

**TO: Cannon Falls City Council**  
**FROM: Dianne Howard, Zoning Administrator**  
**SUBJECT: CONDITIONAL USE PERMIT FOR PID #52.700.0090**  
**DATE: July 19, 2022**

## **BACKGROUND**

A public hearing was held to consider a request for a conditional use permit for PID #52.700.0090. *This property is currently zoned B-2 General Business District.*

## **PROJECT DETAILS**

Allied Valve is outgrowing its current space and needs additional warehouse space. The building proposed is a 12,000 sq. ft. warehouse of which 1,080 sq. ft. is designated for employee/office space which includes a vestibule/two bathrooms/mechanical, etc.

The following exhibits are enclosed to further describe the proposal:

1. Copy of Development Application
2. B-2 Zoning Ordinance 152.648(U.) **CONDITIONAL USES:** Warehousing and distribution facilities, but not including truck terminals
3. Warehouse plans for Allied Valve, Stalland Holdings, LLC
4. Site plan
5. Survey
6. Cover letter from Mark Welch, PE, G-Cubed Inc.
7. GIS depiction of lot

Staff recommends approval of the application.

## **REQUESTED COUNCIL ACTION**

City Council is being asked to adopt Resolution 2640 for a Conditional Use Permit for PID #52.700.0090.

**CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA**

**RESOLUTION NUMBER 2640**

**CONDITIONAL USE PERMIT  
FOR PID #52.700.0090**

WHEREAS, Stalland Holdings LLC, has made application for a Conditional Use Permit to allow for a new warehouse at PID #52.700.0090, B-2 General Business District as regulated by the Zoning Ordinance, and.

WHEREAS, the Planning Commission conducted a hearing on July 11, 2022 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds the Conditional Use Permit is reasonable, in harmony with the general purposes and intent of the Zoning Ordinance, and in conformance with the City of Cannon Falls Comprehensive Plan.

WHEREAS, the Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the application for Conditional Use Permit be approved.

**NOW THEREFORE, LET IT BE RESOLVED BY THE CITY OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA,** that based on the findings of the Planning Commission which are hereby adopted by the City Council that the Conditional Use Permit be approved subject to compliance with all applicable requirements of the City of Cannon Falls Zoning Chapter 152 and the State of Minnesota Building Code Requirements.

**ADOPTED** by the City Council of Cannon Falls this 19<sup>th</sup> day of July 2022.

**CITY OF CANNON FALLS**

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John O. Althoff, Mayor

ATTEST: \_\_\_\_\_  
Neil L. Jensen, City Administrator

P A I D JUL - 1 2022



✓ 5398

**DEVELOPMENT APPLICATION**

918 River Road, Cannon Falls, MN 55009 | 507-263-9308

**SUBJECT TO STAFF REVIEW**

Street Location of Property: Address not assigned - (Allied Valve Inc 6391 318st Street)

Legal Description of Property: Lot 7, Block 1 Cannon Second

Owner of Record: Name: Lindell Bros Farm Partnership

Daytime Phone: 651-764-4082

Address: 36853 Co 56 Blvd  
Cannon Falls, MN 55009

E-Mail Address: robertclindell@gmail.com

Applicant Name: K. Peter Stalland - Stalland Holdings, LLC

Daytime Phone: 651-245-7222

Address: 19356 Meadowridge Trail N  
Marine on St. Croix, MN 55047

E-Mail Address: peterstalland@stalland.net

Nature of Legal or Equitable Interest of Applicant (Documentation must be attached :)

- |          |                                     |   |                          |                                   |
|----------|-------------------------------------|---|--------------------------|-----------------------------------|
| Request: | <input checked="" type="checkbox"/> | Conditional Use Permit                    | <input type="checkbox"/> | Rezoning/Ordinance Text Amendment |
|          | <input type="checkbox"/>            | Subdivision                               | <input type="checkbox"/> | Variance                          |
|          |                                     | <input type="checkbox"/> Concept          | <input type="checkbox"/> | Interim Use Permit                |
|          |                                     | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> | Amendment                         |
|          |                                     | <input type="checkbox"/> Final Plat       | <input type="checkbox"/> | CUP/PUD                           |
|          |                                     | <input type="checkbox"/> Administrative   | <input type="checkbox"/> | Site Plan Review                  |
|          | <input type="checkbox"/>            | Administrative Permit                     | <input type="checkbox"/> | Special Home Occupation           |
|          | <input type="checkbox"/>            | Vacation                                  | <input type="checkbox"/> | Annexation Petition               |
|          | <input type="checkbox"/>            | Comp Plan Amendment                       | <input type="checkbox"/> | Appeal                            |
|          | <input type="checkbox"/>            | Other                                     |                          |                                   |

**Note:** Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.

Date Application Received: 6/24/22

Date Submission Deemed to be Complete: \_\_\_\_\_

Give detailed description of project and reason for conditional use or variance, if applicable:

Warehousing is a CUP in B-2 zoning  
see narrative

**SUPPORTING DOCUMENTATION:** Applicant must submit with the application all documentation required by the Zoning or Subdivision Ordinance relating to the requested approval. Applicant will be advised of the completeness. Only when it has been determined that an application is complete will it be placed on a Planning Commission agenda for consideration. Applications that do not include the proper plans and/or documentation may be delayed from formal review. **FAILURE ON THE PART OF THE APPLICANT TO SUPPLY ALL NECESSARY SUPPORTIVE INFORMATION MAY BE GROUNDS FOR DENIAL OF THE REQUEST.**

**APPLICANT RESPONSIBILITY FOR PAYMENT OF ALL CITY FEES AND COSTS IN PROCESSING APPLICATION:** Applicant acknowledges that she/he understands that before this request can be considered and/or approved, all fees, including the basic application fee and any escrow processing deposits must be paid to the city and that, if additional fees are required to cover costs incurred by the City, the City Clerk has a right to require additional escrow amounts and payment. These fees include all actual costs including, but not limited to, planning, engineering, public notification and legal costs. All processing of an application will be halted if payments are not made within 30 days of receipt of a monthly statement from the City, in the event any escrow account established is insufficient to cover the costs.

**SIGNED:**

Robert C Lindell  
Property Owner

Date: 6/24/22

M. Sney  
Applicant (if not the Property Owner)

Date: 6/24/22

FOR CITY USE ONLY

Date Application Filed: 7/11/2022 Basic Fees: 450<sup>00</sup>

Received By: 7/11/2022 dd Escrow Deposit: N/A

Evidence of Ownership Submitted:  Yes  No  Required  
Certified Lot Survey:  Yes  No  Required  
Legal Description Adequate:  Yes  No  Required

Date of Planning Commission Meeting: 7/14/2022

Recommendation of Planning Commission on: 7/14/22  Approve  Deny

Recommendation of City Council on: \_\_\_\_\_  Approve  Deny

Subject to following conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED JUL - 1 2022

**K. Peter Stalland, Esq.**  
**19356 Meadowridge Trail N.**  
**Marine on St Croix, MN 55047**  
**Tel#: 651-433-0155**  
**Cell#: 651-245-7222**  
**Email: peterstalland@hotmail.com**

June 28, 2022

City of Cannon Falls  
Attention: Diane Howard  
918 River Road  
Cannon Falls, MN 55009

Re: Allied Valve building and rezoning

Dear Diane,

Please find enclosed a check for \$450.00 for our CUP application that Mark Welch on my behalf recently submitted to you. Thank you.

Yours truly,



K. Peter Stalland  
KPS; encl

## § 152.648 CONDITIONAL USES.

Subject to applicable provisions of this chapter, the following are conditional uses in a B-2 District and require a conditional use permit based upon procedures set forth in and regulated by §§ 152.070 through 152.074 of this chapter:

(A) Accessory drive-through facilities provided that:

(1) Not less than 120 feet of segregated automobile stacking must be provided for the single service lane. Where multiple service lanes are provided, the minimum automobile stacking may be reduced to 60 feet per lane;

(2) The stacking lane and its access shall be designed to control traffic in a manner to protect the buildings and will not interfere with on-site traffic circulation or access to the required parking space;

(3) No part of the public street or boulevard may be used for stacking of automobiles;

(4) The stacking lane, order board telecom and window placement shall be designed and located in a manner as to minimize glare to adjacent premises, particularly residential premises and to maximize maneuverability of vehicles on the site;

(5) The drive-through window and its stacking lanes shall be screened from view of adjoining residential zoning districts and public street rights-of-way; and

(6) A lighting and photometric plan will be required that illustrates the drive-through service lane lighting and shall comply with § 152.187 of this chapter.

(B) Automobile repair, major and minor, provided that:

(1) Landscaping and screening not less than five feet in width shall be provided at the boundaries abutting a residential zoning district in compliance with §§ 152.275 through 152.281 of this chapter;

(2) Parking or automobile storage space shall be screened from view of abutting residential districts in compliance with §§ 152.275 through 152.281 of this chapter;

(3) Regardless of whether the dispensing, sale or offering for sale of motor fuels and/or oil is incidental to the conduct of the use or business, the standards and requirements imposed by this chapter for motor fuel stations shall apply. These standards and requirements are, however, in addition to other requirements that are imposed for other uses of the property;

(4) All painting shall be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the emission of fumes, dust or other particulate matter so that the use shall be in compliance with the State Pollution Control Standards, Minn. Regulations APC 1-15, as amended;

(5) All flammable materials, including liquids and rags, shall conform with the applicable provisions of the State Uniform Fire Code; and

(6) Provisions are made to control and reduce noise.

(C) Commercial car washes (drive-through, mechanical and self-service) provided that:

(1) The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or areas as to cause impairment in property values or constitute a blighting influence;

(2) Magazinging or stacking space is constructed to accommodate that number of vehicles which can be washed during a maximum 30-minute period and shall be subject to the approval of the City Engineer;

(3) At the boundaries of a residential district, a strip of not less than five feet shall be landscaped and screened in compliance with § 152.278 of this chapter;

(4) Parking or car magazine storage space shall be screened from view of abutting residential districts in compliance with § 152.279 of this chapter;

(5) The entire area other than occupied by the building or plantings shall be surfaced with material which will control dust and drainage which is subject to the approval of the city;

(6) The entire area shall have a drainage system which is subject to the approval of the city;

(7) All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with § 152.187 of this chapter;

(8) Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the City Engineer; and

(9) Provisions are made to control and reduce noise.

(D) Commercial daycare facilities provided that:

(1) All requirements of the State Department of Health and Human Services, as may be amended, are satisfactorily met and the structure and operation is licensed accordingly;

(2) Screening is provided along all shared property lines. The required fencing and screening shall be in compliance with the applicable provisions of § 152.279 of this chapter;

(3) Adequate off-street parking is provided in a location separated from any outdoor play area(s); and

(4) Adequate off-street loading spaces in compliance with §§ 152.255 through 152.264 of this chapter.

(E) Contractor shops and offices provided that:



(1) All outside storage is prohibited. The storage of contractor equipment and materials must be completely inside; and

(2) When abutting a residential land use, a buffer area with screening and landscaping in compliance with § 152.279 of this chapter.

(F) Hospitals provided that:

(1) Side yards are double the minimum requirements established for this district and are screened in compliance with § 152.279 of this chapter;

(2) The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated;

(3) All state statutes and regulations governing the use are strictly adhered to and all required operating permits are secured; and

(4) Adequate off-street loading space is provided in compliance with §§ 152.255 through 152.264 of this chapter.

(G) Motor fuel stations provided the following.

(1) *Motor fuel facilities.* Motor fuel facilities shall be installed in accordance with state and city standards. Additionally, adequate space shall be provided to access fuel pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands;

(2) *Architectural standards.*

(a) As a part of the conditional use permit application, a color illustration of all building elevations shall be submitted;

(b) The architectural appearance, scale and functional plan of the building(s) and canopy shall be complementary and compatible with each other and the existing buildings in the neighborhood setting;

(c) All sides of the principal and accessory structures are to have essentially the same or a coordinated harmonious finish treatment pursuant to § 152.208 of this chapter; and

(d) Exterior wall treatments like brick, stone (natural or artificial), decorative concrete block and stucco shall be used.

(3) *Canopy.* A protective canopy structure may be located over the pump island(s), as an accessory structure. The canopy shall meet the following performance standards:

(a) The edge of the canopy shall be 30 feet or more from the front and/or side lot line, provided that adequate visibility both on-site and off-site is maintained;

(b) The canopy shall not exceed 18 feet in height and shall provide 14 feet of clearance to accommodate a semitrailer truck passing underneath;

(c) The canopy fascia shall not exceed three feet in vertical height;

(d) Canopy lighting shall consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the ceiling of the canopy. Total canopy illumination may not exceed 115 foot candles below the canopy at ground level;

(e) The architectural design, colors and character of the canopy shall be consistent with the principal building on the site;

(f) Signage may be allowed on a detached canopy in lieu of wall signage on the principal structure, provided that the individual canopy sign does not exceed more than 20% of the canopy facade facing a public right-of-way; and

(g) Canopy posts/sign posts shall not obstruct traffic or the safe operation of the gas pumps.

(4) *Pump islands.* Pump islands shall comply with the following performance standards:

(a) Pump islands shall be elevated six inches above the traveled surface of the site; and

(b) All pump islands shall be set at least 30 feet back from any property line. Additionally, the setback between the pump islands curb face shall be at least 24 feet.

(5) *Dust control and drainage.* The entire site other than taken up by a building, structure or plantings shall be surfaced with asphalt, concrete, cobblestone or paving brick. Plans for surfacing and drainage shall be subject to approval of the City Engineer. Drainage from all fueling areas shall be directed to an oil/grit separator. Minimum design standards for the oil/grit separator shall include the following:

(a) A minimum of 400 cubic feet of permanent pool storage capacity per acre of drainage area;

(b) A minimum pool depth of four feet;

(c) A minimum oil containment capacity of 800 gallons; and

(d) Minimum maintenance/inspection of two times per year and/or after measurable spill events. A measurable spill shall be defined by the State Pollution Control Agency (MPCA). Any measurable spill event must be reported to the MPCA.

