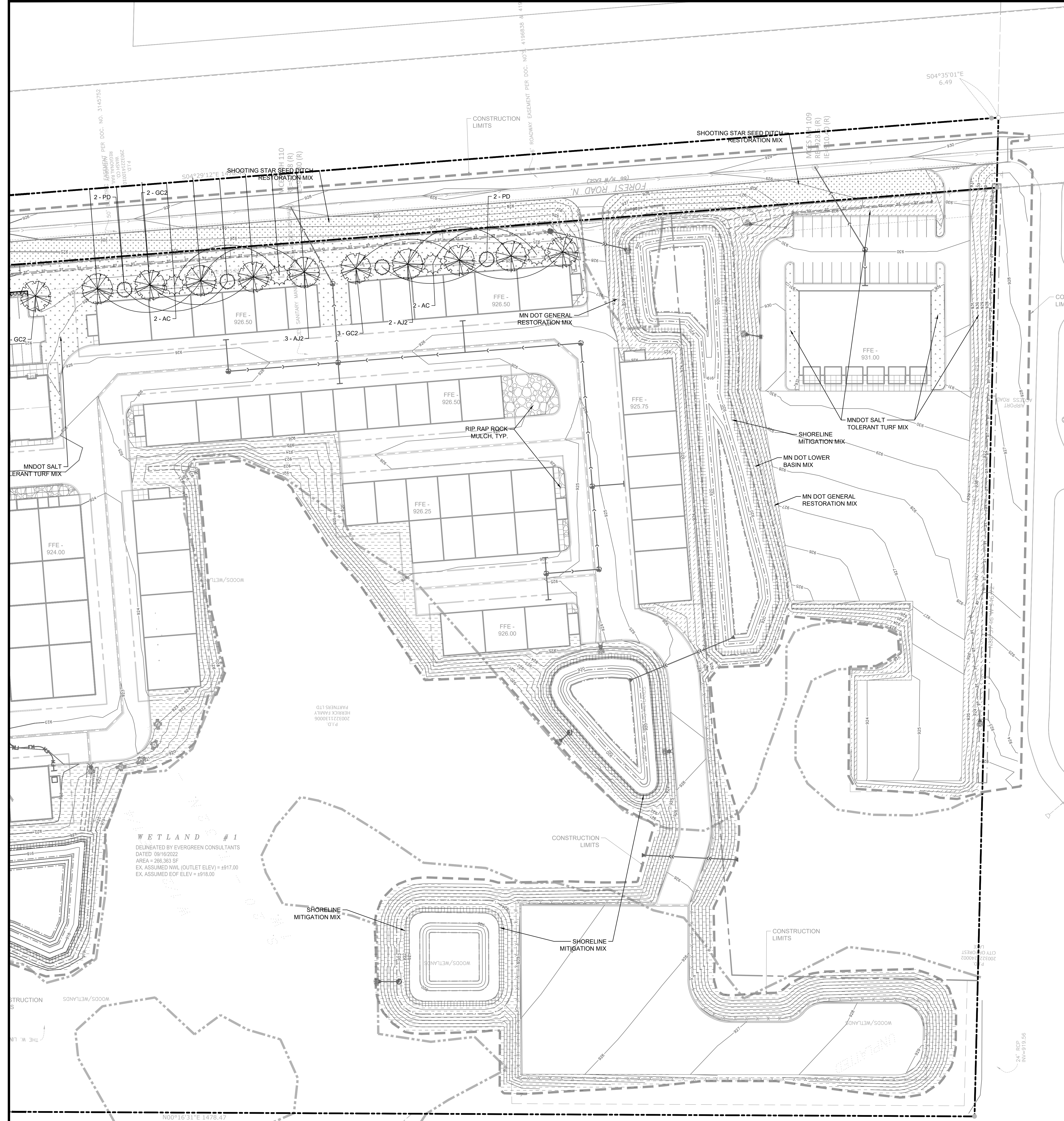
DATE	DESCRIPTION
03/05/25	SKETCH PLAN SUBMITTAL
08/05/25	WATERSHED SUBMITTAL
08/05/25	CITY SUBMITTAL
08/05/25	PROGNG SET
08/05/25	WATERSHED SUBMITTAL
10/03/25	WETLAND IMPACT RESUBMITTAL
10/04/25	WATERSHED RESUBMITTAL
10/20/25	WATERSHED RESUBMITTAL
11/14/25	CITY RESUBMITTAL

DATE	DESCRIPTION

DATE	DESCRIPTION

LANDSCAPE PLAN OVERALL
L1.0
Know what's below.
Call before you dig.
1" = 50'-0"
25'-0" 0 50'-0"
© COPYRIGHT 2025 CIVIL SITE GROUP INC.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**



PROJECT
FOREST ROAD NORTH GARAGE
CONDO
FOREST LAKE, MN 55025
OWNER
KSSK INVESTMENTS, LLC.
REGISTERED IN THE STATE OF MINNESOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Robert L. Binder
Robert L. Binder
DATE 11/14/25 LICENSE NO. 25621

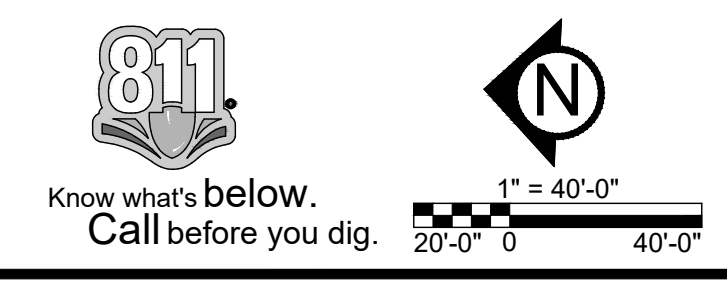
ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/2/25	SKETCH PLAN SUBMITTAL
08/19/25	WATERSHED SUBMITTAL
08/19/25	CITY SUBMITTAL
08/19/25	PROGRESS SET
08/19/25	WATERSHED SUBMITTAL
10/03/25	WETLAND IMPACT RESUBMITTAL
10/03/25	WATERSHED RESUBMITTAL
10/03/25	WATERSHED RESUBMITTAL
11/14/25	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

SEE SHEET C0.1 FOR GENERAL LANDSCAPE NOTES
SEE SHEET L.0 FOR LANDSCAPE PLAN LEGEND

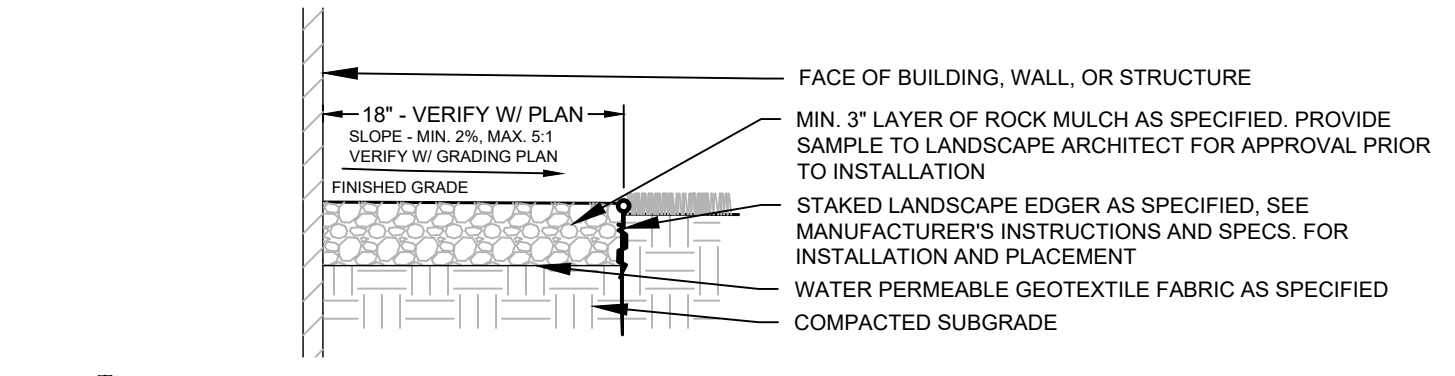


LANDSCAPE PLAN BLOWUP - SOUTH SIDE
L1.1
© COPYRIGHT 2025 CIVIL SITE GROUP INC.

