# AGENDA

## Rogers City Council

## April 14, 2026 - 7:00 PM

## 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

## 2. OPEN FORUM

Individuals may address the Council about any item not contained on the regular agenda. A maximum of 10 minutes is allocated for the Forum. If the full 10 minutes are not needed for the Forum, the Mayor will continue with the agenda. If additional time is needed for the Forum, the Council will continue the Forum following Other Business on the agenda. The Council will take no official action on items discussed at the Forum, with the exception of referral to staff or Commission for future report.

## 3. PRESENTATIONS

3.1 Presentation by Three Rivers Parks Commissioner Marge Beard

3.2 Discussion with Karen McCrossan/Hassan Area Historical Society

## 4. APPROVE AGENDA

Council members may add items to the agenda for discussion purposes or staff direction only. The Council will not normally take official action on items added to the agenda.

## 5. CONSENT AGENDA

These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

5.1 Approval of March 24, 2026 City Council Meeting Minutes

5.2 Approval of Bills and Claims

5.3 Approval of Resolution 2026-33; Providing Municipal Approval to the Issuance of a Minnesota Lawful Gambling License to the Rogers Lions Club for Rockin' Rogers, June 18-20, 2026

5.4 Approve Rogers Fire Department Updated Position Descriptions

5.5 Approve Resolution 2026-41; A Resolution Calling for Public Hearing on

Proposed Property Tax Abatements for the Purpose of Issuing Tax Abatement Bonds to Finance the Expansion of the Rogers Activity Center

5.6 Approval of Ordinance 2026-10 Amending City Code Chapter 22-XIV Licensing Procedures and Regulations Related to Cannabis Businesses and Authorizing the Summary Publication

5.7 Approval of a DEED MIF Grant Contract Amendment and Acknowledgment, Assumption and Amendment to MIF Documents Related to GDB Circular

5.8 Setting Monday, May 4th Planning Commission Meeting as a Joint City Council and Planning Commission Meeting for the 2050 Comprehensive Plan Kick-Off

5.9 Approval of Resolution 2026-40 Authorizing the Submission of a Metropolitan Council Grant Application for a Housing Study

5.10 Approve the Hiring of Bobby Patterson for the Budgeted Public Works Medium Equipment Operator - Parks Position

5.11 Approve Purchase of CivicPlus Asset Management Software Including SeeClickFix and Fiberoptic Module

5.12 Approve Payment No. 21 and Final for Fire Station No. 2, City Project No. 2209

5.13 Approval of Drinking Fountain Project for Lynch Park and Water Line for South Community Park

5.14 Approval of Resolution 2026-39 Authorizing a Letter of Credit Release for MySalon Suites

5.15 Approval of Job Description and Authorization to Advertise for the Administrative Assistant II (Recreation)

5.16 Approval of Resolution 2026-34 Approving the Preliminary Plat for Northview Preserve 2nd Addition (10 Lot Subdivision)

5.17 Approval of Resolution 2026-37 Approving Final Plat of Northview Preserve 3rd Addition (Replat of Three Lots in 1st Addition)

5.18 Approval of Ordinance 2026-09 Amending City Code Sec. 125-42 Variances and Authorization for the Summary Publication of the Ordinance

5.19 Approval of Ordinance 2026-04 Amending City Code Sections 125-54, 125-55, and 125-84 Related to Accessory Structures and Fences and Authorization to Publish the Summary Ordinance

5.20 Authorization to Execute an Early Grading Agreement for Wood Lane Villas

5.21 Approve Change Order for Replacement Grass Truck

5.22 Scale Disaster Recovery System

5.23 Approval of the Hiring of the Rental Coordinator and Assignment of the Recreation Coordinator 55+ to Budgeted Positions within the Parks and Recreation Department

## 6. PUBLIC HEARINGS

6.1 Vacation of Right-of-Way and Drainage & Utility Easements Related to Northview Preserve 3rd Addition (Public Hearing)

## 7. GENERAL BUSINESS

7.1 Review and Consideration of the Main Street Master Plan

7.2 Concept Plan Review for The Oasis Group, inc.'s Senior Residential Living Facility proposal at 13020 Hawkins Drive

## 8. OTHER BUSINESS

## 9. CORRESPONDENCE AND REPORTS

## 10. CLOSED SESSION

10.1 City Council Annual Performance Review of City Administrator

## 11. ADJOURN

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.1

**Subject**: Approval of March 24, 2026 City Council Meeting Minutes
**Prepared By**: Stacie Brown, City Clerk

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**Recommended Council Action**
Motion to approve the March 24, 2026 City Council meeting minutes.