(6) *Landscaping.*

(a) At least 35% of the lot, parcel or tract of land used exclusively for the gas sales facility shall remain as a grass plot, including trees, shrubbery, plantings or fencing and shall be landscaped. Required minimum green area should be emphasized in the front and side yards abutting streets or residential property; and

(b) At the boundaries of the lot, the following landscape area shall be required:

1. From side and rear property lines, an area of not less than ten feet side shall be landscaped in compliance with § 152.278 of this chapter;

2. From all road rights-of-way, an area of not less than 15 feet wide shall be landscaped in compliance with § 152.278 of this chapter;

3. Where lots abut residentially zoned property, a buffer yard of not less than 20 feet wide shall be landscaped and screened in accordance with § 152.278 of this chapter; and

4. The property owner shall be responsible for maintenance of all landscaping, including within the boulevard.

(7) *Exterior lighting.* The lighting shall be in compliance with § 152.187 of this chapter. A comprehensive lighting plan shall be submitted as part of the conditional use permit application and shall be subject to the following performance standards:

(a) *Canopy lighting.* Canopy lighting under the canopy structure shall consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the ceiling of the canopy. Total canopy illumination below the canopy may not exceed 115 foot candles at ground level;

(b) *Perimeter lighting.* Lighting at the periphery of the site and building shall be directed downward and individual lights shall not exceed 15 foot candles at ground level;

(c) *Illumination.* Maximum site illumination shall not exceed four-tenths foot candle at ground level when measured at any boundary line with an adjoining residential property or any public property; and

(d) *Access.* Vehicular access points shall create a minimum of conflict with through traffic movement and shall comply with §§ 152.255 through 152.264 of this chapter.

(8) *Circulation and loading.* The site design shall accommodate adequate turning radius and vertical clearance for a semitrailer truck. Designated loading areas shall be exclusive of off-street parking stalls and drive aisles. A site plan shall be provided to illustrate adequate turning radius, using appropriate engineering templates;

(9) *Parking.*

(a) Parking spaces shall be calculated solely based upon the use(s) and the square footage of the principal building(s); and

(b) Parking spaces shall be screened from abutting residential properties in accordance with § 152.279 of this chapter.

(10) *Noise.* Public address system shall not be audible at any property line. Playing of music or advertisement from the public address system is prohibited. Noise control shall be required as regulated in § 152.191 of this chapter;

(11) *Outside storage, sales and service.* No outside storage or sales shall be allowed, except as follows:

(a) Public phones may be located on site as long as they do not interrupt on-site traffic circulation and are not located in a yard abutting residentially zoned property;

(b) Propane sales of 20 pound capacity tanks may be located outside provided the propane tanks are secured in a locker and meet all State Uniform Building and Fire Codes;

(c) A compressed air service area may be located on site as long as it does not interrupt on-site traffic circulation; and

(d) Accessory outdoor services, sales or rental as regulated by § 152.650(B) of this chapter.

(12) *Litter control.* The operation shall be responsible for litter control on the subject property, which is to occur on a daily basis. Trash receptacles shall be provided at a convenient location on site to facilitate litter control; and

(13) *Additional stipulations.* All conditions pertaining to a specific site are subject to change when the City Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying or expanding the conditions set forth herein.

(H) Accessory outdoor recreation provided that:

(1) The facilities are an accessory use to a principal use allowed within the B-2 District;

(2) The facilities meet the principal building setbacks;

(3) The facilities shall maintain a 50-foot setback from residential districts;

(4) The facilities shall be screened from adjoining properties or public rights-of-way; and

(5) The city may set limits on the hours of operation to avoid nuisance issues.

(I) Outdoor sales lots (not outdoor storage) provided that:

(1) Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with § 152.279 of this chapter;

(2) Outside sales or rental are associated with a principal building of at least 1,000 square feet of floor area;

(3) Outdoor sales area shall be set at least five feet back from all property lines and at least 15 feet back from any street surface;

(4) The entire sales lot and off-street parking area is paved;

(5) A perimeter curb is provided around the sales/parking lot;

(6) All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with § 152.187 of this chapter; and

(7) Materials for sale shall be displayed in an orderly manner and shall not constitute junk, as defined by this chapter.

(J) Personal wireless service antennas not located on an existing structure or tower, as regulated by §§ 152.330 through 152.337 of this chapter;

(K) Planned unit development as regulated in §§ 152.150 through 152.153 of this chapter;

(L) Private lodges and clubs provided that:

(1) Adequate screening from abutting and adjoining residential uses and landscaping is provided;

(2) Adequate off-street parking and access is provided and that such parking is adequately screened and landscaped from adjoining and residential uses; and

(3) Adequate off-street loading and service entrances are provided and regulated where applicable by §§ 152.255 through 152.264 of this chapter.

(M) Restaurants with accessory outdoor dining facilities provided that:

(1) The applicant submit a site plan and other pertinent information demonstrating the location and type of all tables, refuse receptacles and wait stations;

(2) The size of the dining area is restricted to 30% of the total customer floor area within the principal structure;

(3) The dining area is screened from view from adjacent residential uses in accordance with § 152.279 of this chapter;

(4) All lighting be hooded and directed away from adjacent residential uses in accordance with § 152.187 of this chapter;

(5) The applicant demonstrates that pedestrian circulation is not disrupted as a result of the outdoor dining area by providing the following:

(a) Outdoor dining area shall be segregated from through pedestrian circulation by means of temporary fencing, bollards, ropes, plantings or other methods and shall be subject to review and approval by the City Council;

(b) Minimum clear passage zone for pedestrians at the perimeter of the restaurant shall be at least five feet without interference from parked motor vehicles, bollards, trees, tree gates, curbs, stairways, trash receptacles, street lights, parking meters or the like; and

(c) Overstory canopy of trees, umbrellas or other structures extending into the pedestrian clear passage zone or pedestrian aisle shall have a minimum clearance of seven feet above sidewalk.

(6) The dining area is surfaced with concrete, bituminous or decorative pavers or may consist of a deck with wood or other flooring material that provides a clean, attractive and functional surface;

(7) A minimum width of 36 inches shall be provided within aisles of the outdoor dining area;

(8) Storage of furniture shall not be permitted outdoors between November 1 and March 31. Outdoor furniture that is immovable or permanently fixed or attached to the sidewalk shall not be subject to the storage prohibition of this section. However, any immovable or permanently fixed or attached furniture must be approved as part of the administrative permit application;

(9) Additional off-street parking shall be required pursuant to the requirements set forth in §§ 152.255 through 152.264 of this chapter based on the additional seating area provided by the outdoor dining area; and

(10) Refuse containers are provided for self-service outdoor dining areas. These containers shall be placed in a manner which does not disrupt pedestrian circulation and shall be designed to prevent spillage and blowing litter.

(N) Veterinary clinics (with kennels) provided that:

(1) All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties;

(2) Animal carcasses are properly disposed of in a manner not utilizing on-site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal;

(3) An animal kennel is permitted as a use accessory to the veterinary clinic provided that:

(a) The number of animals boarded shall not exceed 20;

(b) An indoor exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. No outdoor exercising of animals shall be permitted;

(c) A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between 60°F and 75°F;

(d) A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals;

(e) Indoor animal kennel floors and walls shall be made of nonporous materials or sealed concrete to make it nonporous; and

(f) Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.

(4) The appropriate license is obtained from the City Administrator and the conditions of the city code relating to the keeping of animals are satisfactorily met; and

(5) All State Health Department and State Pollution Control Agency requirements for the facilities are met.

(O) Mini self-storage facilities provided that:

(1) At least 25% of the site is open green space which is sodded or seeded and with reasonable landscaping provided in accordance with a plan approved by the City Council. To satisfy this 25% threshold standard, pervious surface area that is provided in conjunction with an approved plan for storm drainage may be included in the calculation;

(2) No buildings shall be located closer than 25 feet to each other to allow for parking, loading, driveway and fire lanes;

(3) No single building shall be greater than 150 feet in length;

(4) Adequate space is provided for snow storage;

(5) All structures are to be within 300 feet of a fire hydrant as required by the Minnesota State Fire Marshal;

(6) If required by the Minnesota State Fire Marshal, all storage buildings (Group S-1 occupancy) are to be equipped with an approved fire suppression system which will be subject to review and approval of the City Building Official and the Fire Department;

(7) If required by the Minnesota State Building Code, every 2,000 square feet of the storage structure is to be separated by a fire wall and a complete and comprehensive fire alarm system with smoke detectors shall be initiated in each structure subject to the review and approval of the Fire Department;

(8) All driveways are to be hard (blacktop or concrete) surfaced and adequate turning radius for fire truck maneuverability is to be maintained throughout the site. Designated snow storage space is to be provided to insure adequate and safe access during winter months;

(9) If an on-premises caretaker dwelling unit is provided on site, construction of the dwelling unit shall conform to all design standard regulations for multiple-family dwelling units of the Minnesota State Building Code;

(10) Any structures having exposure to an adjacent residential use or public right-of-way, park or similar public use areas shall be of brick, natural stone, wood or stucco facing material or alternatively must be adequately screened;

(11) Except for periodic and temporary outside or garage sale events, no retailing or activity other than storage is to occur within the self-storage, mini warehousing facility unless so authorized by the conditional use permit;

(12) Any area within the development site that is designated and approved for outside storage will be secured by fencing. The area approved for outside storage may also be subject to additional performance standards relating to screening, maintenance and surfacing;

(13) The site plan is designed to direct traffic to a primary point or limited points of access to the mini self-storage facilities and provides acceptable location for directory signage;

(14) Signage will be evaluated in accordance with applicable requirements of the sign ordinance and will be authorized by the conditional use permit.

(P) Bottling establishments to include beverages such as soft drinks, milk and the like, but not including hazardous or toxic materials.

(Q) Assembly of a wide variety of products that produces no exterior noise, glare, fumes, obnoxious products, by-products or wastes or creates other objectionable impact on the environment, including the generation of large volumes of traffic. Examples of these uses are: (1) assembly of small products such as optical, electronic, pharmaceutical, medical supplies equipment; and (2) printing and publishing operations.

(R) Mass transit terminals.

(S) Radio and television terminals.

(T) Trade schools/specialty schools.

(U) Warehousing and distribution facilities but not including truck terminals.

(V) Wholesale businesses.

(Prior Code, § 11-61-4) (Ord. 258, passed 5-4-2006; Ord. 322, passed 9-4-2012; Ord. 330, passed 5-7-2013; Ord. 347, passed 9-20-2016)

#### **§ 152.649 INTERIM USES.**

Subject to applicable provisions of this chapter, the following are interim uses in a B-2 District and require an interim use permit based upon procedures set forth in and regulated by §§ 152.085 through 152.089 of this chapter: none.

(Prior Code, § 11-61-5) (Ord. 258, passed 5-4-2006)



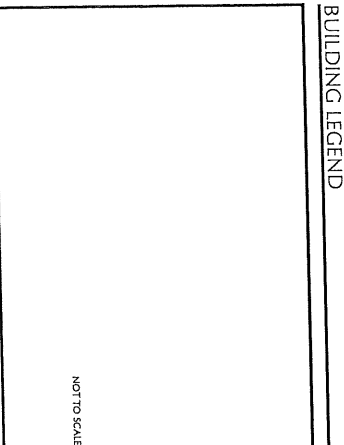
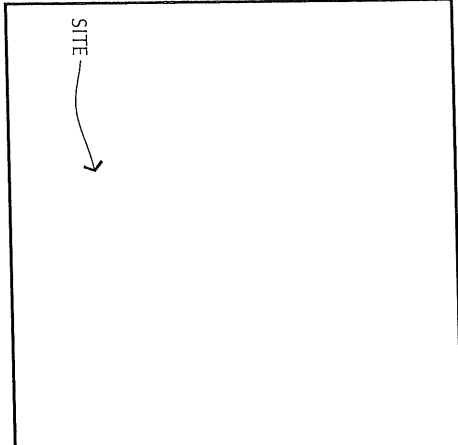
# CANNON FALLS WAREHOUSE

MINNESOTA

## PRELIMINARY DESIGN DOCUMENT PACKAGE

PLANS ISSUED: MARCH 21, 2022

### SITE LOCATION MAP



### CODE INFORMATION:

2020 MINNESOTA STATE BUILDING CODE  
 2018 INTERNATIONAL BUILDING CODE  
 2020 MINNESOTA ACCESSIBILITY CODE

### PROJECT SITE

ALIEN VALVE  
 6291 118TH STREET W/W  
 CANNON FALLS, MINNESOTA 55909

### SHEET INDEX

GENERAL SHEETS:  
 A0.0 COVER SHEET  
 A0.1 GENERAL INFORMATION AND TYPICAL MOUNTING  
 DETAILS SHEET

### ARCHITECT

GRW ARCHITECTURE + DESIGN GROUP, INC.  
 211 11th AVENUE NORTHWEST  
 ROCHESTER, MINNESOTA 55901  
 CONTACT: TERESA MCCORMACK, AIA, LEED  
 PHONE NUMBER: (507) 206-6201  
 EMAIL: tmcormack@grwarchitecture.com

### STRUCTURAL ENGINEER

G CUBED ENGINEERING  
 1407 HICHAWAY STREET, THIEF  
 HARBOR, MINNESOTA 55923  
 CONTACT: MARK WIECH, PE  
 PHONE NUMBER: (507) 867-1666  
 EMAIL:

### MECHANICAL CONTRACTOR

RODHESTER, MINNESOTA 55904  
 CONTACT:  
 PHONE NUMBER: (507) .....