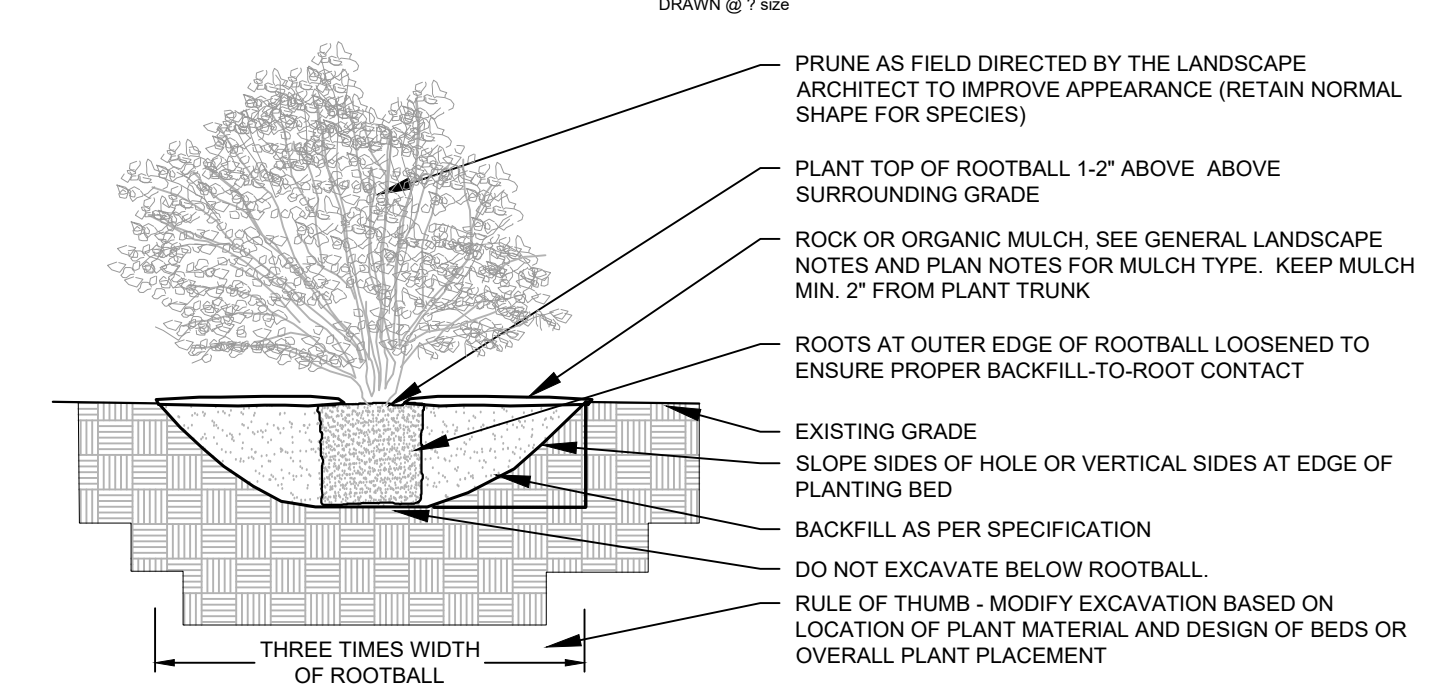
PRELIMINARY:
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CONSTRUCTION



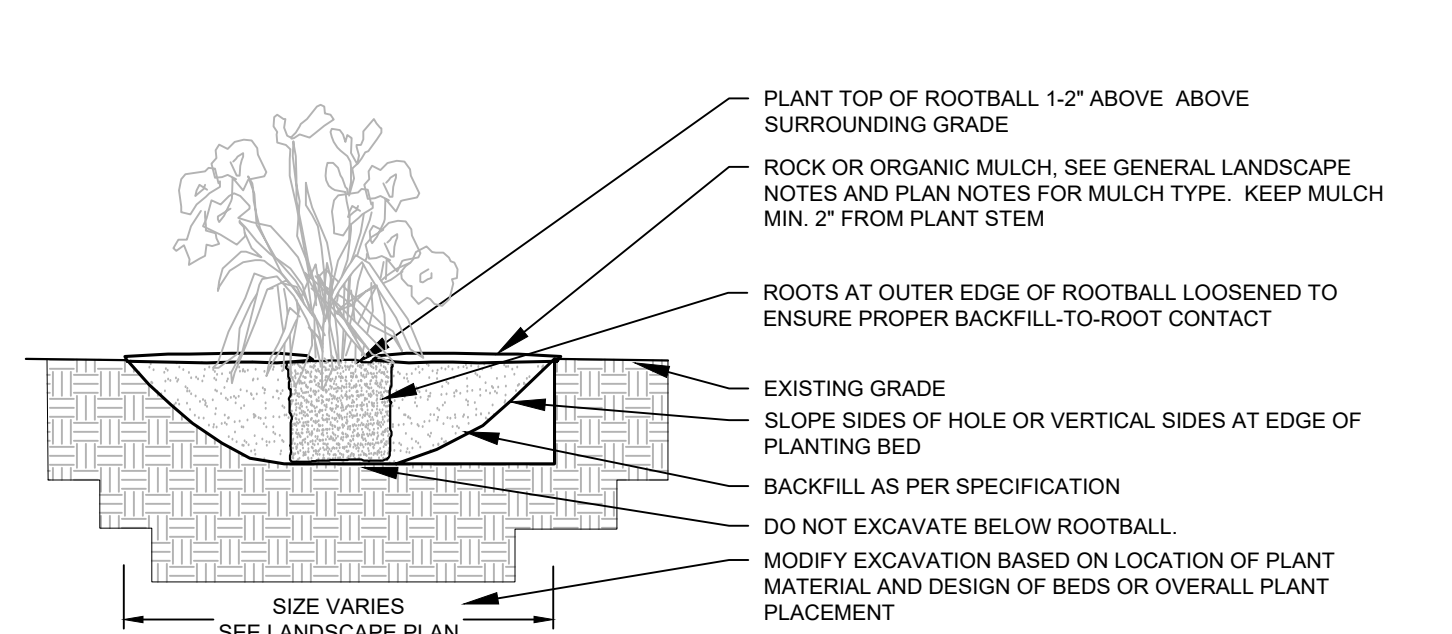
PLANT SCHEDULE						
CODE	COMMON / BOTANICAL NAME	QTY	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY	
DECIDUOUS TREES						
AN	Northwood Red Maple / <i>Acer rubrum</i> 'Northwood'	3	2.5' Cal. B&B	NATIVE CULTIVAR	Y	
AJ2	Autumn Fest® Sugar Maple / <i>Acer saccharum</i> 'JFS-KWB'	5	2.5' CAL. B&B	NATIVE CULTIVAR	Y	
GC2	True North™ Kentucky Coffeetree / <i>Gymnocladus dioica</i> 'UMNSynergy'	8	2.5' Cal. B&B	NATIVE CULTIVAR	N	
SUBTOTAL:		16				
EVERGREEN TREES						
AC	Candicans White Fir / <i>Abies concolor</i> 'Candicans'	4	#15 CONT	NOT NATIVE		
PD	Whiskey Blue Hills Spruce / <i>Picea glauca</i> 'Whiskey Blue Hills'	4	6' HT. B&B	NATIVE CULTIVAR		
SUBTOTAL:		8				
CODE	COMMON / BOTANICAL NAME	QTY	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY	
SHRUBS						
AB3	Low Scape Hedger Black Chokeberry / <i>Aronia melanocarpa</i> 'UCONNAM166'™	33	#5 CONT	NATIVE CULTIVAR	Y	
DL	Dwarf Bush Honeysuckle / <i>Dierilla lonicera</i>	28	#5 CONT	NATIVE	Y	
SUBTOTAL:		61				
GRASSES						
PH	Heavy Metal Switch Grass / <i>Panicum virgatum</i> 'Heavy Metal'	93	#1 CONT	NATIVE CULTIVAR	Y	
SUBTOTAL:		93				