**Overview / Background / Analysis**

**Staff Recommendation**
Motion to approve the March 24, 2026 City Council meeting minutes.

**Financial Impact**: **Source Fund**:

**Budgeted?**

**Supporting Documentation**
A. 03242026min

## 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The regular meeting of the City Council of the City of Rogers was called to order by Mayor Klick on Tuesday, March 24, 2026, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Teams application.

Council present: Shannon Klick, Kevin Jullie, Amy Enga, Joel Brockman Council excused: Mark Eiden

Staff present: Doran Cote, Public Works Director/City Engineer; Bridget Bruska, Finance Director; Dan Wills, Chief of Police; Patrick Farrens, Fire Chief; Mike Bauer, Parks and Recreation Director; Brett Angell, Community Development Director; Jason Greninger, IS Director; Tom Agnes, Liquor Operations Manager; and Stacie Brown, City Clerk.

## 2. OPEN FORUM

Mark Lessard, 22569 Fawn Trail, came forward to discuss the current Minnesota State flag. He noted that other cities have decided to go back to displaying the previous state flag and suggested that Rogers may want to follow that lead.

Mr. Lessard stated that the way the current flag was presented to the state was somewhat one-sided, and a large portion of the state didn't have a voice in the process. He presented reference materials to Mayor Klick for the record, stating that in talking with neighbors and residents present tonight, there are a number of people who feel the same. Mayor Klick thanked Mr. Lessard for coming forward.

Mariah Swanson, 22255 Orchid Avenue, came forward to ask the Council to proclaim March as Gri Disorders awareness month. She shared details on how Gri Disorder has affected her 3-year-old son, including the progression of his symptoms, loss of words, developmental regression and seizures. Ms. Swanson explained that she and her husband were told that her son would not make it to his fifth birthday. This is an incredibly rare condition, with only 400 individuals worldwide known to have GRIN2A, and only 3 children in the entire United States. Her son is the only child with this exact variant in the United States.

Ms. Swanson explained that with the rarity of this disorder, there is not a clear path for parents to follow. Families need to become advocates, researchers, and care coordinators. She and her husband have learned a lot along the way, and the partnership of parents and clinicians is critical. She shared details of the rare type of seizure activity which impacts her son, often while he sleeps.

Ms. Swanson noted that despite it all, her son is still smart, curious, determined and joyful. His prognosis is still five years, and they are fully committed to giving him the fullest life

possible and supporting him every step of the way. This is why she is asking the City to consider recognizing a month for Gri Disorders awareness. Mayor Klick thanked Ms. Swanson for coming forward, inviting her to reach out if there is anything more she would like to share with the Council.

Gary Schmalz, 22574 128th Avenue, shared that he has been part of Rogers for 17 years, and his request to the Council is to consider the State flag that is flown in the City. He presented a historical perspective of the flag which was carried during the Civil War when Minnesota sent the first 1,000 troops to preserve the Union. He shared that those troops had an incredible charge and sustained 86% casualties on the second day at Gettysburg. While the flag that was recently retired was not the same flag they carried at that time, it is very similar.

Mr. Schmalz expressed that the recently retired flag represented Minnesota's historical identity, which he fears is being set aside. He noted that we cannot forget what our history was, and when we do, it's difficult to move forward. He requests the Council one day consider what flag to fly in Rogers, and the deep and significant history of the previous flag. Mayor Klick thanked him for coming forward.

## 3. PRESENTATIONS

Public Works Director/City Engineer Cote presented five Civil Engineering students from the University of Minnesota who are working on a project which incorporates Rogers infrastructure. Councilor Jullie welcomed them, sharing that he is also a University of Minnesota Civil Engineering graduate, and it's great to see people getting into this career. He added that Civil Engineering is important work. Mayor Klick thanked the students for visiting.