### ELECTRICAL CONTRACTOR

TO BE DONE ON A DESIGN/BUILD BASIS  
 TO BE DONE ON A DESIGN/BUILD BASIS

**OCCUPANCY TYPE - CHAPTER 3**  
 GROUP B - BUSINESS  
 GROUP B-1 - OFFICE  
 GROUP B-2 - STORAGE

**REQUIRED SEPARATION - TABLE 508.4**  
 2 HOUR FIRE AREA SEPARATION - GROUP B ELEMENTS SEPARATED FROM  
 GROUP B2 AND B2.1 FROM OTHERS PER TABLE 508.1 LESS THAN 12,000 SF

**CONSTRUCTION TYPE - CHAPTER 6**  
 TYPE VA - NON SPRINKLERED

**ALLOWABLE FLOOR AREA - TABLE 508.2**  
 GROUP B, TYPE VA - 8,800 SF, ALLOWABLE  
 GROUP B2, TYPE VA - 13,800 SF, ALLOWABLE  
 GROUP B2, TYPE VA - 13,800 SF, ALLOWABLE

**PROPOSED FLOOR AREA**  
 BIRMINGHAM F2 1,800 SF < 13,800 SF. - O.K.  
 WAREHOUSE B2 8,991 SF < 13,800 SF. - O.K.

**ALLOWABLE BUILDING HEIGHT - TABLE 509.3 AND 509.4**  
 BIRMINGHAM F2 1,800 SF < 40 FEET - O.K.  
 GROUP B2, TYPE VA - 3 STORIES, 40 FEET  
 GROUP B2, TYPE VA - 2 STORIES, 40 FEET

**PROPOSED BUILDING HEIGHT**  
 2 STORIES, 40 FEET - O.K.

**OCCUPANT LOAD - TABLE 1004.4**  
 B 2,650 SF 150 OCC/SF = 17 OCC. (11 EXIT)  
 F2 1,800 SF 500 OCC/SF = 6 OCC.  
 B2 8,991 SF 500 OCC/SF = 17 OCC.

**TOTAL OCCUPANTS = 70**

**MEANS OF EGRESS - TABLE 1009.1(B)**  
 1 EXITS PROVIDED

**OFFICE OCCUPANT LOAD < 50, THIS 1 EXIT REQUIRED BASED ON OCC. LOAD**  
 \* COMMON PATH OF TRAVEL < 75'. REQUIRES 1 EXITS

**MAXIMUM EXIT ACCESS TRAVELING DISTANCE - TABLE 1012.2**  
 170 FEET PROVIDED

**PULLING SYSTEMS - CHAPTER 29 - TABLE 2903.1**  
 \* 17 OCCUPANTS

**FIXES -**  
 \* TOILETS REQUIRED: 1 TOILET 1752 sec. = 2 TOILETS REQUIRED  
 \* TOILETS PROVIDED

**LEVELATORS REQUIRED: 1 LAV./JAO sec. = 2 LEVELATORS REQUIRED**  
 \* 2 LAVATORS PROVIDED

**DRINKING FOUNTAIN/NON-REQUIRED FOR BUSINESSES < 50**  
 \* SERVICE SINK: 1 REQUIRED. 1 PROVIDED IN COMMON AREA  
 MECHANICAL ROOM

**CIVIL SHEETS:**  
 C1.0 GENERAL INFORMATION SHEET  
 C3.0 SITE PLAN  
 C3.0 GRADING & UTILITY PLAN

**ARCHITECTURAL SHEETS:**  
 A1.0 FLOOR PLAN  
 A1.0 REFLECTED CEILING PLAN  
 A1.2 ROOF PLAN  
 A2.0 EXTERIOR ELEVATIONS  
 A2.1 EXTERIOR ELEVATIONS  
 A3.0 BUILDING SECTIONS  
 A4.0 WALL SECTIONS  
 A5.0 DETAILS  
 A6.0 SCHEDULES AND TYPES

**STRUCTURAL SHEETS:**

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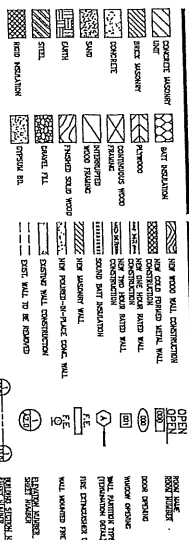
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 Plans prepared by GRW  
 Registered Professional Engineer  
 SUPERVISION AND SEALING UNDER THE LAWS OF THE STATE OF MINNESOTA

CANNON FALLS  
 WAREHOUSE  
 CANNON FALLS, MINNESOTA

NOT FOR CONSTRUCTION

DATE: 22-024  
 SHEET: 02-01-0222  
 SCALE: AS SHOWN  
 COVER SHEET  
 SHEET NUMBER: A0.0  
 SHEETS: 12

TYPICAL HATCH PATTERNS - WALL TYPE PATTERNS GRAPHIC SYMBOLS



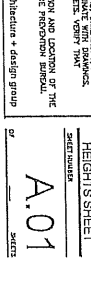
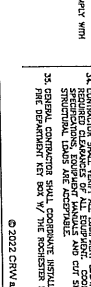
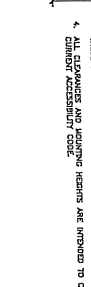
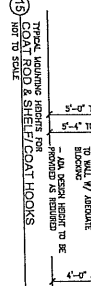
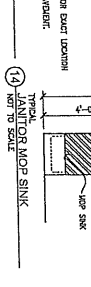
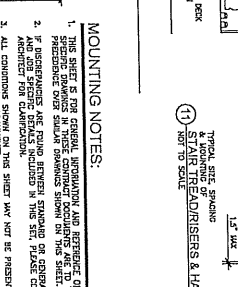
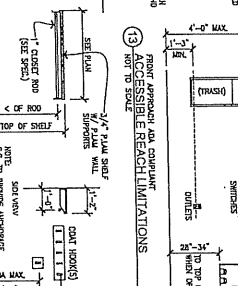
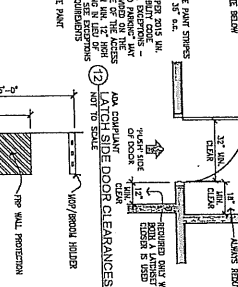
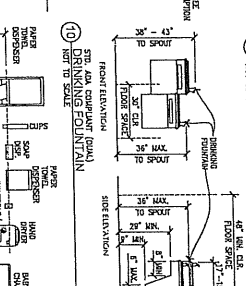
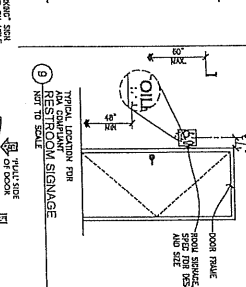
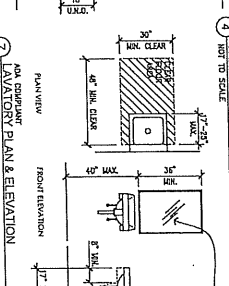
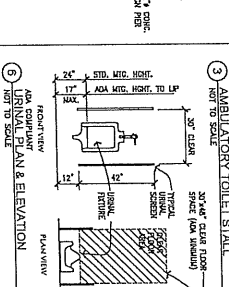
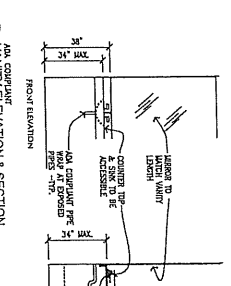
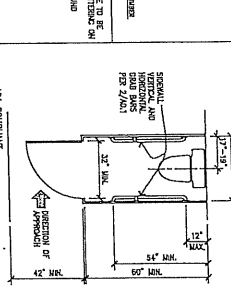
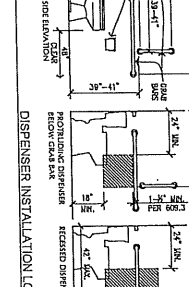
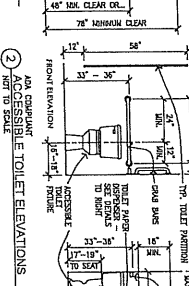
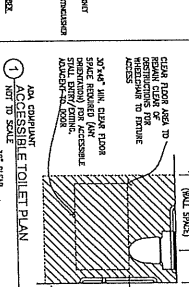
SCHEDULE OF REQUIRED PERMITS

| NO. | DESCRIPTION OF PERMIT             | BY CONTRACTOR | BY OWNER | NOT APPLICABLE |
|-----|-----------------------------------|---------------|----------|----------------|
| 1.  | CONNECTION OF PERMIT              |               |          |                |
| 2.  | STANDARD PERMIT (IF APPLICABLE)   |               |          |                |
| 3.  | STANDARD PERMIT (IF APPLICABLE)   |               |          |                |
| 4.  | ELECTRICAL PERMIT (IF APPLICABLE) |               |          |                |
| 5.  | MECHANICAL PERMIT (IF APPLICABLE) |               |          |                |
| 6.  | PLUMBING PERMIT (IF APPLICABLE)   |               |          |                |
| 7.  | TELEPHONE PERMIT (IF APPLICABLE)  |               |          |                |
| 8.  | STATE & LOCAL CONNECTION PERMIT   |               |          |                |
| 9.  | STATE & LOCAL CONNECTION PERMIT   |               |          |                |
| 10. | STATE & LOCAL CONNECTION PERMIT   |               |          |                |
| 11. | STATE & LOCAL CONNECTION PERMIT   |               |          |                |
| 12. | STATE PERMIT                      |               |          |                |

STANDARD ABBREVIATIONS

|   |            |   |         |
|---|------------|---|---------|
| A | ALUMINUM   | F | FINISH  |
| B | BROCK      | G | GRASS   |
| C | CEMENT     | H | HAND    |
| D | DRAIN      | I | IRON    |
| E | ELECTRICAL | J | JACK    |
| F | FINISH     | K | KIT     |
| G | GRASS      | L | LEAD    |
| H | HAND       | M | MASONRY |
| I | IRON       | N | NAIL    |
| J | JACK       | O | OPEN    |
| K | KIT        | P | PLYWOOD |
| L | LEAD       | R | ROOF    |
| M | MASONRY    | S | STEEL   |
| N | NAIL       | T | TILE    |
| O | OPEN       | U | UPPER   |
| P | PLYWOOD    | V | VISUAL  |
| R | ROOF       | W | WOOD    |
| S | STEEL      | X | CROSS   |
| T | TILE       | Y | YIELD   |
| U | UPPER      | Z | ZINC    |
| V | VISUAL     |   |         |
| W | WOOD       |   |         |
| X | CROSS      |   |         |
| Y | YIELD      |   |         |
| Z | ZINC       |   |         |

1. ACCESSIBLE TOILET PLAN



GENERAL NOTES

1. ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
2. THE PERMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
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35. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.

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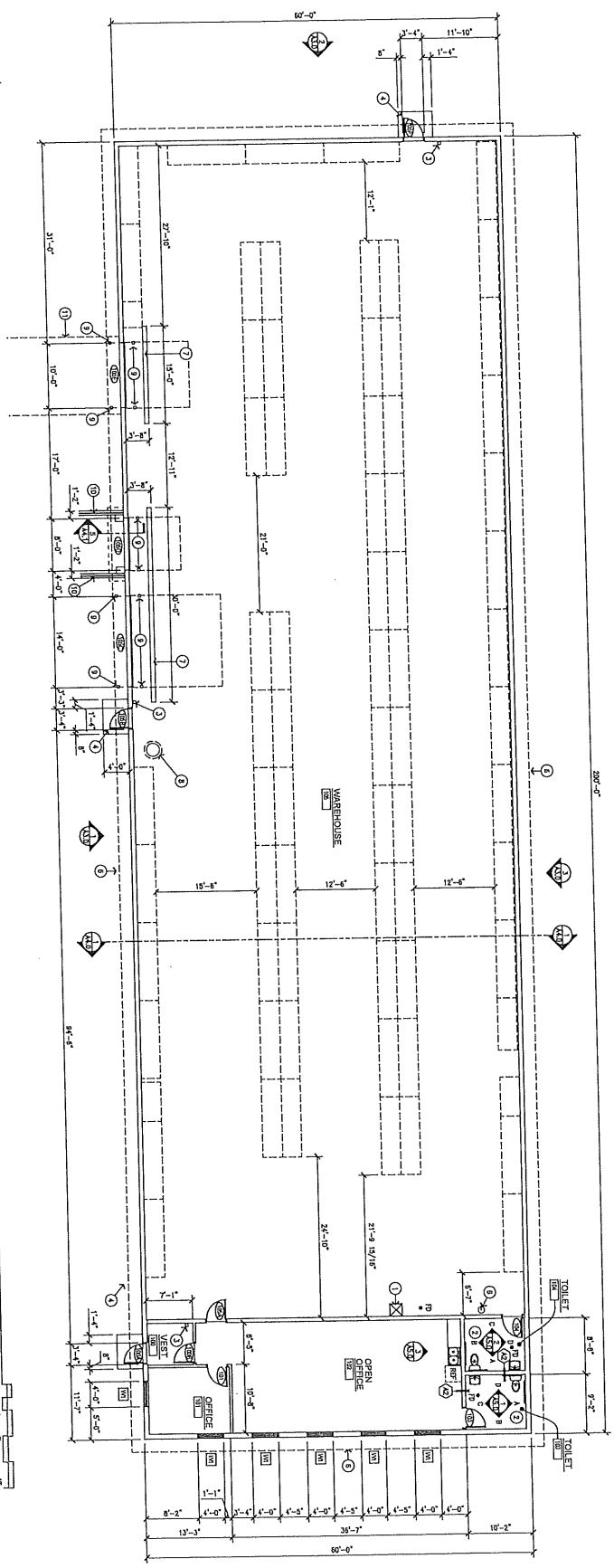
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| NO. | DATE       | DESCRIPTION        |
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| 03  | 03-21-2022 | ISSUED FOR PERMITS |
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| 35  | 03-21-2022 | ISSUED FOR PERMITS |

A.01



1 MAIN LEVEL FLOOR PLAN  
GRAPHICAL SCALE: 1/8" = 1'-0"



- TYP. FLOOR PLAN NOTES:**
- 1. \*NOTES REFERENCED ON THE DRAWING ARE INDICATED THROUGH ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND ARE NOT SPECIFICALLY REFERENCED.
  - 2. ALL NOTES NOT REFERENCED ON EVERY FLOOR PLAN.
  - 3. DIMENSIONS AT EXTERIOR WOOD FINISH WALLS ARE TAKEN TO EXTERIOR FACE OF EXTERIOR FINISH WALLS UNLESS OTHERWISE NOTED.
  - 4. DIMENSIONS AT INTERIORS UNLESS OTHERWISE NOTED.
  - 5. ALL NEW WALLS SHALL BE TYPE "N" UNLESS NOTED OTHERWISE.
  - 6. FINISHING/CONSTRUCTION SHOWN BASED BY OWNER - N.L.S.
  - 7. NEW WALLS TO BE SINK - SEE MECHANICAL PLAN.
  - 8. FINISHING TO BE SINK - SEE MECHANICAL PLAN.
  - 9. FINISHING TO BE SINK - SEE MECHANICAL PLAN.
  - 10. FINISHING TO BE SINK - SEE MECHANICAL PLAN.
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  - 18. FINISHING TO BE SINK - SEE MECHANICAL PLAN.
  - 19. FINISHING TO BE SINK - SEE MECHANICAL PLAN.
  - 20. FINISHING TO BE SINK - SEE MECHANICAL PLAN.