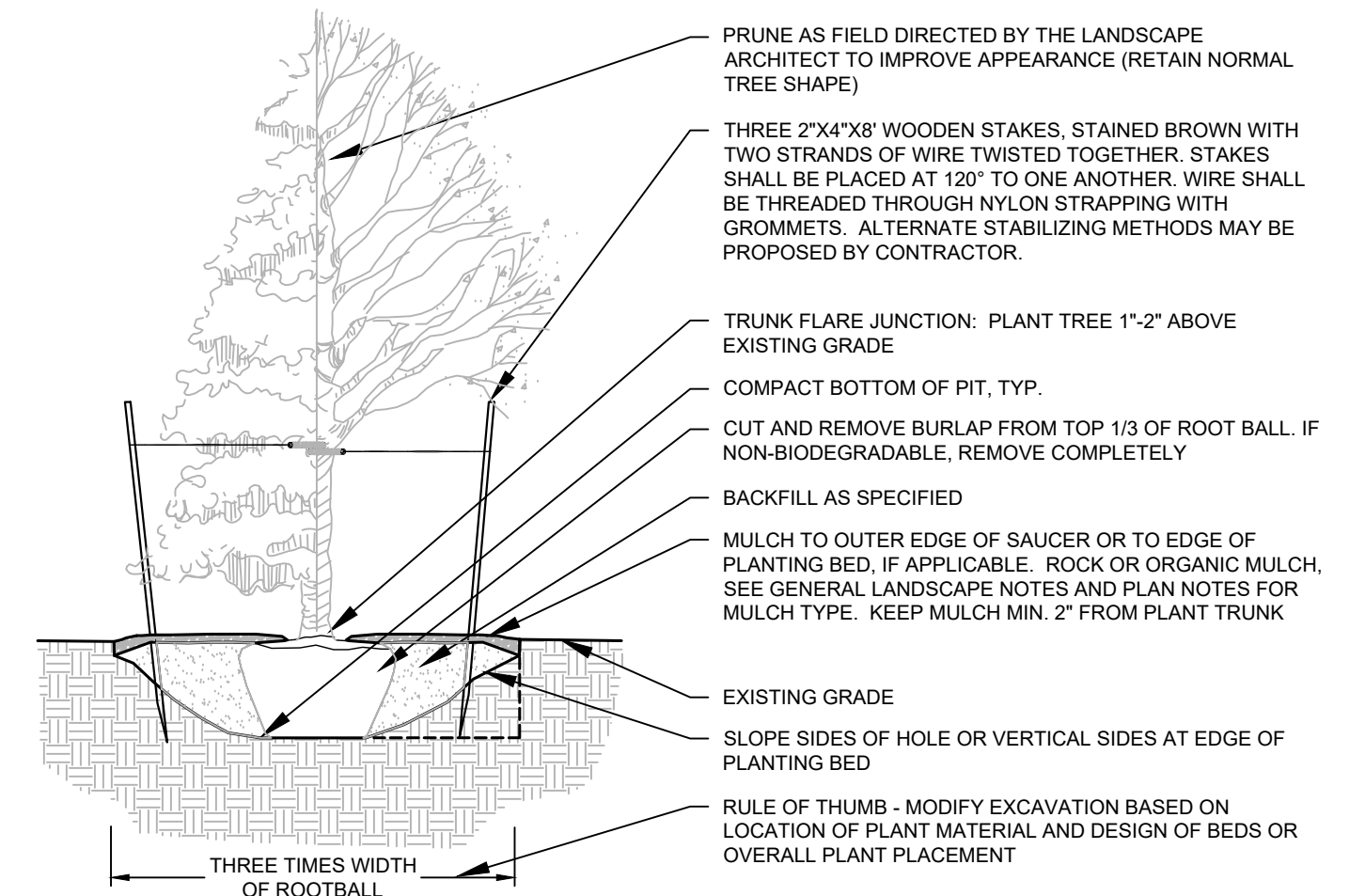
1 AGGREGATE MAINTENANCE STRIP
N T S



2 DECIDUOUS & CONIFEROUS SHRUB PLANTING
N T S



3 PERENNIAL BED PLANTING
N T S



4 DECIDUOUS & CONIFEROUS TREE PLANTING
N T S

PROJECT
FOREST ROAD NORTH GARAGE CONDO
FOREST LAKE, MN 55025
OWNER
KSSK INVESTMENTS, LLC.
LANSBY COURT, EAGAN, MN 55123

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

Robert L. Binder
Robert L. Binder
DATE 11/14/25 LICENSE NO. 25521

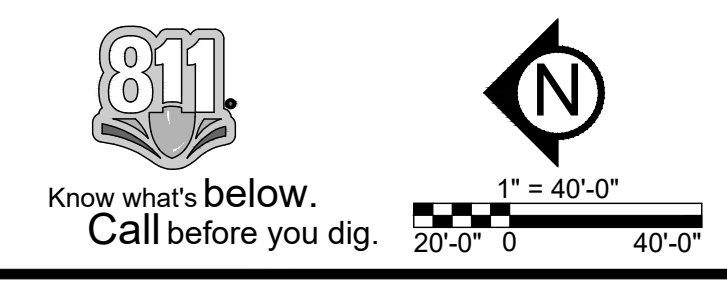
DATE	DESCRIPTION
03/20/25	SKETCH PLAN SUBMITTAL
08/05/25	WATERSHED SUBMITTAL
08/05/25	CITY SUBMITTAL
08/05/25	PROCES SET
08/05/25	WATERSHED SUBMITTAL
10/03/25	WETLAND IMPACT RESUBMITTAL
10/03/25	WATERSHED RESUBMITTAL
11/14/25	CITY RESUBMITTAL

PROJECT MANAGER	MATT PAVES
PROJECT NUMBER	25000000000000000000
OWNER	KSSK INVESTMENTS, LLC
DESIGNED BY	RP
PROJECT NUMBER	25000000000000000000

REVISION SUMMARY	
DATE	DESCRIPTION

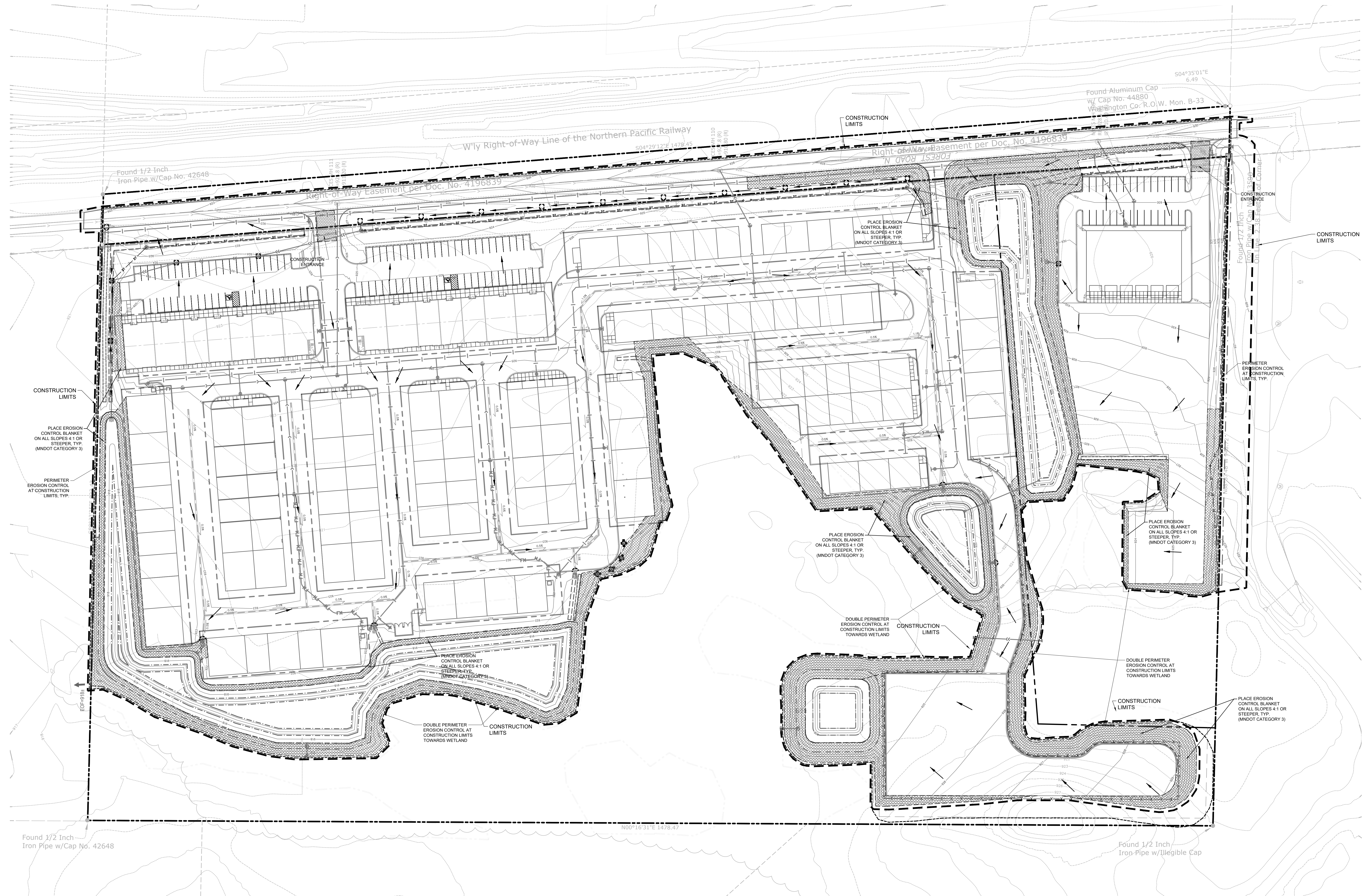
LANDSCAPE PLAN BLOWUP - NORTH SIDE
L1.2

SEE SHEET C0.1 FOR GENERAL LANDSCAPE NOTES
SEE SHEET L.0 FOR LANDSCAPE PLAN LEGEND



WETLAND #1
DELINEATED BY EVERGREEN CONSULTANTS
DATED 09/16/2022
AREA = 268,363 SF
EX. ASSUMED MNL (OUTLET ELEV) = 4917.00
EX. ASSUMED EOT ELEV = 4918.00

PRELIMINARY:
NOT FOR
CONSTRUCTION



SWPPP LEGEND:

	EX. 1' CONTOUR ELEVATION INTERVAL
	1.0' CONTOUR ELEVATION INTERVAL
	DRAINAGE ARROW
	SILT FENCE / BIOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET

PROJECT
 FOREST ROAD NORTH GARAGE
 CONDO
 FOREST LAKE, MN 55025

OWNER
 KSSK INVESTMENTS, LLC.
AS ERECTED BY COURT, EAGAN, MN 50123

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

Matthew R. Pavlek
 DATE 11/14/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/20/25	SKETCH PLAN SUBMITTAL
08/05/25	WATERSHED SUBMITTAL
08/05/25	CITY SUBMITTAL
08/05/25	PROGINS SET
08/05/25	WATERSHED SUBMITTAL
10/03/25	WETLAND IMPACT RESUBMITTAL
10/03/25	WATERSHED RESUBMITTAL
10/03/25	WATERSHED RESUBMITTAL
11/14/25	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1