## 4. APPROVE AGENDA

Councilor Brockman moved, Councilor Enga seconded a motion to approve the agenda as submitted. Motion carried 4-0.

## 5. CONSENT AGENDA

- **5.1** Approval of March 10, 2026 City Council Meeting Minutes
- **5.2** Approval of Bills and Claims
- **5.3** Approval of Application for Gambling Exempt Permit for Rogers High School Girls Swim & Dive Booster Club for May 10, 2026 at Broadway Bar and Pizza Located at 14040 Rogers Drive
- **5.4** Approval of Updated Police Captain Job Description
- **5.5** Approve Contract and Purchase of FirstDue Records Management System
- **5.6** Approve Job Description and Position Recruitment for Building Inspector Intern
- **5.7** Approval of Resolution No. 2026 - 31, A Resolution Acknowledging Rockin' Rogers For Calendar Years 2027 and 2028 and Support Services for the Event
- **5.8** Approval of Rogers Wine and Spirits Sign Quote
- **5.9** Approval of Resolution 2026-28 Authorizing a Building Materials Change for the

Commerce Blvd Small Bay Warehouse Development

**5.10** Rescheduling Public Hearing for the Purpose of Amending the 2026 Annual Fee Schedule Ordinance to April 28, 2026

**5.11** Approval of Resolution 2026-32 Approving a Lot Line Adjustment for Property at 14372 and14352 Heather Ridge Dr

Councilor Jullie pulled Item 5.7 for separate discussion.

Councilor Jullie moved, Councilor Brockman seconded a motion to approve the Consent Agenda as amended. Motion carried 4-0.

Councilor Jullie thanked Chief of Police Wills, Fire Chief Farrens, and the Rogers Lions for their continued work in the planning of Rockin' Rogers each year.

Councilor Jullie moved, Councilor Brockman seconded a motion to approve Resolution 2026-31; Acknowledging Rockin' Rogers for Calendar Years 2027 and 2028 and Support Services for the Event. Motion carried 4-0.

## 6. PUBLIC HEARINGS

None.

## 7. GENERAL BUSINESS

### 7.1 Approve the Promotion of Sergeant Matt Nelson to the Position of Police Captain, Effective March 30, 2026

Chief of Police Wills shared that the recent promotion of Jason Foster to Deputy Chief of Police created an opening for the Police Captain position. The position was advertised internally and tailored to the Sergeants on staff. Interviews with the candidates were conducted with a panel consisting of internal Department Heads, and Deputy Chief Foster. The candidates participated in a comprehensive leadership assessment by the Police Department's psychological firm.

Wills stated that at the conclusion of the process, Sergeant Matt Nelson was selected for the position. He shared details on Sergeant Nelson's career with the Rogers Police Department, education, and life-saving awards. Upon approval this evening, he will command the Patrol Division of the Rogers Police Department, and his promotion will be recognized later in the year with a formal ceremony.

Sergeant Nelson thanked the Council for their consideration and the opportunity. He acknowledged his colleagues in the Rogers Police Department and the support of the Council. The Council Members each expressed appreciation for Sergeant Nelson's service and contributions.

Councilor Brockman moved, Councilor Jullie seconded a motion to approve the promotion of Sergeant Matt Nelson to the position of Police Captain effective March 30, 2026. Motion

carried 4-0.

### 7.2 Items Related to the Scale Server Project

- Approve the Security Information and Event Management Services Agreement
- Approve the Purchase of the Scale Server Project

IS Director Greninger shared that in 2025, a number of major network outages occurred, affecting all City staff. In these outages, the software managing the City's 18 servers experienced compatibility failure, backup systems did not activate, and City network services went offline.

Greninger explained that the storage hardware (which was purchased in 2024) was configured so that if servers go offline, a new server will come on automatically through one of the backup systems. However, it didn’t activate as it was supposed to, causing a cascade effect with all servers going down. After investigation, Network Administrator Johnson found the cause of the problem, and the IS Department began researching solutions.

Greninger shared that a product called Scale was found, which is similar to systems used by other cities, including Andover, Buffalo and Winona. It would provide fewer outages, 24/7 expert support, room to grow, and simpler technology. This should provide enough storage and space for the next 6 years without additional hardware. Greninger added that the current system is very complex, and Administrator Johnson is the only one who is capable of fixing it. This company could provide support to allow other IS team members to resolve issues.