- GENERAL NOTES:**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER TRADING AGENCIES.
  2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER TRADING AGENCIES.
  3. ALL EXISTING WORK SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER TRADING AGENCIES.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER TRADING AGENCIES.
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  20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER TRADING AGENCIES.

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CANNON FALLS WAREHOUSE  
CANNON FALLS, MINNESOTA

11855 GENTRY TRAIL THIS  
PLAN SPECIFICALLY FOR THE  
CANNON FALLS WAREHOUSE  
DESIGNED BY CRW ARCHITECTURE  
OF MINNESOTA

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architecture  
+ design group  
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minneapolis, mn 55401  
t. 612.228.4621  
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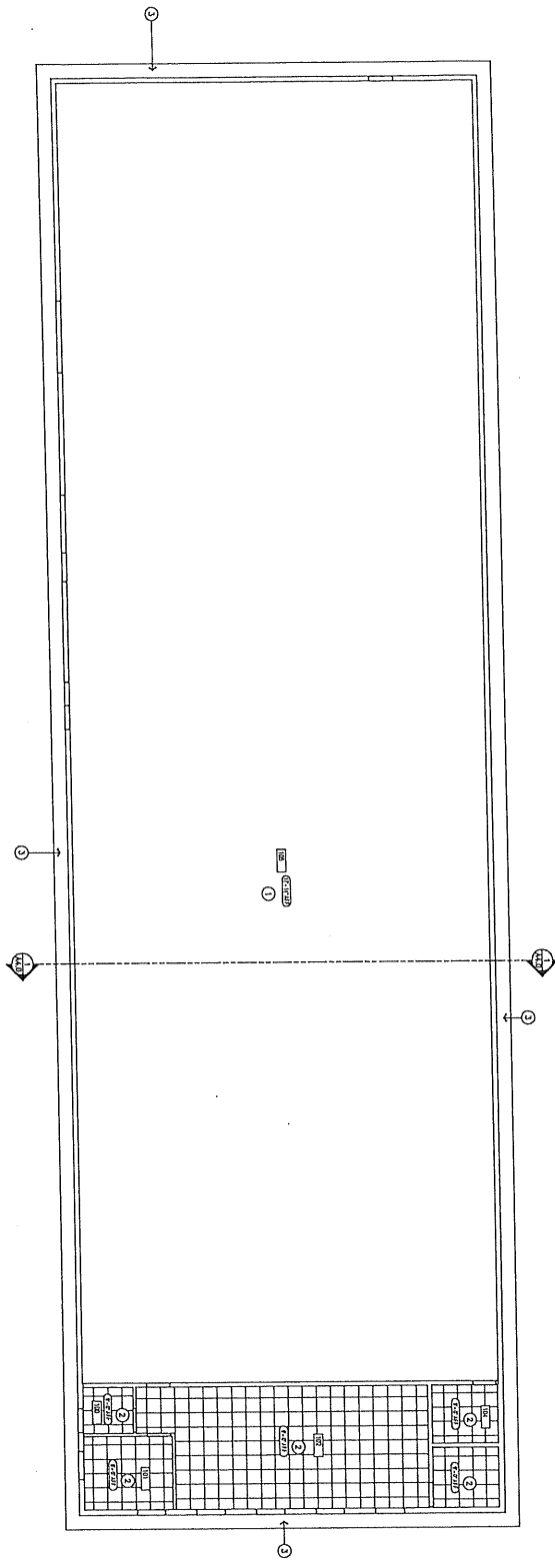
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| DATE        | 05-24-2022 |
| SHEET NO.   | A1.0       |
| DRAWN BY    | TRW        |
| CHECKED BY  | TRW        |
| DESIGNED BY | TRW        |

FLOOR PLAN  
SHEET NUMBER  
A1.0  
SHEET

NOT FOR CONSTRUCTION



1 MAIN LEVEL REFLECTED CEILING PLAN  
GRAPHIC SCALE: 1/8" = 1'-0"



**CEILING PLAN NOTES:**

1. FINISHED REFL. CEILING
2. ACoustical ceiling tile 11 - 24"x24"
3. FINISHED REFL. VENTED SPIRIT
4. CENTER CEILING GRID EACH WAY WITH JOISTS AND AIDS AS SHOWN HEREIN - UNLESS NOTED OTHERWISE
5. CENTER ALL ELECTRICAL, MECHANICAL AND SPRINKLER GRID DEVICES WITH JOISTS
6. REPORT ALL CONFLICTS AND INTERFERENCE FOR POWER, WATER, MECHANICAL & SPRINKLER TO BE INSTALLED IN THE CEILING PLANS THROUGHOUT THE PROJECT
7. UPPER CABLES AND STRUCTURE NOT SHOWN FOR CLARITY
8. ALL LIGHTING TO BE TO UNDERSCORE OF ROOF DECK OR FLOOR DECK ABOVE - UNLESS NOTED OTHERWISE
9. SEE WALL TIES FOR LOCATION OF PARTITION W/ JOISTING INSTALLATION
10. REFER TO PROJECT'S REF. SHEET 10.0 TO BE PROVIDED BY MECHANICAL CONTRACTOR
11. REFER TO SHEET A2.0 FOR ROOM FINISH SCHEDULE
12. CEILING JOISTS HEAVY TO BEHIND OF CEILING ASHORE FINISHED FLOOR
13. CONTRACTOR TO HAVE THE JAMB AND SHAKE RECEPTORS PLACED TO MEET CRT CODES AND ADA

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APPROVED THE REPORT AND THAT IT IS A  
TRUE AND ACCURATE REPRESENTATION  
OF THE WORK OF THE STATE  
OF MINNESOTA

|        |            |
|--------|------------|
| NUMBER | 22-024     |
| DATE   | 05-21-2022 |

**CANNON FALLS  
WAREHOUSE**  
CANNON FALLS, MINNESOTA

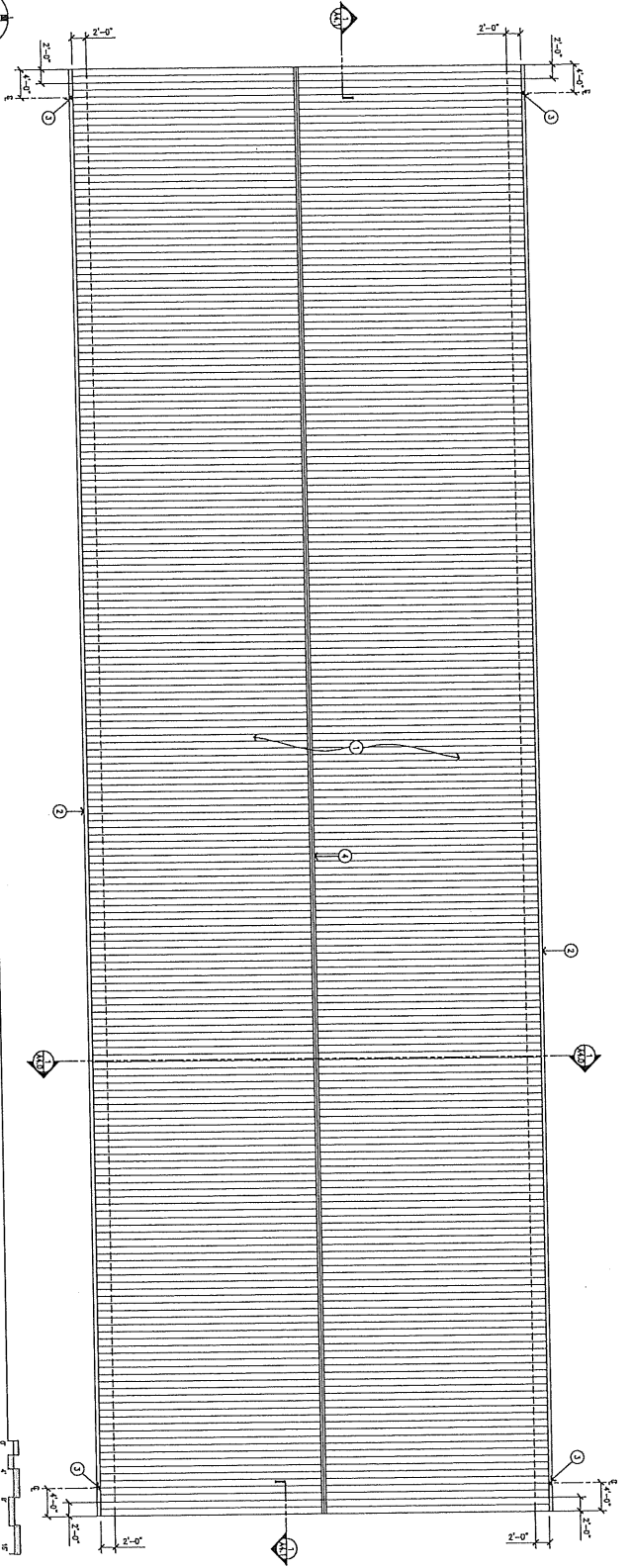
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| DATE           | 05-21-2022 |
| DESIGNED BY    | CFW        |
| CHECKED BY     | CFW        |
| SCALE          | AS SHOWN   |
| DATE           | 05-21-2022 |

REFLECTED CEILING  
PLANS  
**A2.0**  
SHEET

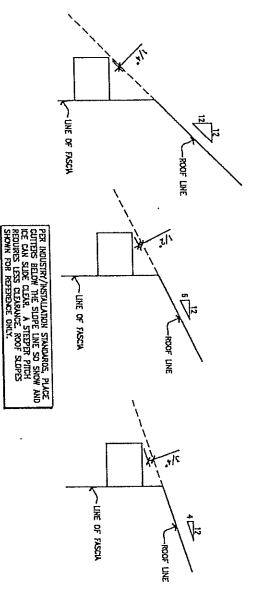
**NOT FOR CONSTRUCTION**



1 ROOF PLAN  
 DRAWING SCALE: 1/8" = 1'-0"



2 TYPICAL SLITTER DETAIL  
 DRAWING SCALE: 1/8" = 1'-0"



SEE INSULATOR/INSULATION SPECIFICATIONS. PLACE INSULATOR/INSULATION ABOVE THE SLITTER LINE TO SHOW AND REMOVE. LESS COASTAL ROOF SLITTERS SHOW THE INSULATOR ONLY.