811 Know what's below. Call before you dig. 1" = 50'-0" 25'-0" 50'-0"

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EXISTING WETLANDS ON SITE
 WL1 = 283,101 SF (6.4201 AC)
 WL2 = 8,101 SF (.1859 AC)
 WL3 = 4,719 SF (0.1083 AC)
 WL4 = 6,777 SF (0.1556 AC)
 TOTAL NET EXISTING WETLAND AREA = 282,698 SF (6.3788 AC)

WETLAND FILL AREA
 FILL AREA 1A = 6,957 SF
 FILL AREA 1B = 9,517 SF
 FILL AREA 1C = 2,916 SF
 FILL AREA 1D = 798 SF
 FILL AREA 2 = 8,101 SF
 FILL AREA 3 = 4,719 SF
 FILL AREA 4 = 6,777 SF
 TOTAL FILL AREA = 39,785 SF (1.7792 AC)
 TOTAL FILL = 39,785 SF
 REQUIRED MITIGATION 2:1 = 79,570 SF

PROJECT: **FOREST ROAD NORTH GARAGE
CONDO**
 FOREST LAKE, MN 55025
 OWNER: **KSSK INVESTMENTS, LLC.**
AS EVIDENCED BY COURT ORDER, EAGAN, MN 50123

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

Matthew R. Pavsek
 DATE: 11/14/25 LICENSE NO. 44263

DATE	DESCRIPTION
4/20/25	SKETCH PLAN SUBMITTAL
08/05/25	WATERSHED SUBMITTAL
08/05/25	CITY SUBMITTAL
08/05/25	PROCESING SET
08/05/25	WATERSHED SUBMITTAL
10/03/25	WETLAND IMPACT RESUBMITTAL
10/03/25	WATERSHED RESUBMITTAL
10/03/25	WATERSHED RESUBMITTAL
11/14/25	CITY RESUBMITTAL

WETLAND IMPACT LEGEND:

WETLAND AREA IMPACTED

WETLAND LEGEND:

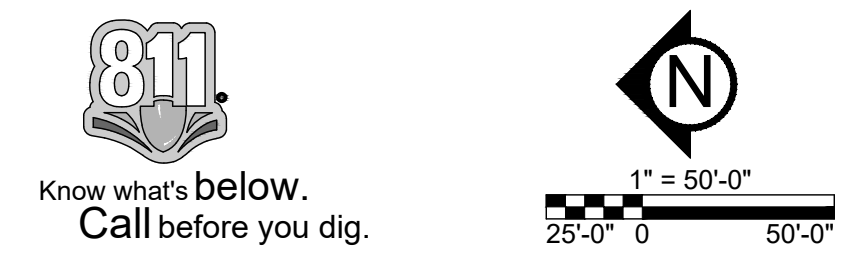
PROPERTY LINE

WETLAND LINE

PROJECT MANAGER	DATE
MATT PAVSEK	11/14/25
PROJECT NUMBER	112-00000-001
DRAWN BY	DAVID W. WILSON
PROCESSED BY	MP
PROJECT NUMBER	112-00000-001

DATE	DESCRIPTION

WETLAND PLAN
W1.0
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PRELIMINARY:
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CONSTRUCTION



PROJECT
FOREST ROAD NORTH GARAGE CONDO

FOREST LAKE, MN 55025

KSSK INVESTMENTS, LLC.
REGISTERED BY COURT, EAGAN, MN 50123

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

Robert L. Binder
Robert L. Binder
DATE 12/12/25 LICENSE NO. 25621

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/05/2025	SKETCH PLAN SUBMITTAL
08/05/2025	WATERSHED SUBMITTAL
08/05/2025	CITY SUBMITTAL
08/05/2025	PROPOSAL SET
08/05/2025	WATERSHED SUBMITTAL
10/03/2025	WETLAND IMPACT RESUBMITTAL
10/03/2025	WATERSHED RESUBMITTAL
10/03/2025	WATERSHED RESUBMITTAL
11/14/2025	CITY RESUBMITTAL
12/12/2025	CITY RESUBMITTAL

PROJECT MANAGER	MATT PAVIS
DESIGNER	CHRISTOPHER RYAN
CHECKED BY	BOB WILSON
APPROVED BY	BP
PROJECT NUMBER	1980

REVISION SUMMARY	
DATE	DESCRIPTION

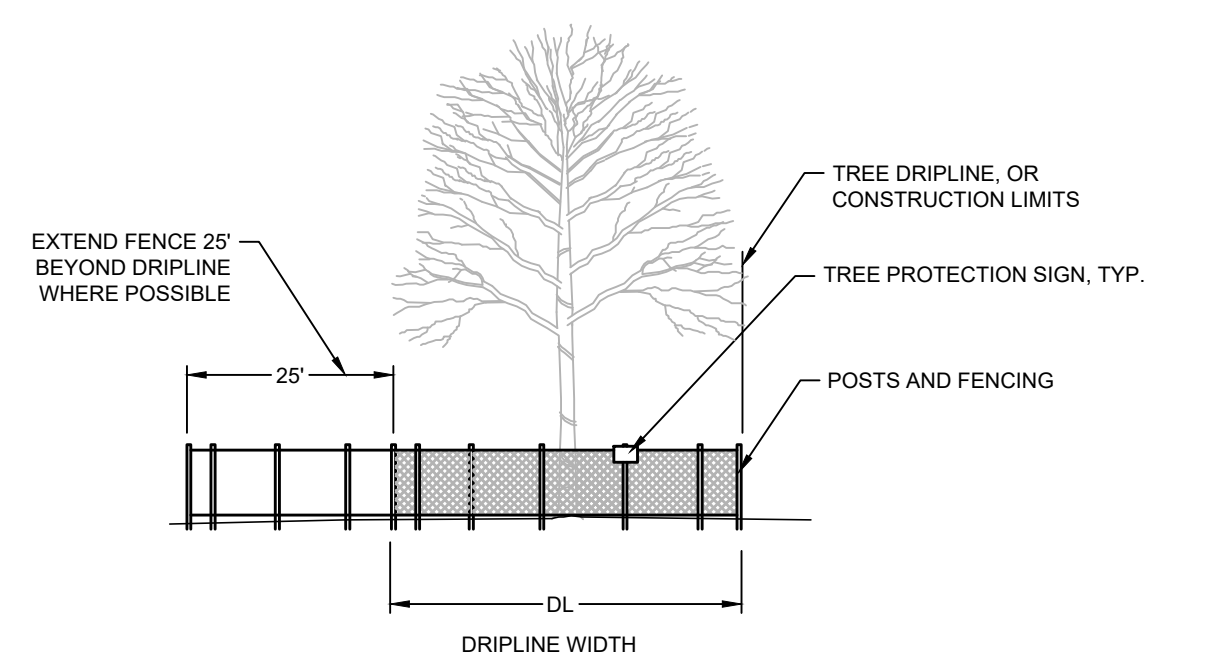
WOODLAND PRESERVATION PLAN
C1.1

TREE PRESERVATION PLAN LEGEND:

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SIGNIFICANT WOODLAND REMOVAL
- EXISTING SIGNIFICANT WOODLAND
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