Greninger presented the pricing information for two different vendors, with Scale costing $102,395.00 and Nutanix costing $167,396. Staff are recommending Scale, and the project would include an agreement with the City of Elk River to share a security software system, saving both cities $12,000.00 annually. Elk River would also pay Rogers $10,000.00 per year to host the security software on a Rogers server.

Greninger added that with these savings and the longer hardware replacement cycle, this project will pay for itself every five years when compared to the current replacement cycle of City servers every four years. He noted that if Elk River doesn't approve the agreement, staff would like to proceed. In that scenario, the quote will likely increase in cost. Greninger stated that should Council approve the project, he would like to sign the quote tomorrow morning to lock in the pricing. Elk River staff will be bringing this to their City Council on April 6th for consideration.

Councilor Brockman asked if the service would provide enough coverage for the move to a new Civic Campus, and Greninger confirmed it would. Brockman asked if there is a cost attached to the 24/7 support. Greninger stated there is not; it’s all paid for up-front, and the cost is the same regardless of the number of service calls. Brockman asked for clarification

on the life span. Greninger replied that the life span would be five to seven years, and the servers are currently replaced every four years.

Mayor Klick noted that this software is mandated by Minnesota BCA and asked if this is primarily Public Safety data. Greninger stated that it is, which is why Elk River also needs to do this, and splitting the cost is advantageous. Councilor Enga inquired about how it would work if Elk River experienced an issue with Rogers hosting. Greninger explained they will have remote access to their data, but not Rogers data (and vice-versa). But if there's a physical problem with the server, it will be on Rogers. However, the proposed system will always have uptime, which can't be guaranteed with the current system. The support provided by Rogers would be covered by the amount billed to Elk River.

Councilor Jullie asked if this was anticipated in the 2026 budget, and Greninger stated it was not, as the investigation was still underway during the budget season. Jullie inquired about the impact on the IS Department budget. Greninger replied that if the City of Elk River approves it, there would be no cost to the IS Capital Reserves. If they don't approve it, it will come out of those funds.

Klick asked if other cities have similar partnerships. Greninger replied that they are, with one example being Roseville providing service for other cities. For Rogers, there's a direct connection with Elk River, which is why this makes sense. Greninger acknowledged Network Administrator Johnson for his work in finding a solution.

Councilor Jullie moved, Councilor Enga seconded a motion to approve the Security Information and Event Management Services Agreement. Motion carried 4-0.

Councilor Jullie moved, Councilor Enga seconded a motion to approve the purchase of the Scale Server Project. Motion carried 4-0.

## 8. OTHER BUSINESS

None.

## 9. CORRESPONDENCE AND REPORTS

None.

## 10. ADJOURN

Mayor Klick adjourned the meeting at 7:37 p.m.

Respectfully submitted,

Stacie Brown
City Clerk

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.2

**Subject**: Approval of Bills and Claims
**Prepared By**:

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**Recommended Council Action**
Motion to approve bills and claims as presented.

**Overview / Background / Analysis**
According to the City's purchasing policy, all purchases made by City staff must be reviewed and approved by the City Council during each Council meeting via the consent agenda.

Attached is a summary of payments issued by the City since the cutoff date of the previous Council meeting. Detailed supporting documentation is provided to Council as nonpublic background material to reduce fraud risk and is available for public inspection upon request, as permitted by law.

**Staff Recommendation**
Motion to approve bills and claims as presented.

**Financial Impact**: N/A **Source Fund**: N/A

**Budgeted?**

**Supporting Documentation**
A. AP Cover Sheet
B. 03-20-2026 Checks #97239-97267 & ACH Payments
C. 03-20-2026 Checks #97268-97283 - UB Overpayments
D. 03-27-2026 Checks #97284-97337 -& ACH Payments
E. 04-03-2026 Checks #97338-97367 & ACH Payments
F. February Purchasing Card Allocations