**ROOF PLAN NOTES:**

- 1. THIS ROOF PLAN IS FOR REFERENCE ONLY - FINAL ROOF SHALL BE DETERMINED BY THE ARCHITECT AND CONTRACTOR.
  - 2. ALL OTHER SLITTERS REFER TO GENERAL CONDITIONS AND SPECIFICATIONS.
  - 3. PRE-FINISHED DETAIL ROOF
  - 4. PRE-FINISHED DETAIL SLITTER
  - 5. PRE-FINISHED DETAIL DOWNPOUT
  - 6. PRE-FINISHED DETAIL ROOF GUT
- NOTES REFERENCED BY THE DRAWING ARE INDICATED BY THE FOLLOWING SYMBOLS:

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ROOF PLAN  
 SHEET NUMBER  
**A2.1**  
 SHEET

**NOT FOR CONSTRUCTION**

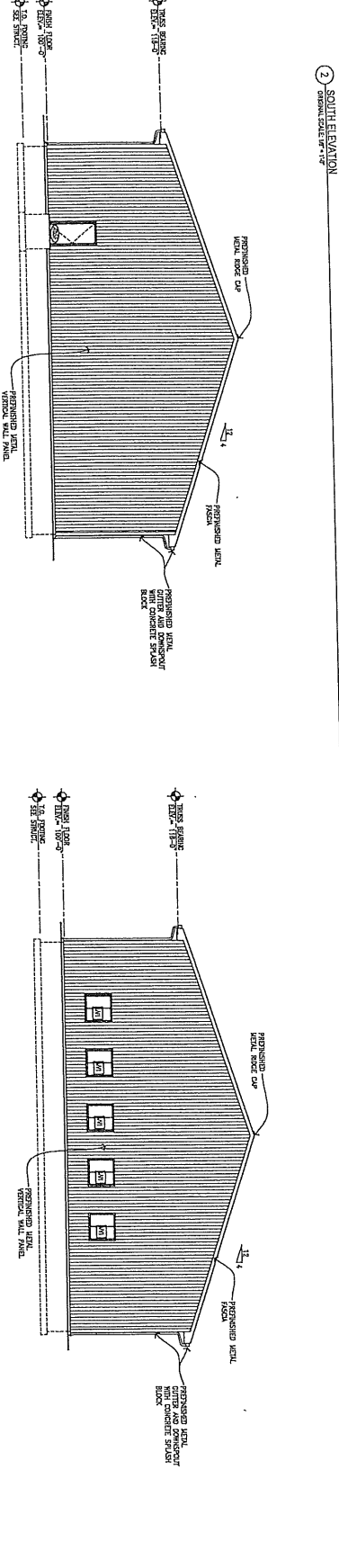
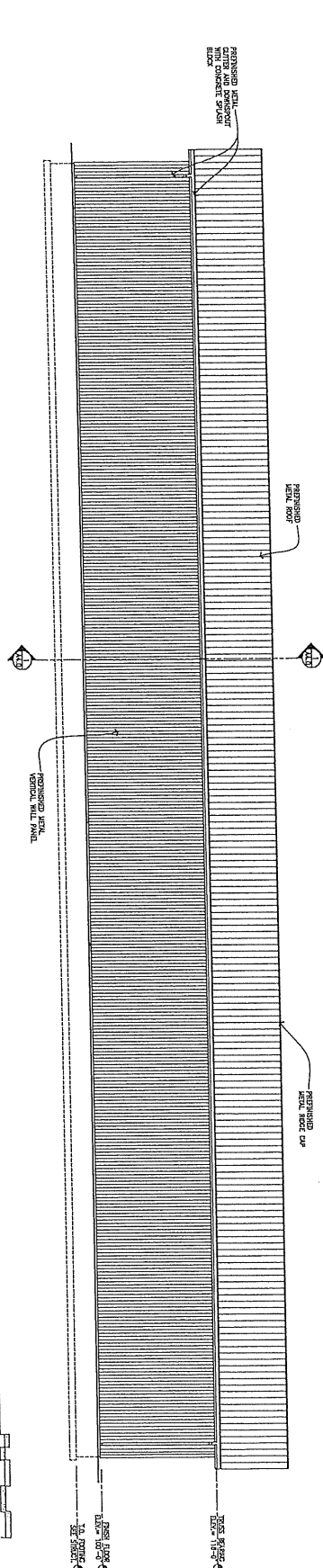
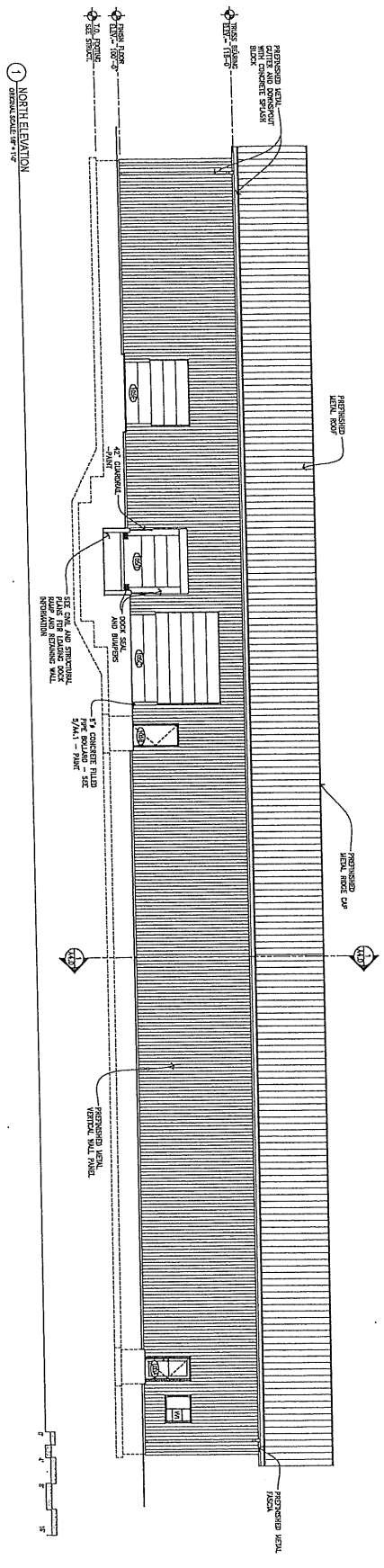
|                           |            |
|---------------------------|------------|
| PROJECT NUMBER            | 22-024     |
| DATE                      | 05-21-2022 |
| DRAWN BY                  | MMG        |
| CHECKED BY                | MMG        |
| DATE REVISION/DESCRIPTION | TTM        |

**CANNON FALLS WAREHOUSE**  
 CANNON FALLS, MINNESOTA

211 Leveault Avenue NW  
 Cannon Falls, MN 55011  
 P: 507.268.6241  
 F: 507.268.6242  
 www.cdmv-architecture.com

**CDMV**  
**architecture + design group**

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**CRW**  
architecture  
+ design group

311 4th Street, Suite 200  
Cannon Falls, MN 55901  
P: 507.256.5231  
www.crwarchitecture.com

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR OTHER INSTRUMENT OF SERVICE WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

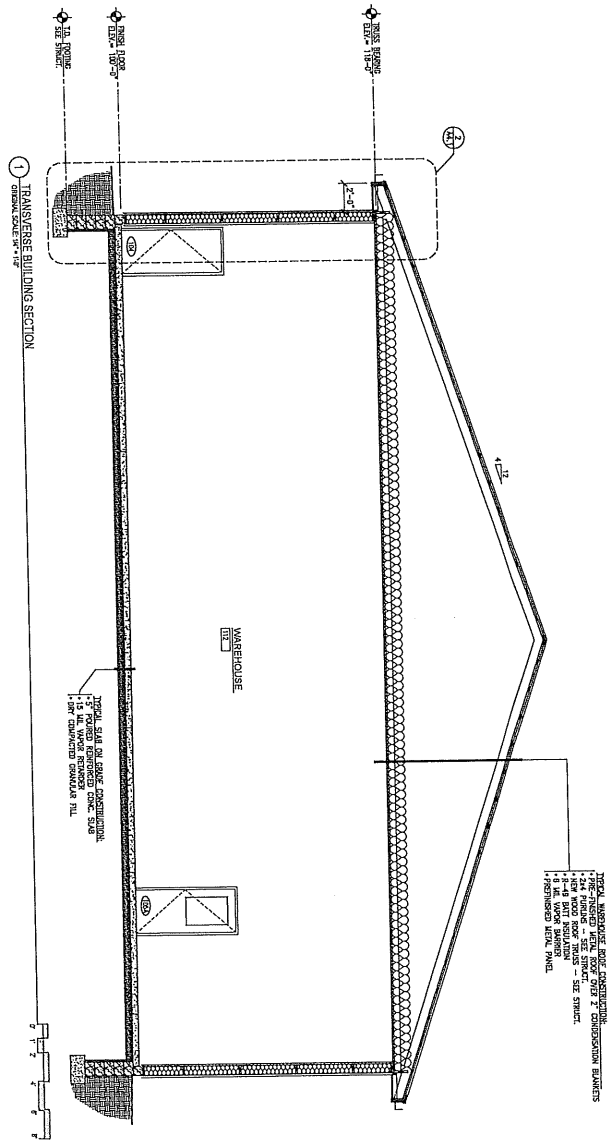
NUMBER: 22-1002  
DATE: 06/22/22

**CANNON FALLS WAREHOUSE**  
CANNON FALLS, MINNESOTA

**NOT FOR CONSTRUCTION**

|                                  |            |
|----------------------------------|------------|
| PROJECT NUMBER:                  | 22-1002    |
| DATE:                            | 06-22-2022 |
| DRAWN BY:                        | CSM        |
| CHECKED BY:                      | TLW        |
| DIRECTOR OF DESIGN/CONSTRUCTION: |            |

EXTERIOR ELEVATIONS  
SHEET NUMBER  
**A3.0**  
SHEET



TYPICAL WAREHOUSE ROOF CONSTRUCTION (W/STANDARD EAVES)  
 2x12 RAFTERS - SEE DETAIL "R"  
 2x12 RIDGE - SEE DETAIL "R"  
 1/2\"/>

TYPICAL SLAB ON GRADE CONSTRUCTION  
 4\"/>

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|                |            |
|----------------|------------|
| PROJECT NUMBER | 22-024     |
| DATE           | 03-21-2022 |
| DRAWN BY       | WCS        |
| CHECKED BY     | TLW        |
| SCALE          | AS SHOWN   |

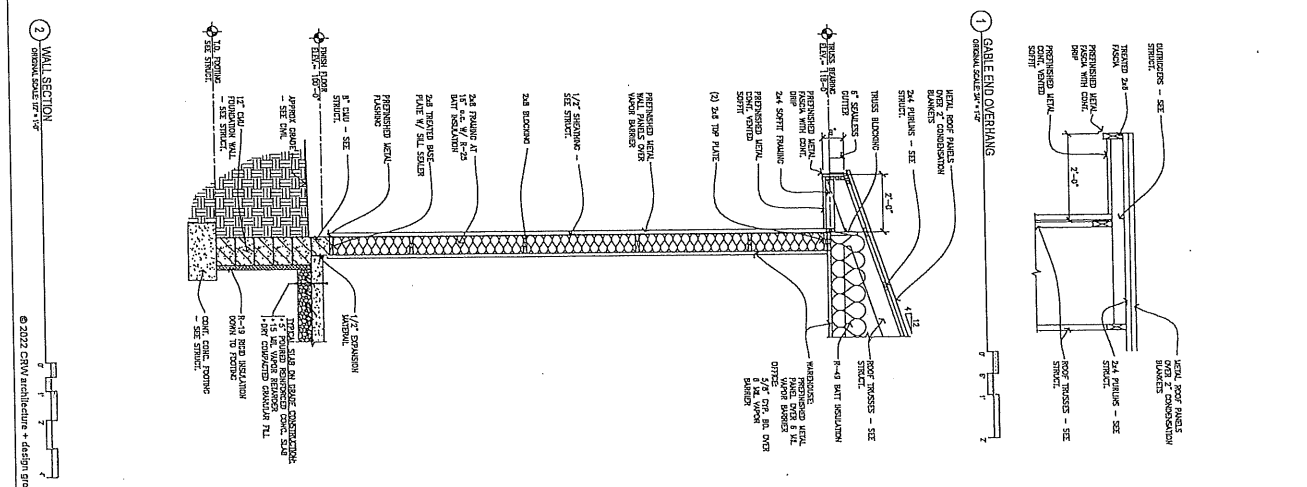
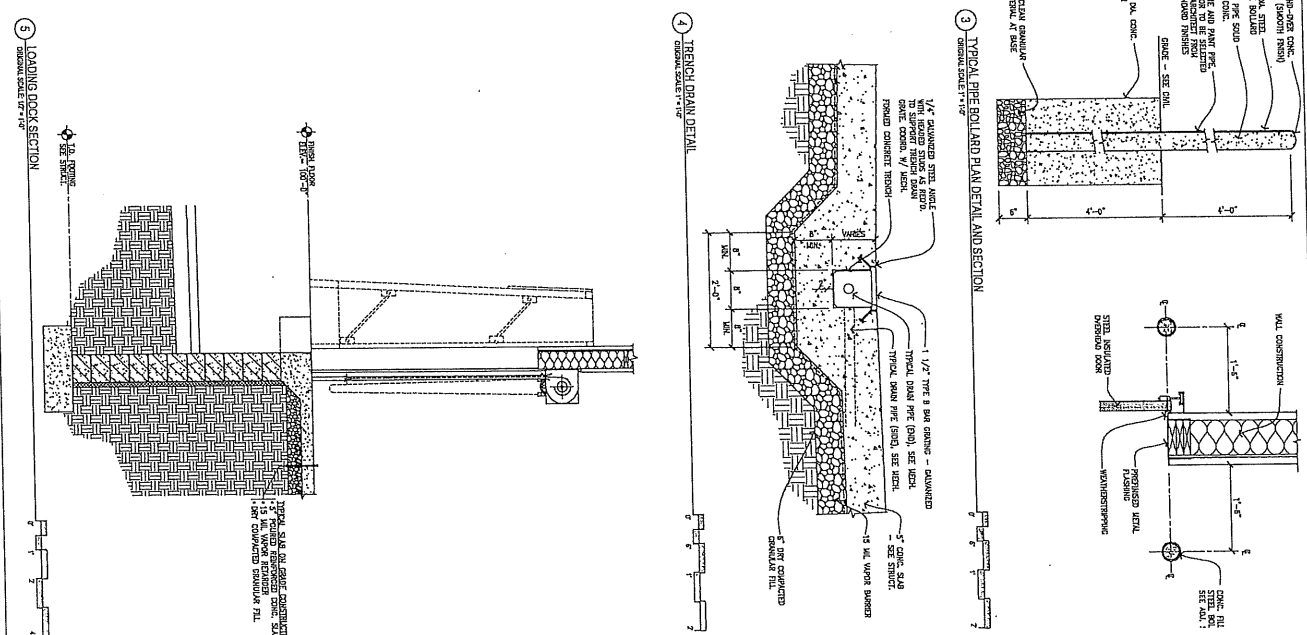
**CANNON FALLS WAREHOUSE**  
 CANNON FALLS, MINNESOTA