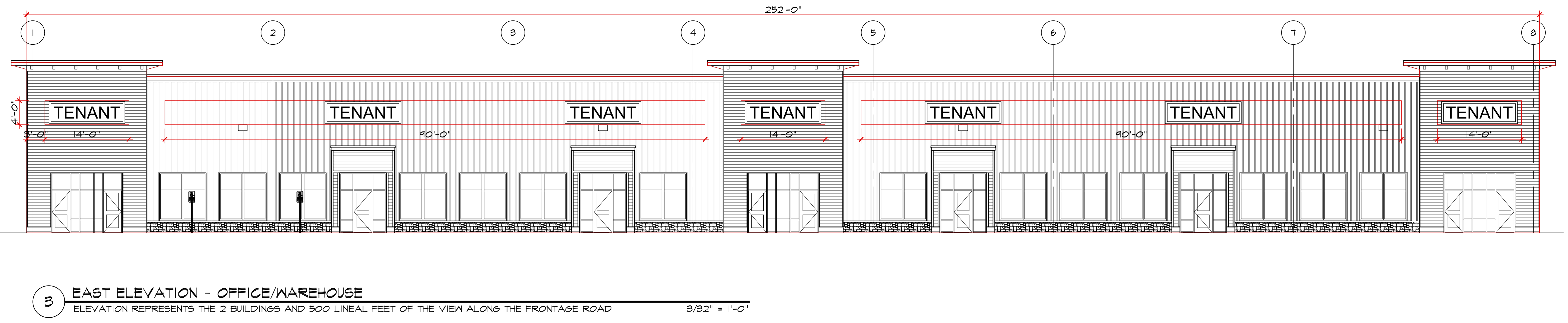
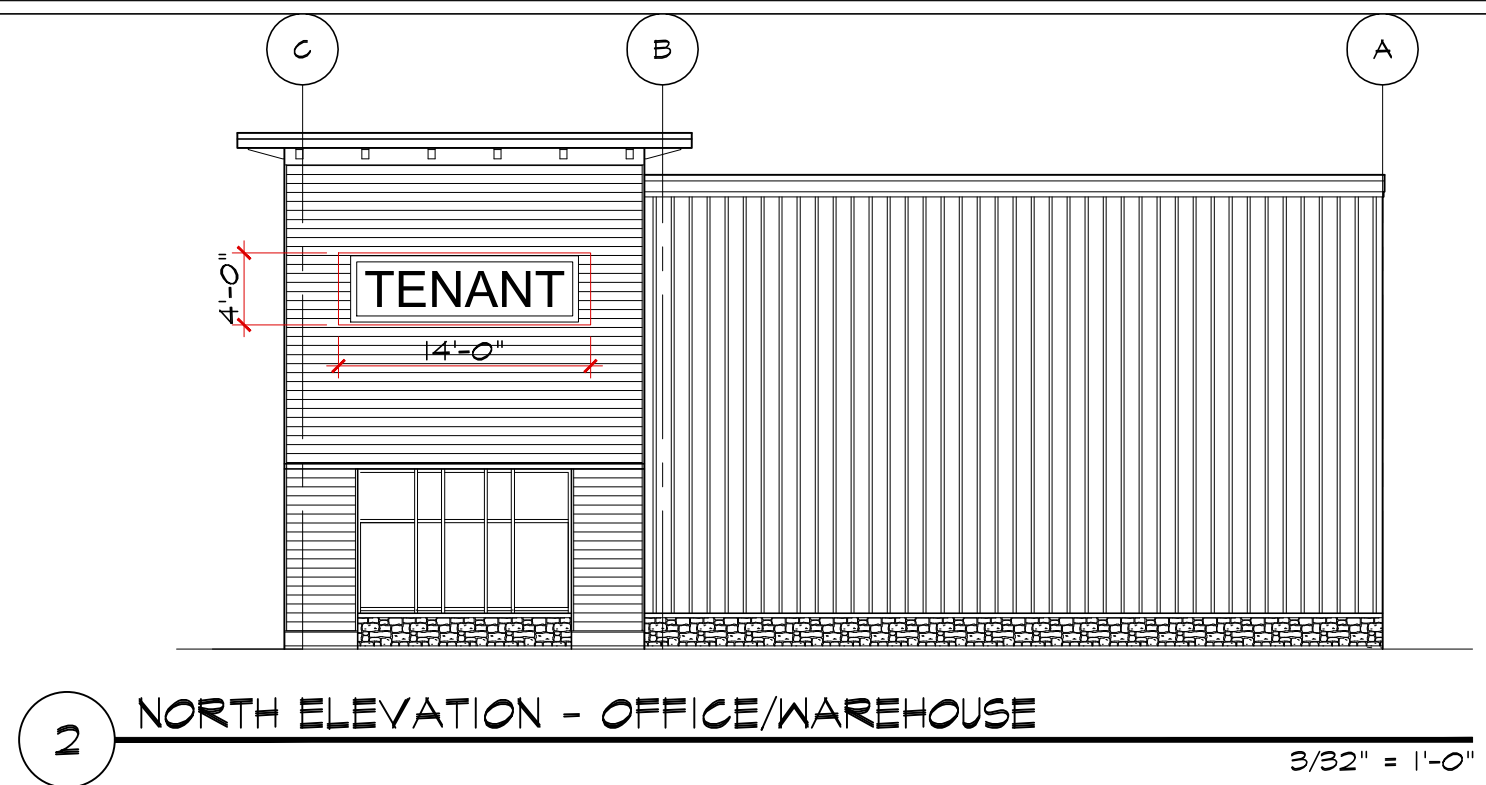
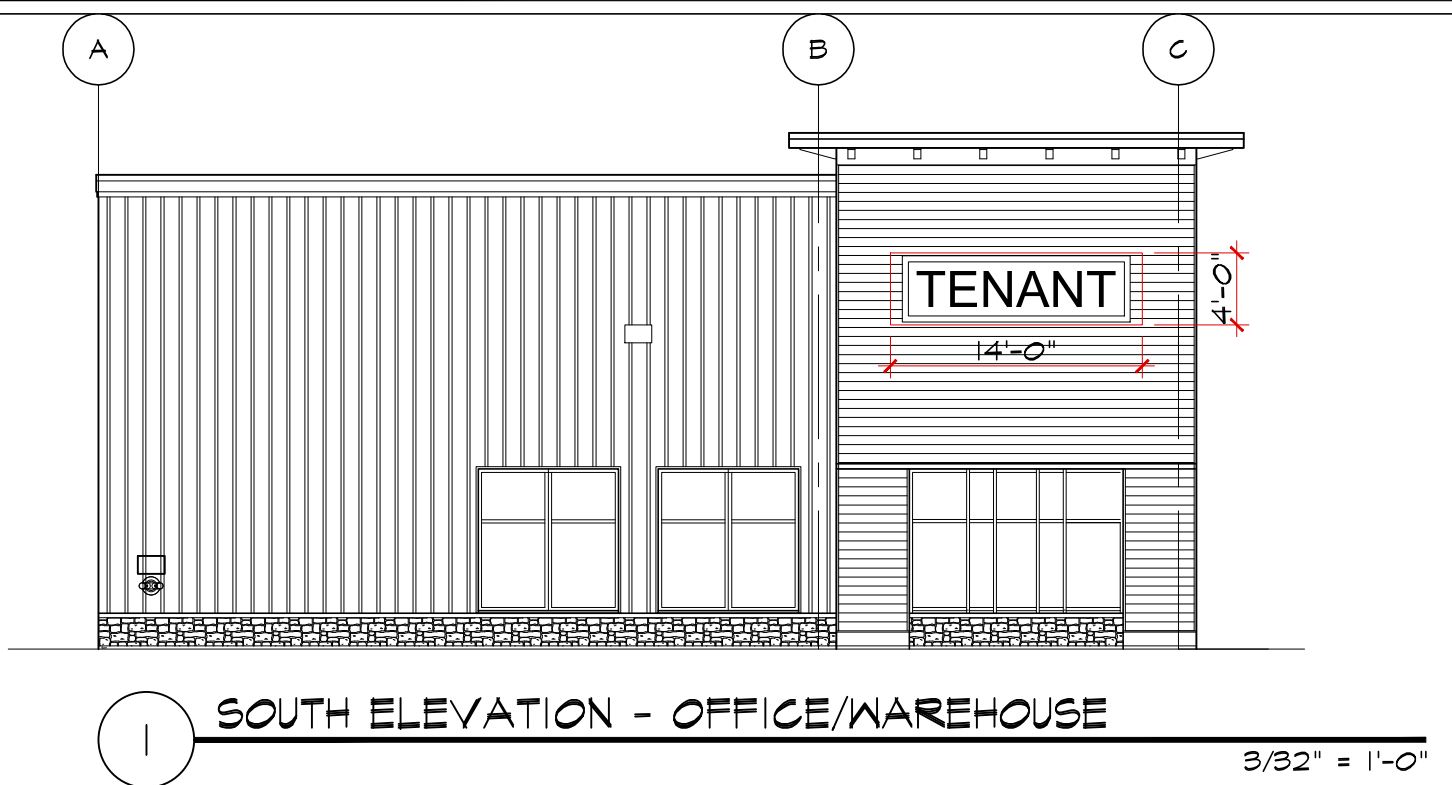
WOODLAND PRESERVATION CALCULATIONS	
ALLOWED REMOVALS IS 60%	
EXISTING CONDITIONS:	420,918 SF
PROPOSED REMOVALS:	220,595 SF
PERCENTAGE REMOVED:	52%

SEE SHEET C0.1 FOR GENERAL REMOVAL NOTES



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (PLACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' F. ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