# CITY OF ROGERS
# 04.14.2026 CITY COUNCIL MEETING
# OPERATING ACCOUNTS - ADDITIONAL CLAIMS PAID/TO BE PAID

| | | |
|---|---|---|
| **City Payroll Checks, Taxes & Misc Fees Paid** | | |
| 3/19/2026 | ADP Child Support/Garnishment | 124.62 |
| 4/2/2026 | ADP Child Support/Garnishment | 124.62 |
| 3/19/2026 | ADP Direct Deposits | 268,942.32 |
| 4/2/2026 | ADP Direct Deposits | 274,922.45 |
| 3/19/2026 | ADP Payroll Taxes | 107,459.57 |
| 4/2/2026 | ADP Payroll Taxes | 110,821.13 |
| 3/25/2026 | Humana (Employee Paid Supplemental Plan) | 432.85 |
| 3/17/2026 | Associated Bank FSA/DCAP | 1,200.00 |
| 3/17/2026 | Associated Bank FSA/DCAP | 502.79 |
| 3/26/2026 | Associated Bank FSA/DCAP | 300.00 |
| 3/18/2026 | Associated Bank Cobra Fees - Jan & Feb | 124.60 |
| 3/25/2026 | Group Health EAP Charges | 200.20 |
| 3/23/2026 | ICMA Deferred Compensation | 3,125.00 |
| 4/7/2026 | ICMA Deferred Compensation | 3,125.00 |
| 3/20/2026 | Associated Bank Health Plan Fund | 6,997.94 |
| 4/2/2026 | Associated Bank Health Plan Fund | 6,997.94 |
| 3/23/2026 | PERA | 80,810.33 |
| 4/6/2026 | PERA | 81,638.91 |
| 3/23/2026 | State of MN HCSP | 4,574.77 |
| 4/3/2026 | State of MN HCSP | 4,576.99 |
| 3/23/2026 | State of MN - Deferred Comp | 13,567.00 |
| 4/3/2026 | State of MN - Deferred Comp | 13,667.00 |
| 3/26/2026 | The Hartford - March | 2,424.02 |
| | **Payroll & Misc Fee Expenditures** | 986,660.05 |
| **City Checks & ACH Paid** | | |
| 3/20/2026 | City Checks & ACH Paid (97239-97267) | 790,830.15 |
| 3/20/2026 | City Checks UB Overpayments (97268-97283) | 1,210.14 |
| 3/27/2026 | City Checks & ACH Paid (97284-97337) | 524,992.86 |
| 4/3/2026 | City Checks & ACH Paid (97338-97367) | 178,243.39 |
| | **City Check & ACH Expenditures** | 1,495,276.54 |
| **City Misc ACH/Wires Paid** | | |
| 4/2/2026 | Credit Card Fees City | 8,924.50 |
| 4/2/2026 | Civic Pay Fees Utility Billing | 5,264.36 |
| 2/18/2026 | US Bank Credit Cards - February | 62,190.99 |
| 4/3/2026 | Finnly Sports Payments Credit Card Fees RAC | 4,858.72 |
| 4/3/2026 | Payment Services Network Processing Fees | 329.05 |
| 3/30/2026 | Pitney Bowes Postage - Auto Replenish | 1,000.00 |
| 3/17/2026 | MNDOR - City Sales Tax | 9,877.00 |
| 3/17/2026 | MNDOR - Water Sales Tax | 2,415.00 |
| | **City ACH/Wire Expenditures** | 94,859.62 |
| | **City Total To Be Approved** | **2,576,796.21** |
| **Liquor Misc ACH/Wires Paid** | | |
| 4/3/2026 | Credit Card Processing Fees - RWAS | 5,481.91 |
| 4/3/2026 | Credit Card Processing Fees - RWAS | 465.05 |
| 4/3/2026 | Credit Card Interchange Fees- RWAS | 120.27 |
| 3/17/2026 | MNDOR - Liquor Sales Tax | 33,290.00 |
| | **Liquor ACH/Wire Expenditures** | 39,357.23 |
| | **Liquor Total to Be Approved** | **39,357.23** |

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.3

**Subject**: Approval of Resolution 2026-33; Providing Municipal Approval to the Issuance of a Minnesota Lawful Gambling License to the Rogers Lions Club for Rockin' Rogers, June 18-20, 2026

**Prepared By**: Stacie Brown, City Clerk

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**Recommended Council Action**

Motion to approve Resolution 2026-33, Providing Municipal Approval to the Issuance of a Minnesota Lawful Gambling License to the Rogers Lions Club to Conduct Charitable Gambling at Rockin' Rogers, Located at 21201 Memorial Drive; June 18-20. 2026.