211 diwanna avenue nw  
 richfield, mn 55901  
 P. 507.252.5901  
 www.cfwarchitect.com

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BUILDING SECTIONS  
 A4.0  
 SHEET



|                |                       |
|----------------|-----------------------|
| PROJECT NUMBER | 22-021                |
| DATE           | 03-21-2022            |
| DRAWN BY       | TKK                   |
| CHECKED BY     | TKK                   |
| DATE PLOTTED   | 06/22/2022 1:11:28 PM |
| SCALE          | AS SHOWN              |

CANNON FALLS WAREHOUSE  
CANNON FALLS, MINNESOTA

211 Detroit Avenue NW  
Redwood, MN 55551  
P: 202.206.4621  
F: 202.206.4621  
www.drmwarchitecture.com

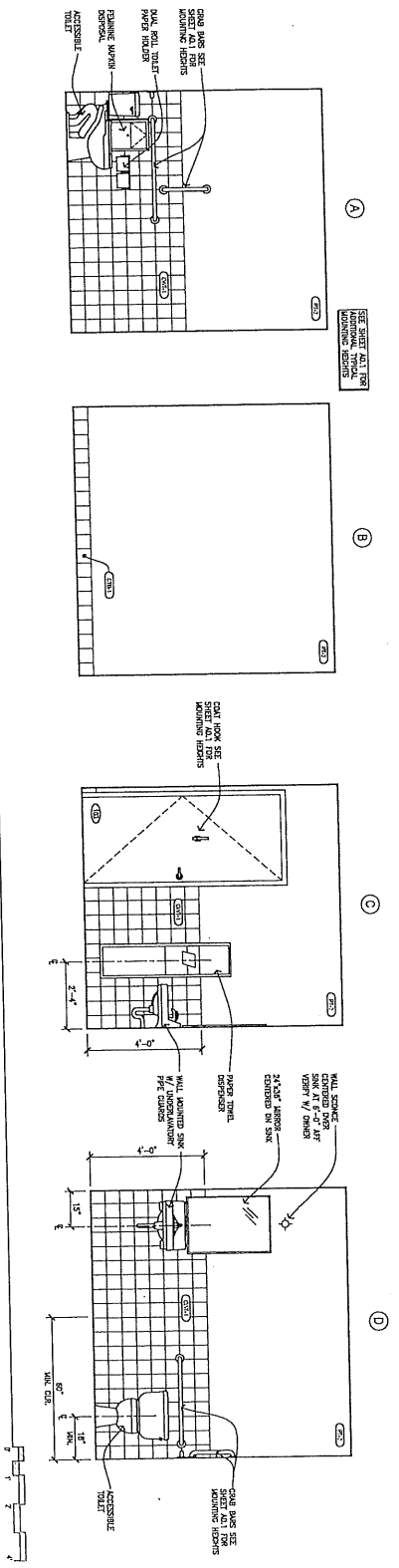
DRMw  
architecture  
& design group

WALL SECTIONS AND DETAILS  
SHEET NUMBER  
**A4.1**  
SHEET

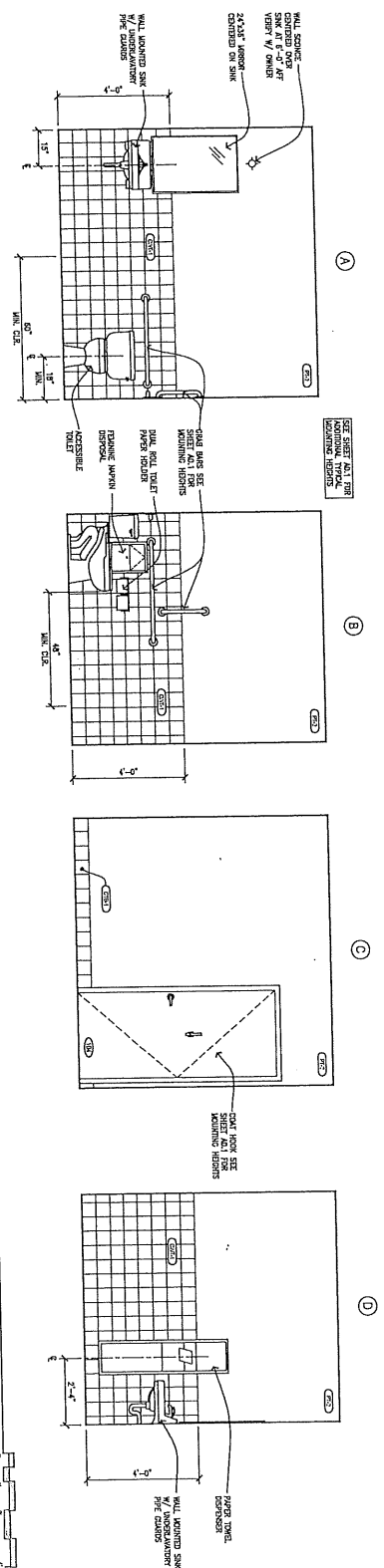
NOT FOR CONSTRUCTION



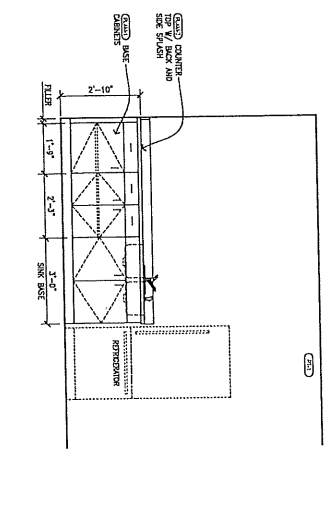
1 OFFICE TOILET ELEVATIONS  
ORIGINAL SCALE 1/4" = 1'-0"



2 SHOP TOILET ELEVATION  
ORIGINAL SCALE 1/4" = 1'-0"



3 BREAK ROOM ELEVATION  
ORIGINAL SCALE 1/4" = 1'-0"



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CANNON FALLS  
WAREHOUSE  
CANNON FALLS, MINNESOTA

PROJECT NUMBER: 22-024  
DATE: 05-23-2022  
DRAWN BY: TLM  
CHECKED BY: TLM  
DATE PLOTTED: 06-22-2022

CRWV  
architecture  
+ design group  
211 Edwards Avenue NW  
Cannon Falls, MN 55901  
P: 507.256.4621  
www.crwvarchitecture.com

INTERIOR  
ELEVATIONS  
A5.0  
SHEET

NOT FOR CONSTRUCTION

### ROOM FINISH SCHEDULE

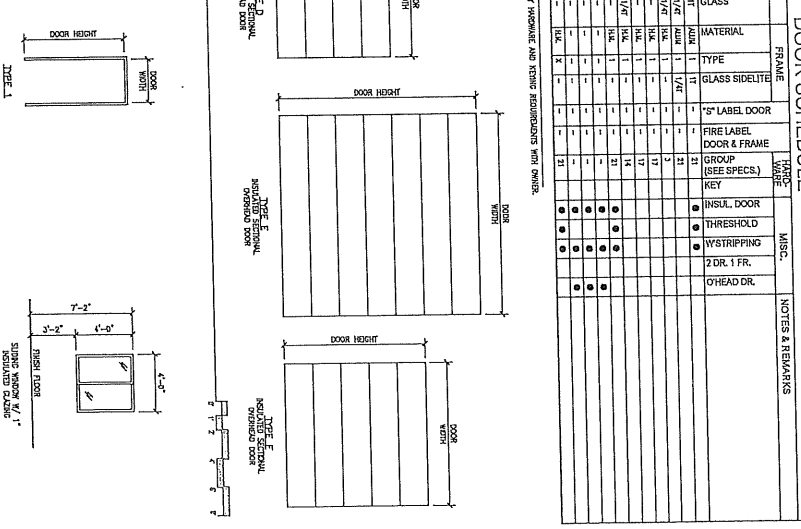
| ROOM # | ROOM TITLE | FLOOR | BASE | WALLS |      |      |       | CEILING | FINISH | D.G. HT. | REMARKS |
|--------|------------|-------|------|-------|------|------|-------|---------|--------|----------|---------|
|        |            |       |      | NORTH | EAST | WEST | SOUTH |         |        |          |         |
| 100    | STORAGE    | 1ST   | XX   | XX    | XX   | XX   | XX    | XX      | XX     |          |         |
| 101    | STORAGE    | 1ST   | XX   | XX    | XX   | XX   | XX    | XX      | XX     |          |         |
| 102    | STORAGE    | 1ST   | XX   | XX    | XX   | XX   | XX    | XX      | XX     |          |         |
| 103    | STORAGE    | 1ST   | XX   | XX    | XX   | XX   | XX    | XX      | XX     |          |         |
| 104    | STORAGE    | 1ST   | XX   | XX    | XX   | XX   | XX    | XX      | XX     |          |         |
| 105    | STORAGE    | 1ST   | XX   | XX    | XX   | XX   | XX    | XX      | XX     |          |         |

### MATERIAL FINISH SCHEDULE

| ITEM # | DESCRIPTION       | WALLS |      |      |       | REMARKS |
|--------|-------------------|-------|------|------|-------|---------|
|        |                   | NORTH | EAST | WEST | SOUTH |         |
| 1      | GEN. CERAMIC TILE |       |      |      |       |         |
| 2      | GEN. GYPSUM BOARD |       |      |      |       |         |
| 3      | GEN. PLASTER      |       |      |      |       |         |
| 4      | GEN. CONCRETE     |       |      |      |       |         |
| 5      | GEN. WOOD         |       |      |      |       |         |
| 6      | GEN. PAINT        |       |      |      |       |         |

### DOOR SCHEDULE

| DOOR # | ROOM # | ROOM NAME | SIZE  |        |           | MATERIAL | TYPE  | GLASS | MATERIAL | TYPE  | GLASS SIDELITE | MISC. | NOTES & REMARKS |
|--------|--------|-----------|-------|--------|-----------|----------|-------|-------|----------|-------|----------------|-------|-----------------|
|        |        |           | WIDTH | HEIGHT | THICKNESS |          |       |       |          |       |                |       |                 |
| 100    | 100    | STORAGE   | 3'-0" | 7'-0"  | 1-1/2"    | GLASS    | GLASS | GLASS | GLASS    | GLASS |                |       |                 |
| 101    | 101    | STORAGE   | 3'-0" | 7'-0"  | 1-1/2"    | GLASS    | GLASS | GLASS | GLASS    | GLASS |                |       |                 |
| 102    | 102    | STORAGE   | 3'-0" | 7'-0"  | 1-1/2"    | GLASS    | GLASS | GLASS | GLASS    | GLASS |                |       |                 |
| 103    | 103    | STORAGE   | 3'-0" | 7'-0"  | 1-1/2"    | GLASS    | GLASS | GLASS | GLASS    | GLASS |                |       |                 |
| 104    | 104    | STORAGE   | 3'-0" | 7'-0"  | 1-1/2"    | GLASS    | GLASS | GLASS | GLASS    | GLASS |                |       |                 |
| 105    | 105    | STORAGE   | 3'-0" | 7'-0"  | 1-1/2"    | GLASS    | GLASS | GLASS | GLASS    | GLASS |                |       |                 |



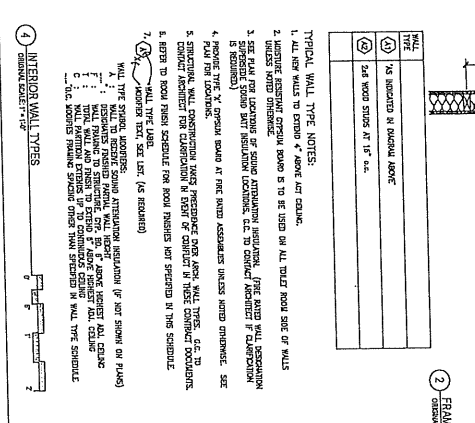
### DOOR HARDWARE

| GROUP #    | DESCRIPTION | GROUP #    | DESCRIPTION |
|------------|-------------|------------|-------------|
| GROUP #1:  | DOOR SILL   | GROUP #14: | DOOR SILL   |
| GROUP #2:  | DOOR SILL   | GROUP #15: | DOOR SILL   |
| GROUP #3:  | DOOR SILL   | GROUP #16: | DOOR SILL   |
| GROUP #4:  | DOOR SILL   | GROUP #17: | DOOR SILL   |
| GROUP #5:  | DOOR SILL   | GROUP #18: | DOOR SILL   |
| GROUP #6:  | DOOR SILL   | GROUP #19: | DOOR SILL   |
| GROUP #7:  | DOOR SILL   | GROUP #20: | DOOR SILL   |
| GROUP #8:  | DOOR SILL   | GROUP #21: | DOOR SILL   |
| GROUP #9:  | DOOR SILL   | GROUP #22: | DOOR SILL   |
| GROUP #10: | DOOR SILL   | GROUP #23: | DOOR SILL   |
| GROUP #11: | DOOR SILL   | GROUP #24: | DOOR SILL   |
| GROUP #12: | DOOR SILL   | GROUP #25: | DOOR SILL   |
| GROUP #13: | DOOR SILL   | GROUP #26: | DOOR SILL   |

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### INTERIOR WALL TYPES

| WALL TYPE | DESCRIPTION  |
|-----------|--|
| 1         | 1/2" TYPE X GYPSUM BOARD ON 16" WOOD STUDS (SEE NOTES) |
| 2         | 1/2" TYPE X GYPSUM BOARD ON 16" WOOD STUDS (SEE NOTES) |
| 3         | 1/2" TYPE X GYPSUM BOARD ON 16" WOOD STUDS (SEE NOTES) |
| 4         | 1/2" TYPE X GYPSUM BOARD ON 16" WOOD STUDS (SEE NOTES) |
| 5         | 1/2" TYPE X GYPSUM BOARD ON 16" WOOD STUDS (SEE NOTES) |
| 6         | 1/2" TYPE X GYPSUM BOARD ON 16" WOOD STUDS (SEE NOTES) |
| 7         | 1/2" TYPE X GYPSUM BOARD ON 16" WOOD STUDS (SEE NOTES) |
| 8         | 1/2" TYPE X GYPSUM BOARD ON 16" WOOD STUDS (SEE NOTES) |
| 9         | 1/2" TYPE X GYPSUM BOARD ON 16" WOOD STUDS (SEE NOTES) |
| 10        | 1/2" TYPE X GYPSUM BOARD ON 16" WOOD STUDS (SEE NOTES) |



NOT FOR CONSTRUCTION

SCHEDULES AND TYPES

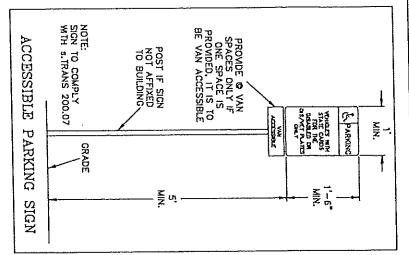
A6.0

CANNON FALLS WAREHOUSE

CANNON FALLS, MINNESOTA

211 Main Street  
 Cannon Falls, MN 55901  
 Tel: 507-258-4511  
[www.cfwarchitects.com](http://www.cfwarchitects.com)

WE BELIEVE THAT THE  
 BEST SOLUTIONS ARE  
 FOUND AT THE INTERSECTION  
 OF ART AND SCIENCE.  
 WE ARE THE ARCHITECTS  
 OF THE FUTURE.