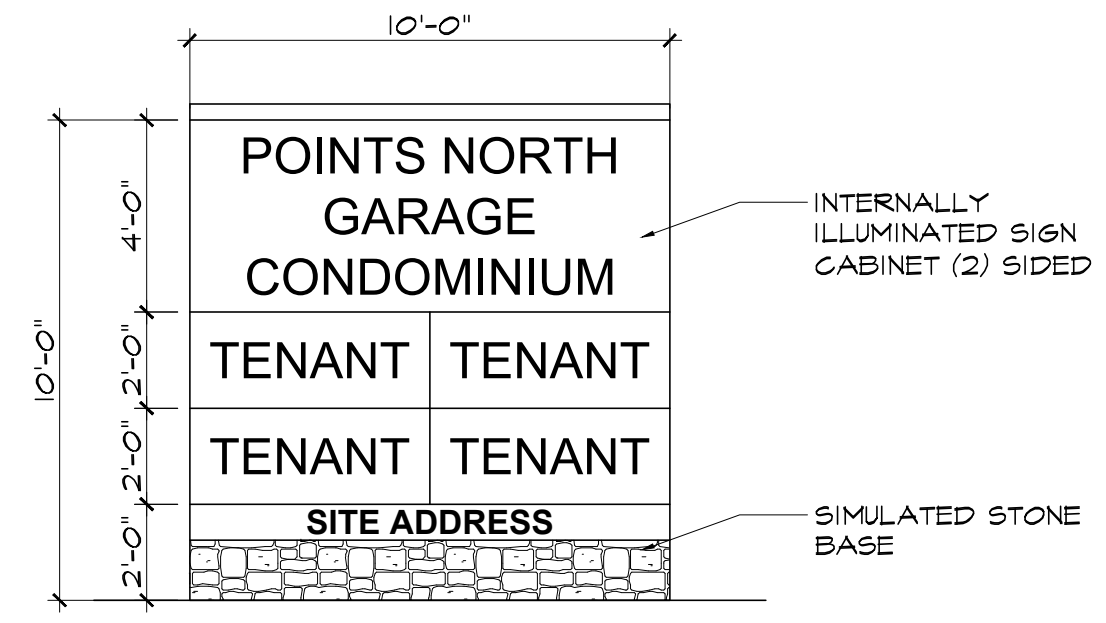
1 TREE PROTECTION
NTS



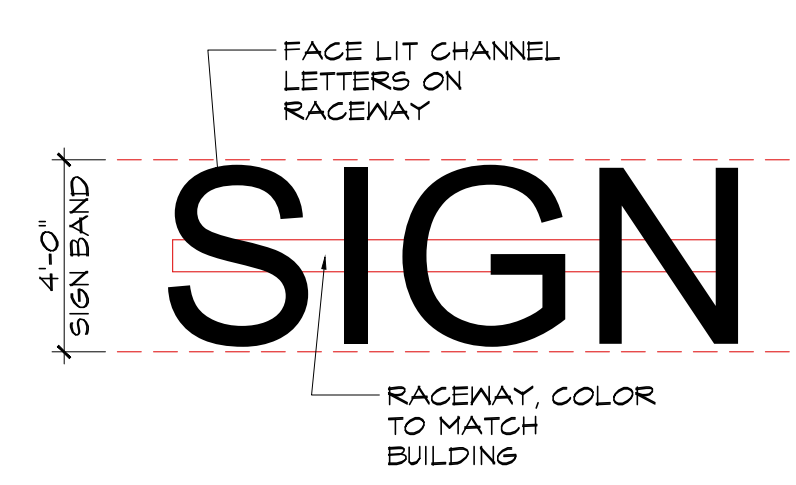
SIGNAGE CRITERIA

WALL AREA: 6,704 SF
 ALLOWABLE SIGN AREA: 15% OF WALL AREA
 6,704 SF X 0.15 = 1,005 SF
 BUILDING LENGTH ON FRONTAGE = 252 FT
 1,005 / 252 = 3.98 FT

SIGN BAND: 4' TALL BY 250 TOTAL LENGTH
 A 4' TALL SIGN BAND IS SHOWN ACROSS THE FACADE. SIGNS SHALL BE LOCATED ENTIRELY WITHIN THE SIGN BAND. TENANT WALL SIGNS SHALL BE LOCATED ON THE WALL ABOVE THEIR SPACE. SIGNS SHALL NOT BE LOCATED WITHIN 3 FEET OF THE END WALL NOR WITHIN 3 FEET OF ANY WALL CHANGE OF PLANE.
 SIGNAGE SHALL BE BY TENANT. SIGNAGE SUBMITTALS SHALL SHOW ALL SIGNAGE FULLY DIMENSIONED. THE SIGNAGE SHALL BE SHOWN ON THE BUILDING ELEVATION TO SCALE. SIGNS SHOULD BE CENTERED ABOVE AN ARCHITECTURAL ELEMENT SUCH AS A TENANT ENTRANCE OR CENTERED ON THE TENANT SPACE. FINAL LOCATION MUST BE APPROVED BY THE DEVELOPER. TENANT SIGNAGE SHALL BE REVIEWED BY THE DEVELOPER FOR CONFORMANCE WITH THIS STANDARD AND SUBMITTED TO THE CITY.



4 MONUMENT SIGN
 1/4" = 1'-0"



5 TYPICAL WALL SIGN
 1/4" = 1'-0"

NOTES AND EXTERIOR MATERIALS LEGEND

	BOARD AND BATTEN STYLE VERTICAL SIDING: MATERIAL: PREFINISHED STL COLOR: CHARCOAL GRAY MPR: EDGO OR APPROVED EQUAL
	LAP SIDING: MATERIAL: PREFINISHED STL COLOR: DESERT TONE MPR: EDGO OR APPROVED EQUAL
	TRIM: AZEK CLASSIC TRIM WOODGRAIN TEXTURE EXTERIOR: SEE SECTIONS/DETAILS FOR SIZE.
	TRIM ALTERNATE: LP SMARTSIDE 340 SERIES TRIM CEDAR TEXTURE EXTERIOR PAINT: SEE SECTIONS/DETAILS FOR SIZE. PAINT - P2 - COLOR SELECTED BY OWNER.
	SIMULATED STONE: STYLE: PROFILE STACKED-STONE COLOR: NANTUCKET MPR: ELPORADO STONE
	ALUM. STOREFRONT: CLEAR ANODIZED
	STEEL COPINGS, CANOPIES, FLASHINGS: MTL-11 METAL SALES 'BRIGHT WHITE'

Mark	Revision / Issue	Date
	BID SET	09/05/25
	REVIEW SET	11/13/25

PRELIMINARY
 NOT FOR CONSTRUCTION

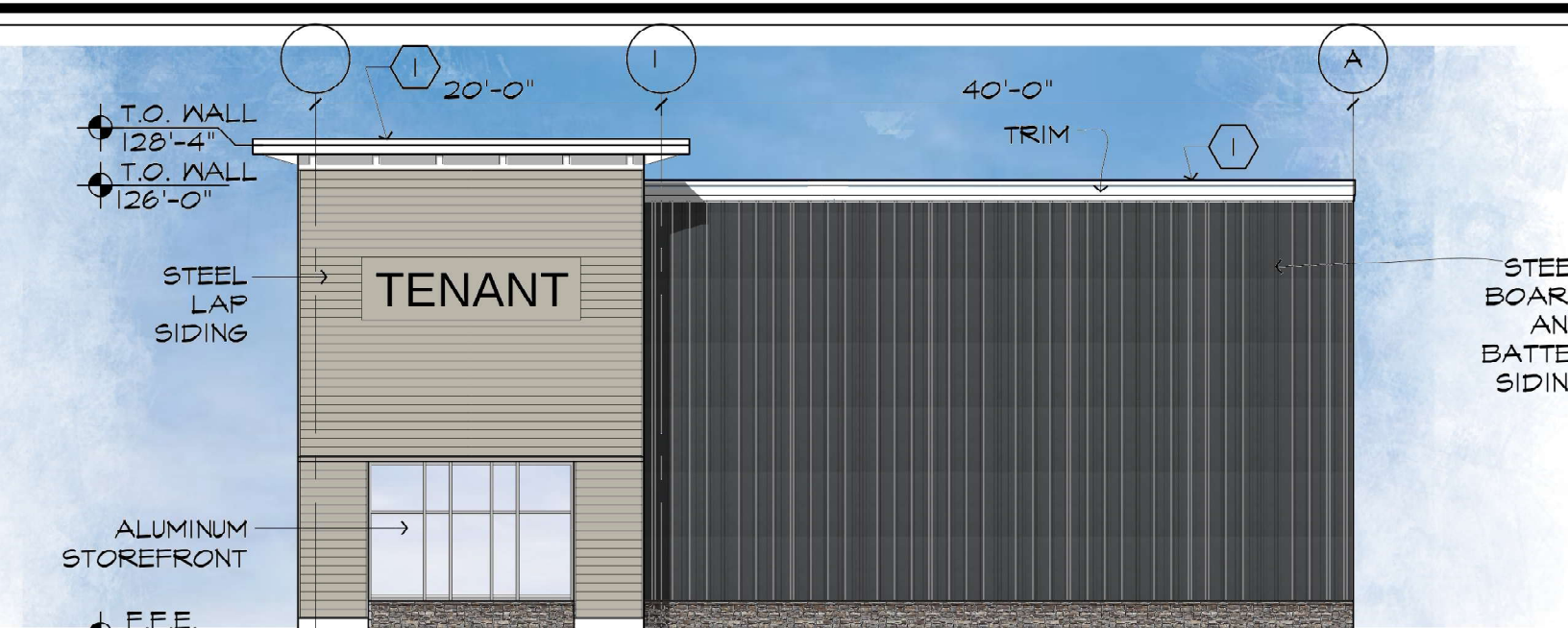
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.
 Printed Name: Kathy L. Anderson
 Signature: _____
 Date: _____ License #: 22285

FOREST LAKE OFFICE/WAREHOUSE TYPE 1
 FOREST LAKE, MN

SIGNAGE EXHIBIT

PROJECT NUMBER:	25-1000-01
ISSUED DATE:	11/13/25
DRAWN BY:	CM
CHECKED BY:	KA

A3.1



1 SOUTH ELEVATION - OFFICE/WAREHOUSE
3/32" = 1'-0"

2 NORTH ELEVATION - OFFICE/WAREHOUSE
3/32" = 1'-0"



3 WEST ELEVATION - OFFICE/WAREHOUSE
3/32" = 1'-0"



4 EAST ELEVATION - OFFICE/WAREHOUSE
ELEVATION REPRESENTS THE 2 BUILDINGS AND 500 LINEAL FEET OF THE VIEW ALONG THE FRONTAGE ROAD
3/32" = 1'-0"