**LEGEND**

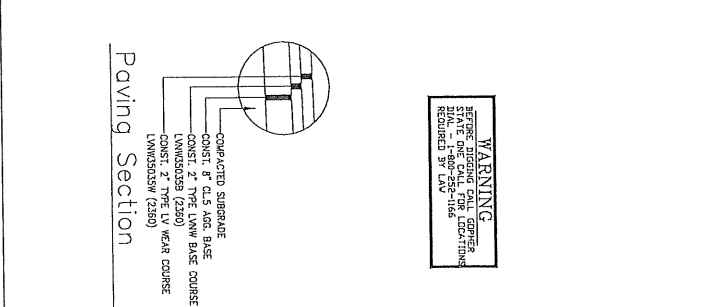
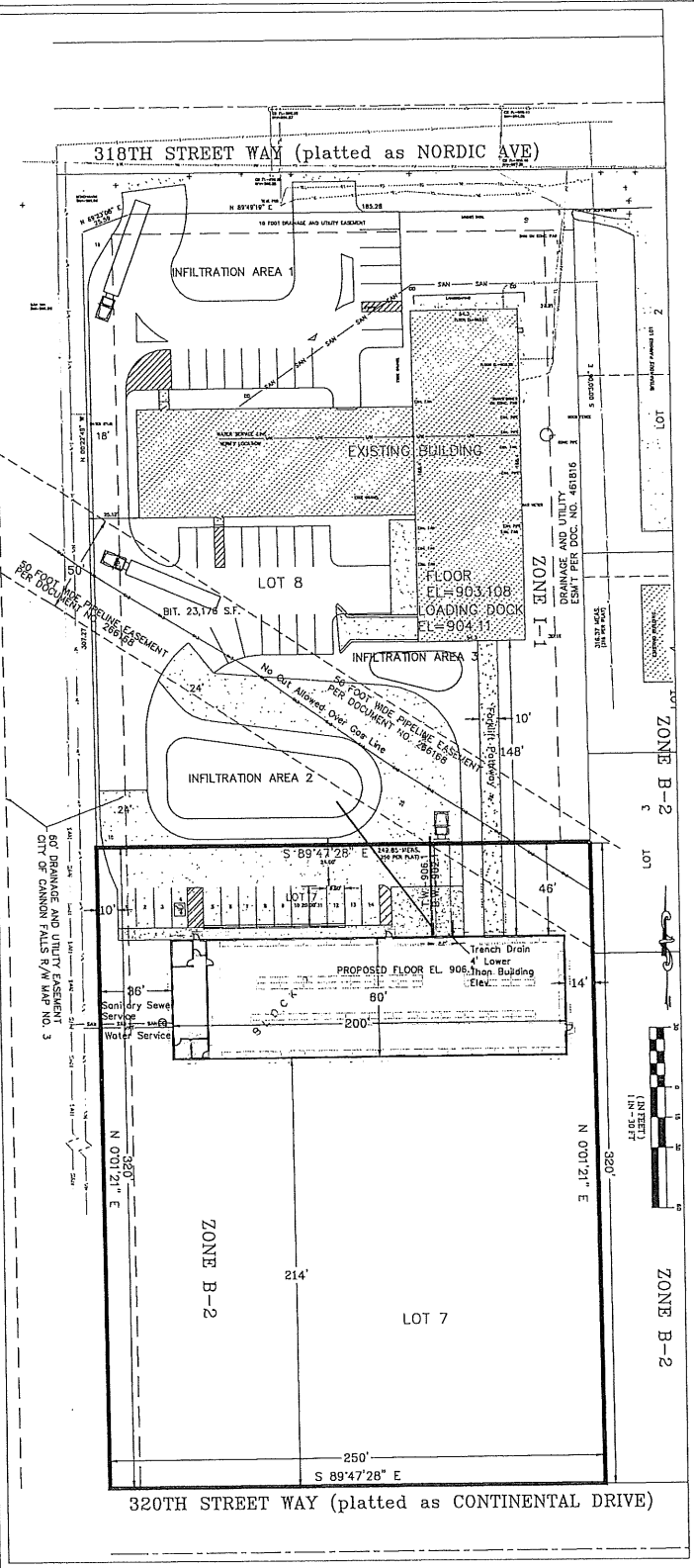
|     |                            |
|-----|----------------------------|
| 1-1 | WATERMAIN                  |
| 2-2 | SEWER                      |
| 3-3 | WATER SERVICE              |
| 4-4 | SEWER SERVICE              |
| 5-5 | PROP. BITUMINOUS SURFACING |
| 6-6 | PROP. CONCRETE SURFACING   |
| 7-7 | PROP. BITUMINOUS SURFACING |
| 8-8 | PROP. CONCRETE SURFACING   |

**WATER SERVICE CONNECTION NOTE:**  
 NEW 8" P.V.C. WATER SERVICE SIZE SHALL BE COMPLETED BY THE BUILDING OWNER. ALL WATER SERVICE CONNECTIONS SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO ALLOW FOR INSPECTION.  
 WATER SERVICE LINE MUST BE SPLIT AT THE BUILDING EXTERIOR BETWEEN DOMESTIC AND FIRE SUPPRESSION EACH WITH A SHUT OFF VALVE PIPE. WATER SERVICE CONNECTION NOTE:  
 NEW 8" S.P. 20 SEWER SERVICE SIZE SHALL BE COMPLETED BY THE BUILDING OWNER. ALL SEWER SERVICE CONNECTIONS SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO ALLOW FOR INSPECTION.  
 MECHANICAL ENGINEER, COSE & BOO TO THE EXISTING MANHOLE IS ANTICIPATED. MINIMUM SLOPE SHALL BE 5%.  
 \*ALL STORM, SEWER & WATER UTILITIES ARE PRIVATE\*

**GOVERNING SPECIFICATIONS**  
 THE MOST RECENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SUBJECT TO ANY AMENDMENTS & THE MOST RECENT EDITION OF THE STANDARD UTILITIES SPECIFICATIONS AS PER THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA SHALL GOVERN.

**NOTICE:**  
 THIS PROJECT IS FOR THE CONSTRUCTION OF A WAREHOUSE. THE PROPOSED BUILDING SQUARE FOOTAGE IS 20,701 SQ. FT. (282).  
 TOTAL BUILDING SQUARE FOOTAGE = 20,701 SQ. FT. (282)  
 TOTAL BUILDING SQUARE FOOTAGE = 6,000 SQ. FT. FIRST FLOOR  
 TOTAL BUILDING SQUARE FOOTAGE = 14,701 SQ. FT. SECOND FLOOR  
 PROPOSED HEIGHT OF BUILDING = 1 STORY, 28'  
 PERMITTED MAX. HEIGHT OF BUILDING 35' (WAIVER REQUESTED)

**WARNING:**  
 SPACES FOR OFFICES PLUS 1 SPACE PER 1500 SQ. FT. WAREHOUSE PLUS 3 SPACES FOR COMPANY TRUCKS = 13.3  
 SPACES PROVIDED 14 PARKING SPACES: 1 MINIMUM (PER ADASC 4.1.2)  
 (1) HANDICAP PARKING SPACES PROVIDED  
 HANDICAP PARKING SPACES SHALL HAVE STOPS SET BETWEEN 60 AND 66" INCHES ABOVE GROUND LEVEL. DESIGNING HANDICAP PARKING, VEHICLE IS REQUIRED, UP TO \$200 FINE FOR VIOLATION. A CURB RAMP AND/OR PEDESTRIAN ROUTE, THE SIGNAGE CAN BE OMITTED IF "NO PARKING" IS PROVIDED ON THE SURFACE OF THE ACCESS AISLE



DATE: 07/27/23  
 Prepared For: STALLAND HOLDINGS LLC  
 3355 VERONA ROAD TRAIL  
 SUITE 201, ST. CROIX, MN 55007  
 DATE: 07/27/23  
 FILE NO.: 14-148

**G-Cubed**  
 14070 Hwy 52 S.E.  
 Chanhassen, MN 55923

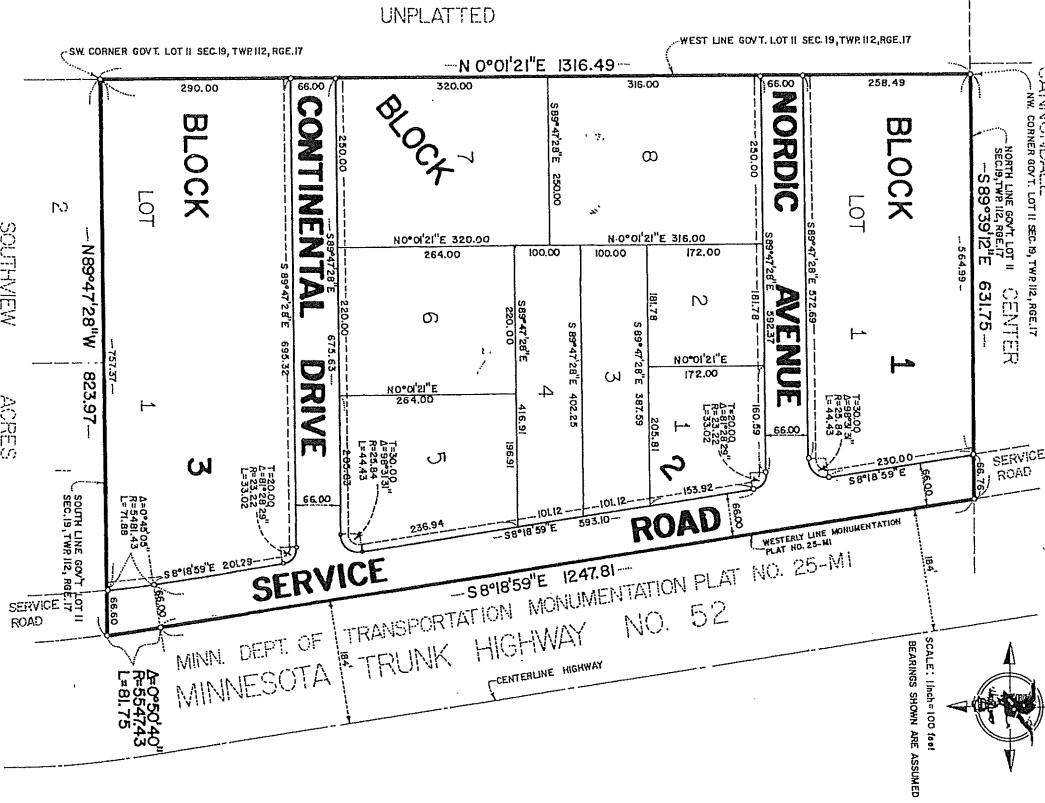
ENGINEERING  
 DRAWN: AAK  
 CHECKED: JHW

DESIGNED: JHW  
 DATE: 8/23/23

CITY OF CANNON FALLS  
 GOODHUE COUNTY

STALLAND HOLDINGS LOT 7  
 SITE PLAN  
 SHEET 1  
 OF 1 SHEETS

# CANNON SOUTH



THE part of Government Lot 11 of Section 19, Township 12, Range 17, Goodhue County, Minnesota, which line westerly line of MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT NO. 25-M1, according to the recorded plat thereof, filed in Book C of Maps, page 3, office of the County Recorder, Goodhue County, Minnesota.

AND HERBY ALL HERBY BY THESE PRESENTS: That G & C Properties, Inc., a Minnesota corporation, and George F. Schurman, husband and wife, C & G Properties, Inc., a Minnesota corporation, Contract 76, to sell: land and improvements, and C & G Properties, Inc., a Minnesota corporation, mortgage of the following described property, to wit:

Lot 1, Block 1, Cannon South Association, a United States corporation, mortgage of the following described property, to wit:

have caused the same to be surveyed and platted as shown on this plat, and do hereby donate and dedicate to the public, for public use forever the road, driveway and bridge shown on this plat. The plat of said survey and plat is on file in the office of the County Recorder, Goodhue County, Minnesota.