FRONT ELEVATION

MATERIALS	Area	Percentage
STONE	262 SF	4%
ALUM STOREFRONT	1625 SF	25%
CLASS 'A' SUBTOTAL	1887 SF	29%
METAL LAP SIDING	774 SF	12%
METAL BOARD AND BATTEN	5414 SF	51%
METAL TRIM	601 SF	9%
TOTAL	6676 SF	100%

Mark	Revision / Issue	Date
	BID SET	09/05/25

PRELIMINARY
NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Printed Name: Kathy L. Anderson
Signature: _____
Date: _____ License #: 22285

FOREST LAKE OFFICE/WAREHOUSE TYPE 1 FOREST LAKE, MN

EXTERIOR ELEVATIONS

PROJECT NUMBER:	25-1000-01
ISSUED DATE:	09/05/25
DRAWN BY:	CM
CHECKED BY:	KA

A3.1



LAP SIDING



SIMULATED STONE



BOARD AND BATTEN SIDING

NOTES AND EXTERIOR MATERIALS LEGEND

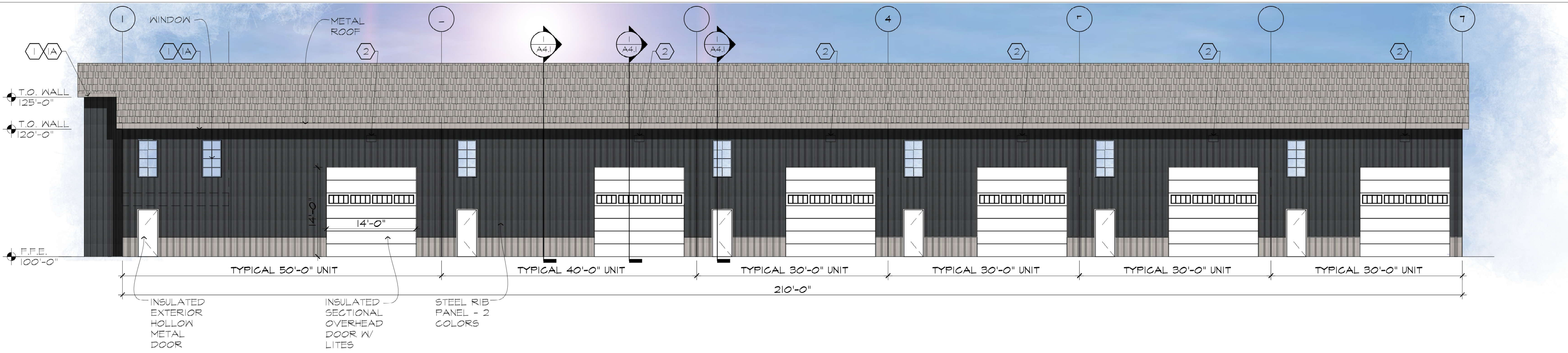
- BOARD AND BATTEN STYLE VERTICAL SIDING: MATERIAL: PREFINISHED STL COLOR: CHARCOAL GRAY MFR: EDGO OR APPROVED EQUAL
- LAP SIDING: MATERIAL: PREFINISHED STL COLOR: DESERT TONE MFR: EDGO OR APPROVED EQUAL
- TRIM: AZEK CLASSIC TRIM WOODGRAIN TEXTURE EXTERIOR. SEE SECTIONS/ DETAILS FOR SIZE.
- TRIM ALTERNATE: LP SHARPSIDE 540 SERIES TRIM CEDAR TEXTURE EXTERIOR. SEE SECTIONS/ DETAILS FOR SIZE. PAINT - P2 - COLOR SELECTED BY OWNER.
- SIMULATED STONE: STYLE: PROFILE STACKED-STONE COLOR: MANTUCKET MFR: ELDORADO STONE
- ALUM. STOREFRONT: CLEAR ANODIZED
- STEEL COPINGS, CANOPIES, FLASHINGS: MTL-1: METAL SALES "BRIGHT WHITE"

NOTES AND EXTERIOR MATERIALS LEGEND

- FASCIAS: WHITE STOCK
- BUTTERS: WHITE. PROVIDE DOWNSPOUTS TO MATCH WALL COLOR.
- WALL LIGHT: TYPICAL
- FIRE DEPARTMENT CONNECTION AND SIGNAGE
- ELECTRICAL METERS
- STOREFRONT: SEE A21 FOR ELEVATIONS
- STEEL COPINGS, CANOPIES, FLASHINGS: METAL SALES STOCK COLORS
- INTERIOR CEILINGS - LINER PANELS: BASE BID: SOLID WHITE METAL SUPPLIED BY METAL SALES. ALTERNATE: PROVIDE INDIVIDUAL UNIT PRICING FOR PERFORATED WHITE OR BLACK BY METAL SALES. NOTE: PERFORATED PANELS REQUIRE SUPPORT AT 4'-0" O.C. MAX SPACING. 2X4 SUB-FRAMING AT 4'-0" O.C. BETWEEN ROOF TRUSSES SHOULD BE INCLUDED IN THE ALTERNATE PRICING.

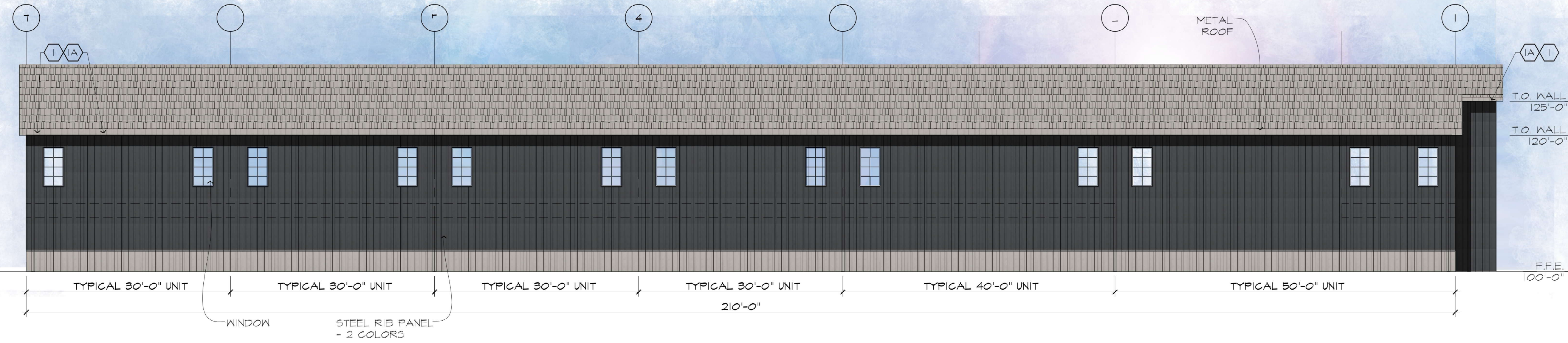
GENERAL NOTES:

- TENANT SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT AS REQ'D BY CITY. PROVIDE CIRCUIT AND JUNCTION BOX CENTERED ON SIGN BAND. COORDINATE WITH TENANT.
- PROVIDE BACKER ROD AND SEALANT AT ALL MATERIAL CHANGES. 2.1. SEALANT AROUND ALUMINUM STOREFRONT TO MATCH ALUMINUM STOREFRONT.
- PROVIDE DAMA EMERGENCY KEYBOX & ADDRESS NUMBERS AS REQUIRED BY CITY.
- WHERE EXPOSED, GAS METER, PIPING, ELECTRICAL GEAR AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING.
- ELECTRICAL DESIGN-BUILD CONTRACTOR TO PROVIDE SITE PHOTOMETRIC/ SITE LIGHTING PER CITY CODE. PROVIDE POLE AND WALL MOUNTED LIGHTING AS REQUIRED. FINAL FIXTURE SELECTIONS SHALL BE USED FOR PHOTOMETRIC. MOUNT FIXTURES AT HEIGHT AND SPACINGS AS SHOWN ON PHOTOMETRIC. USE FIXTURES AS SPECIFIED BY THE CITY.