And the undersigned, George F. Schurman, husband and wife, now hereto set their hands and seals this 12 day of MARCH 1971.

And George F. Schurman and Eun H. Schurman, husband and wife, now hereto set their hands and seals this 12 day of MARCH 1971.

And the undersigned, C & G Properties, Inc., a United States corporation, now hereto set their hands and seals this 12 day of MARCH 1971.

And the undersigned, C & G Properties, Inc., a United States corporation, now hereto set their hands and seals this 12 day of MARCH 1971.

*George F. Schurman* and *Eun H. Schurman*  
George F. Schurman and Eun H. Schurman, husband and wife, C & G Properties, Inc., a United States corporation, now hereto set their hands and seals this 12 day of MARCH 1971.

*George F. Schurman* and *Eun H. Schurman*  
George F. Schurman and Eun H. Schurman, husband and wife, C & G Properties, Inc., a United States corporation, now hereto set their hands and seals this 12 day of MARCH 1971.

STATE OF MINNESOTA  
COUNTY OF GOODHUE  
I, *Carl S. Dackler*, its *Recorder*, and  
*Carl S. Dackler*, its *Recorder*, and  
do hereby certify that the foregoing instrument was acknowledged before me this 12 day of MARCH 1971, by *Carl S. Dackler*, its *Recorder*, and  
do hereby certify that the foregoing instrument was acknowledged before me this 12 day of MARCH 1971, by *Carl S. Dackler*, its *Recorder*, and

STATE OF MINNESOTA  
COUNTY OF GOODHUE  
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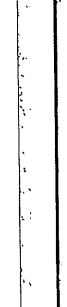
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**HARRY S. JOHNSON  
LAND SURVEYORS INC.**



ENGINEERING  
SURVEYING  
PLANNING

June 23, 2022

City of Cannon Falls  
Attn: Diane Howard  
918 River Road  
Cannon Falls, MN 55009

RE: Cover Letter - Application for CUP on Lot 7, Block 2, CANNON SOUTH

Dear Ms. Howard,

Stalland Holdings, LLC owns Lot 8, Block 2 CANNON SOUTH which is leased to long term tenant Allied Valve Inc., an industry leader in valve and actuator products throughout the Midwest. In 2014, a 7560 sq ft building expansion was approved on Lot 8 which increased the square footage of Allied's lease space to 16,470 sq ft. Allied is outgrowing that space and needs additional warehouse space.

Expansion connected to the current building within Lot 8 would not provide the space needed mainly due to a 50 foot easement for a pipeline which running diagonally across the south line of Lot 8 and clipping the northeast corner of Lot 7. After exploring different options, a purchase agreement for Lot 7 to the south was agreed upon and a Site Plan that meets the needs of Allied was created by our firm. CRW Architecture has created the building plans for the project.

The building proposed is a 12,000 sq ft warehouse of which 1080 sq ft is designated for employee/office space which includes a vestibule/two bathroom/mechanical/etc. Access would be from the existing access/drives on Lot 8. The drive, parking and loading dock maneuvering area will fall on both Lots 7 and 8. Sanitary sewer and water service connections can be made from the west side of the building by connecting to the existing mains which run parallel to the west line of Lot 7.

Allied Valves current site on Lot 8 is zoned I-1, Limited Industrial District. Lot 7 and all other lots to the east and south, all within Block 2 CANNON SOUTH are zoned B-2, General Business District. To the west is outside City limits.

Options for the permitting of the warehouse include rezoning Lot 7 to I-1 to match Lot 8 or to process the site as a stand-alone Conditional Use Permit under the current B-2 zoning. After reviewing options, the CUP option was determined the best path forward primarily due to the separation created by the pipeline easement between the existing and proposed structures. This option also provides flexibility for future expansion or future splitting of Lot 7 with a building which could access off 320<sup>th</sup> Street. Since access for the warehouse will be from 318<sup>th</sup> Street, a cross access easement will be provided on the west side of Lot 8 to access Lot 7.

What follows is supporting documentation for the CUP for the warehouse building proposed by Stalland Holdings LLC.

**Code Section 152.645 for B-2 Highway Business District.**

- 152.646 - Permitted Uses - Office (H) is listed but Warehouse is not. See 152.648
- 152.647 - Permitted Accessory Uses - Not Applicable
- 152.648 Conditional Uses - (also see 152.070 thru 152.074)
- 152.648 - Conditional Uses - (U) Warehousing and distribution facilities but not including truck terminals. This fits the definition of the planned use of the building. Refer to Code 152.070 thru 152.074 for additional details for a CUP.
- 152.649 - Interim Uses - Not Applicable
- 152.650 - Uses by Administrative Permit - Not Applicable
- 152.651 - Lot Requirements and Setbacks
- Lot area minimum is 20,000 sq ft - Lot 7 is 80,000 sq ft (250'x320')
- Lot width minimum is 80 feet wide - Lot 7 is 250 feet wide
- Front yard setback minimum is 30 feet - Distance to south face of the building is 213.6 feet from 320<sup>th</sup> Street
- Rear yard setback minimum is 20 feet - Distance from the north face of the building is 46.4 feet from the north line of Lot 7.
- Side yard setback minimum is 10 feet to the east - (14.1 feet provided) and assumed 10 feet\* to the west (35.9 feet provided). \*Property to west is outside City limits but would anticipated to be developed as commercial if annexed into the City. It is currently designated as Agricultural land with an A3 - Urban Fringe zoning.
- 152.652 - Building Requirements -
- A - Height - Building shall be limited to three stories or 35 feet in height - Building has 18' sidewall height with 4:12 pitch for a total building height of 28.00 feet.
- B - Minimum floor area shall be 1000 sq ft - Building is 12,000 sq ft
- 152.653 - Impervious Surface Coverage - In no event shall impervious coverage exceed 75% resulting in less than 25% pervious landscaped area. Since there will be improvements on Lot 8 in addition to the development of Lot 7, total impervious is broken down by lot.
- Lot 7 - existing impervious = 0 sq ft, proposed impervious = 20,701 sq ft (26% < 75%)
- Lot 8 - existing impervious = 36,590 sq ft, proposed impervious = 44,757 sq ft (56.6% < 75%)

### **Conditional Use Permits**

- 152.070 Purpose - Proposed building and use as warehousing with office space is a use that is compatible with the adjacent uses and commercial zoning of the land. Added traffic attributed to employees and delivery trucks will be minimal.
- 152.071 Procedure - A public hearing and process of the application is outlined in Code Section 152.037.
- 152.072 Criteria - Planning Commission shall consider possible effects based on but not limited to factors A thru E.
- 152.073 General Performance Standards - (a thru q)
- A - The access to the site is from 318<sup>th</sup> Street which is a public road and is adequate for the proposed truck and passenger vehicle traffic required for the proposed use.
- B - Site design for access and parking shall minimize internal as well as external traffic conflicts and be in compliance with 152.255 and 152.264 (See Offstreet Parking and Loading Requirements below) - Access to 318<sup>th</sup> Street will be shared with the existing access so there will
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be no conflicts with public traffic. Internally, a circular drive will provide internal circulation that works with the elevations and stormwater treatment required within the site. Offstreet Loading and Parking provisions are compliant with additional details below.

C - Pedestrian Circulation System - Not applicable.

D - Off-street Parking and Loading - (See Offstreet Parking and Loading Requirements below)

E - Loading areas and drive up facility locations - (See Offstreet Parking and Loading Requirements below)

F - Screening of residential property - Not applicable

G - General Site Screening and Landscaping per 152.275 thru 152.281 - Screening is not required for this site or its operations

H - Exterior Lighting - any lighting will not reach residential or public right of way.

I - Exterior Noise - the operations will not create noise greater than movement of vehicles and forklifts which may travel between Lots 7 and 8. No mitigation is required.

J - Site Drainage System - The 2014 building expansion on Lot 8 implemented infiltration basins for stormwater treatment. This projects addition of impervious surfacing will require expansion of Infiltration Area 2 as well as additional treatment area to meet City and NPDES permit requirements for rate and water quality volume control. A Drainage Report will be provided to the City for review of the project prior to construction.

K - Architectural harmony - The building, construction type and materials are similar to adjacent structures and common to commercial development of the area.

L - Signs - No development or advertising signs are proposed though small interior directional signage may be added to assist delivery drivers.

M - Use shall be compatible with laws and regulations - Use is compliant

N - Any applicable business licenses mandated by the City Code are approved and obtained - If any additional licensed are required, they will be obtained.

O - Hours of Operation may be restricted - At this time, there is no basis for restricting the hours of operation.

P - Compliance with applicable performance standards of the zoning district - The proposed use and operations are/will be compliant and not create nonconformity.

Q - Additional Conditions - Subject to City Council decisions.

### **Off Street Parking and Loading**

152.255 Purpose - prevent congestion of the public right of ways - Site is accessed from an existing access and all parking and loading areas are provided onsite.

152.256 Application - The site is compliant

152.257 General Provisions - The site meets all of the conditions of A thru H of this section including ADA parking space requirements for number and slope.

152.258 Parking Stall, Aisle and Driveway Design; Design Standards

A - Parking lot dimensions - Dimensions for 90° parking are a minimum of 9' wide, 20' deep and 24' drive aisle which is depicted on the Site Plan.

B - Setbacks - The parking/drive does not abut a public street. Interior side/rear setbacks are 10 feet for Business Districts with the closest parking space located 10.0 feet off the west property

line. The drive does cross the lot line with Lot 8 which will be located in the cross access agreement/easement. See point C.

C - Joint or combined parking facilities. Though there will be cross access agreement/easement, both lots will have the requisite number of parking spaces to comply as standalone lots.

D - Commercial and Industrial uses - Note that side and rear yard setbacks shall be 20 feet when abutting a residential district - Not Applicable.

E - Within Structures - Not Applicable

F - Circulation - Site circulation is compliant with all movements maintained onsite.

G - Curb Cut location/driveway access spacing - Not Applicable as site is being accessed from an approved driveway location.

H & I - Curb Cut Width and spacing from Property Lines - No new curb cuts are required.

J - Grade Elevation - All parking spaces are at grades less than 5% and drives less than 5% including the truck docking locations which were set at 3.33%.

K - Number allowed - Not applicable though Lot 8 has two curb cuts, it is 250 feet wide which allows for two curb cuts (one per 125 feet of frontage).

L - Surfacing - the proposed surfacing will meet the minimums of 1.5 inch bituminous wear course, 2.0 inch base course and 8 inches of aggregate.

M - Striping - Parking spaces will be striped along with ADA loading zones and signage.

N - Lighting - A photometric lighting plan has not been completed but all lighting needs should be able to be accomplished with fixtures mounted to the buildings. Compliance with 152.187 will not be an issue.

O - Curbing - Parking along the building will abut a concrete walk, which other than through the ADA parking spaces and transition, will provide a 6" curb along the parking space. Curb is not proposed opposite the drive aisle as sheet flow conditions are preferred to allow for runoff to run across a vegetated strip before reaching the stormwater treatment area.

P - Pedestrian Provision - Parking spaces are adjacent to the building with no crossing of the access drive required. There is not a walkway proposed across Lot 8 to 318<sup>th</sup> Street and there is no sidewalk in that public right of way.

Q - Parking lot landscaping - Not applicable as the property does not abut residential zoning.

R - Compact Car Spaces - Not Applicable

S - Drive-through windows - Not Applicable

#### 152.259 Number of Parking Spaces Required

A - Calculated Spaces - based on warehousing with an office component

B - Number of Spaces Required - B.34 Warehouse - 3 spaces for offices, plus one space for each 1500 square feet of floor area ( $10,920/1500 = 7.3$  spaces) plus one space for each company truck not stored inside (3) for a total of 13.3 which rounds up to 14 required parking spaces, of which 1 shall be ADA compliant.

C - Off-Street bicycle parking - Not Applicable for this use.

#### 152.260 Exemptions - Not Applicable

#### 152.261 Parking Deferment - Not Applicable

#### 152.262 Joint Facilities - Not Applicable

#### 152.263 Off-Site Parking - Not Applicable

#### 152.264 Off-Street Loading



- A - Site is subject to providing an off-street loading location which is provided on the north side of the building at the loading dock.
- B (2) - Nonresidential uses - Gross Floor Area less than 25,000 sq ft requires one space
- C - Reduction in spaces - Not required
- D - Location - location is compliant
- E - Surfacing - Loading area will be a combination of concrete and bituminous
- F - Accessory use, parking and storage - Loading zone will not be used for other purposes
- G - Screening - Not required
- H - Size - Loading zone provided exceeds the 70 foot length and 10 foot width and 14 foot height and accommodate semi tractor-trailer combinations.
- I - Circulation - Maneuvering area is provided and compliant.
- J - Construction Standards - The loading zone is compliant with the standards listed in 152.258.

**Waivers Requested - None**

If you any questions or comments please feel free to call.

Thank you,

Mark

Welch

Mark R. Welch, PE

Digitally signed by Mark Welch  
DN: cn=Mark Welch, o=G-Cubed,  
ou, email=markw@ggg.to, c=US  
Date: 2022.06.23 16:34:48 -05'00'

Cc: Peter Stalland - Stalland Holdings LLC - developer  
Teresa McCormick - CRW Architects - architect

Enclosures

Site Plan - Stalland Holdings Lot 7 Site Plan  
Architectural Plans - Cannon Falls Warehouse  
Recorded Final Plat - Cannon South

# ArcGIS WebMap



July 6, 2022

Override 1

Goodhue County Roads

CEM; ; OCTY; OCRLN; CTRLN

Parcels

House Number

PIN

Full Name

1:1,200