1 GARAGE CONDO - WEST ELEVATION

3/32" = 1'-0"



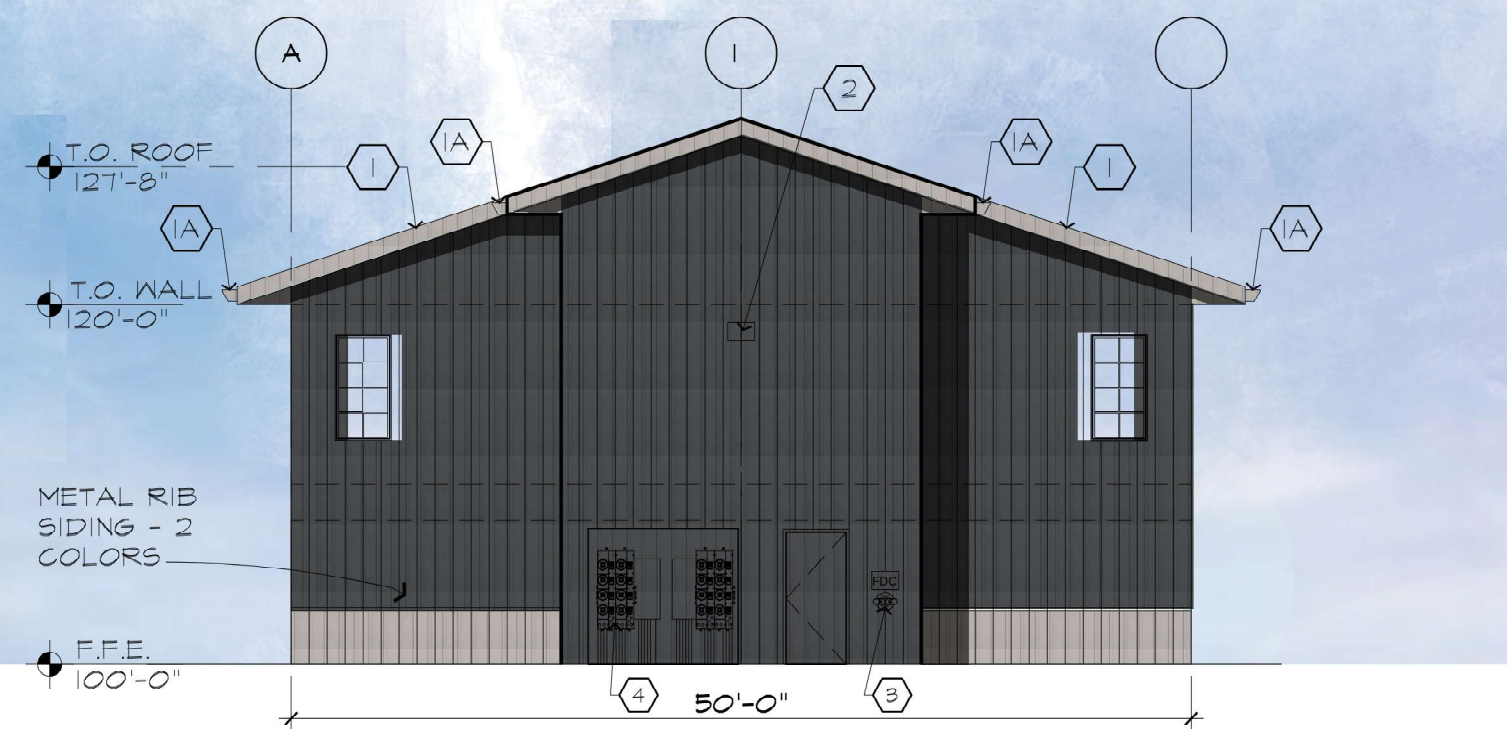
2 50' GARAGE CONDO - EAST ELEVATION

3/32" = 1'-0"



3 GARAGE CONDO - SOUTH ELEV

3/32" = 1'-0"



4 GARAGE CONDO - NORTH ELEV

3/32" = 1'-0"

GENERAL NOTES:

1. PROVIDE BACKER ROD AND SEALANT AT ALL MATERIAL CHANGES.
 1.1. SEALANT AROUND WINDOWS TO MATCH WINDOWS.
2. PROVIDE DAMA EMERGENCY KEYBOX & ADDRESS NUMBERS AS REQUIRED BY CITY.
3. WHERE EXPOSED, GAS METER, PIPING, ELECTRICAL GEAR AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING.
4. ELECTRICAL DESIGN-BUILD CONTRACTOR TO PROVIDE SITE PHOTOMETRIC/ SITE LIGHTING PER CITY CODE. PROVIDE POLE AND WALL MOUNTED LIGHTING AS REQUIRED. FINAL FIXTURE SELECTIONS SHALL BE USED FOR PHOTOMETRIC. MOUNT FIXTURES AT HEIGHT AND SPACING AS SHOWN ON PHOTOMETRIC.

NOTES AND EXTERIOR MATERIALS LEGEND

- ROOF: OWENS CORNING SHINGLES - DURATION COLOR: SAND CASTLE
- BOARD AND BATTEN STYLE VERTICAL SIDING (W/2" COVERAGE - MTL-1): MATERIAL: PREFINISHED STL COLOR: CHARCOAL GRAY MFR: EDCCO OR APPROVED EQUAL
- BOARD AND BATTEN STYLE VERTICAL SIDING (W/2" COVERAGE - MTL-2): MATERIAL: PREFINISHED STL COLOR: DESERT TONE MFR: EDCCO OR APPROVED EQUAL

WINDOWS:
 SEE A2.1 FOR WINDOW ELEVATIONS

- PELLA 250 SERIES OR APPROVED EQUAL
- SASH SET FIXED, WHITE
- NON-STANDARD SIZE FIXED SASH SET
- EXTERIOR COLOR / FINISH: STANDARD WHITE
- INTERIOR COLOR / FINISH: STANDARD WHITE
- GLASS: INSULATED LOW-E ADVANCED LOW-E INSULATING GLASS ARGON, NON HIGH ALTITUDE
- PERFORMANCE INFORMATION: MUST MEET MN ENERGY CODE PRESCRIPTIVE STANDARD, U-FACTOR: 0.34 MAX, SHGC 0.38 MAX, VLT 1.10 MIN
- GRILLE: STANDARD PATTERN GRILLE, 3/4" CONTOUR, TRADITIONAL, WHITE, WHITE
- WRAPPING INFORMATION: NO EXTERIOR TRIM, NO INTERIOR TRIM.

- 1 FASCIA AND SOFFIT, COLOR: DESERT TONE
- 1A GUTTERS, COLOR: DESERT TONE PROVIDE DOWNSPOUTS TO MATCH WALL COLOR
- 2 WALL LIGHT, TYPICAL
- 3 FIRE DEPARTMENT CONNECTION AND SIGNAGE
- 4 ELECTRICAL METERS
- STEEL COPINGS, CANOPIES, FLASHINGS, METAL SALES STOCK COLORS
- INTERIOR CEILINGS - LINER PANELS, BASE BID, SOLID WHITE METAL SUPPLIED BY METAL SALES ALTERNATE: PROVIDE INDIVIDUAL UNIT PRICING FOR PERFORATED WHITE OR BLACK BY METAL SALES. NOTE: PERFORATED PANELS REQUIRE SUPPORT AT 4'-0" O.C. MAX SPACING. 2X4 SUB-FRAMING AT 4'-0" O.C. BETWEEN ROOF TRUSSES SHOULD BE INCLUDED IN THE ALTERNATE PRICING.
- 5 30" WIDE X 36" HIGH ATTIC ACCESS PANEL.

Mark	Revision / Issue	Date
BID SET		09/05/25

PRELIMINARY
 NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

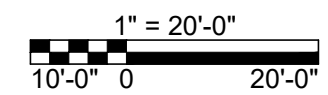
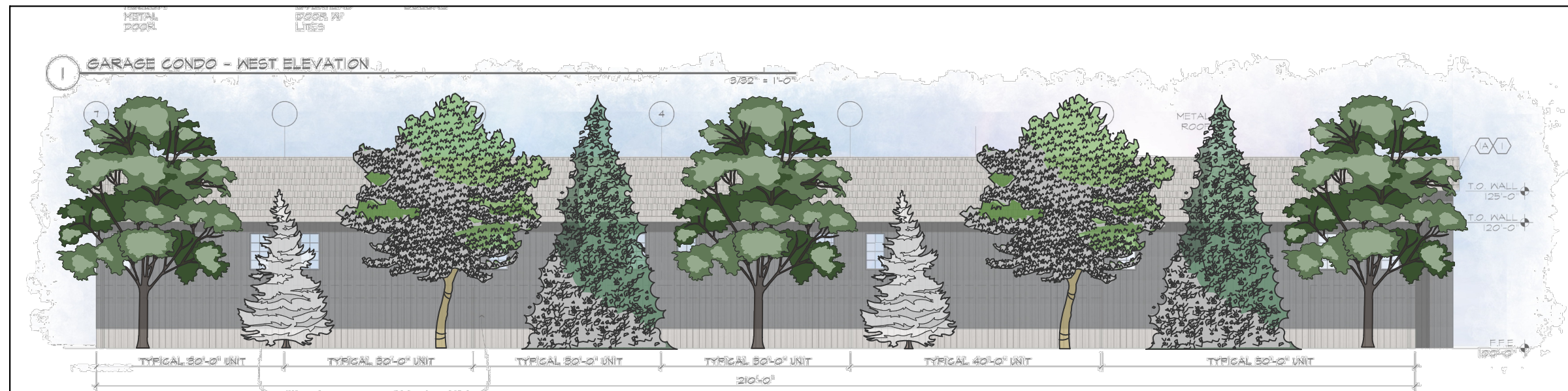
Printed Name: Kathy L. Anderson
 Signature: _____
 Date: _____ License #: 22285

FOREST LAKE GARAGE CONDO TYPE 2 FOREST LAKE, MN

EXTERIOR ELEVATION

PROJECT NUMBER:	25-1000-02
ISSUED DATE:	09/05/25
DRAWN BY:	CM
CHECKED BY:	KA

A3.1



FOREST LAKE GARAGE CONDOS

FOREST ROAD ELEVATION W/ TREES

FOREST LAKE, MN 55025



5000 Glenwood Avenue
Golden Valley, MN 55422
612-615-0060
www.CivilSiteGroup.com

Project Number: 24490
Issue Date: 11/14/2025

Revision Number: .
Revision Date: .

EX 1