**Overview / Background / Analysis**

The Rogers Lions Club is requesting City approval for a Minnesota Lawful Gambling Off-Site Permit at Rockin' Rogers, located at 21201 Memorial Drive; June 18-20, 2026.

The Rogers Lions Club is an active non-profit organization within the Rogers area that has generously contributed to the community.

**Staff Recommendation**

Motion to approve Resolution 2026-33, Providing Municipal Approval to the Issuance of a Minnesota Lawful Gambling License to the Rogers Lions Club to Conduct Charitable Gambling at Rockin' Rogers, Located at 21201 Memorial Drive; June 18-20. 2026.

**Financial Impact**: **Source Fund**:

**Budgeted?** N/A

**Supporting Documentation**

A. 2026-33 Providing Municipal Approval to the Issuance of a MN Lawful Gambling License to the Rogers Lions Club for Rockin' Rogers

**RESOLUTION NO. 2026 - 33**

**A RESOLUTION PROVIDING MUNICIPAL APPROVAL TO THE ISSUANCE OF A MINNESOTA LAWFUL GAMBLING LICENSE TO THE ROGERS LIONS CLUB TO CONDUCT CHARITABLE GAMBLING AT THE 2026 ROCKIN' ROGERS COMMUNITY EVENT, JUNE 18 – 20, 2026**

**WHEREAS,** the Rogers Lions Club has applied for a Minnesota Lawful Gambling License to conduct charitable gambling at the 2026 Rockin' Rogers community event, located at 21201 Memorial Drive; and

**WHEREAS,** the Rogers Lions Club is an active non-profit organization within the Rogers area that has generously contributed within the community; and

**WHEREAS,** the City Council finds that authorizing the operation of gambling at Rockin' Rogers provides local civic organizations the opportunity to raise needed funds to undertake community-oriented improvements that benefit the Rogers area.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Rogers hereby approves the issuance of a Lawful Gambling License to the Rogers Lions Club to conduct charitable gambling at the Rockin' Rogers community event, located at 21201 Memorial Drive.

Moved by Councilmember , seconded by Councilmember

The following voted in favor of said resolution:

The following voted against said resolution:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 14th day of April, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.4

**Subject**: Approve Rogers Fire Department Updated Position Descriptions
**Prepared By**: Patrick Farrens, Fire Chief

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**Recommended Council Action**
Approve New and Updated Job Descriptions

**Overview / Background / Analysis**
In 2027, Rogers Fire will undergo a leadership reorganization, creating a new Battalion Chief position, and streamlining other officer positions to have a better command structure, and clearer assigned duties. As part of this reorganization, the following job descriptions have been updated/created.

- Paid-on-Call Lieutenant
- Paid-on-Call Captain
- Paid-on-Call Battalion Chief

**Staff Recommendation**
Approve New and Updated Job Descriptions

**Financial Impact**: **Source Fund**:

**Budgeted?** N/A

**Supporting Documentation**
A. RFD On-Call Battalion Chief Job Description 2026
B. RFD Paid-On-Call Captain Job Description 2026
C. RFD Paid-On-Call Lieutenant Job Description 2026

# JOB DESCRIPTION

Position Title: Paid-on-Call Battalion Chief
Department: Fire
Accountable to: Fire Chief

**Position Summary:**
Performs various technical, administrative, and supervisory work in assisting the planning, organizing, directing, and implementing fire prevention, suppression, and emergency medical services to prevent or minimize the loss of life and property by fire and emergency medical conditions.

**Supervision Received and Exercised:**
- Work is performed independently under the direction of the Fire Chief.
- Provides supervision and work direction for subordinate full-time staff during emergency response and paid-on-call firefighters and officers continually.

**Essential Duties and Responsibilities:**
- May coordinate city-wide Fire Department response to significant incidents and serve in a command function at the scene or an emergency operations center.
- Shall be directly responsible for discipline and efficiency of the fire force and extinguishing all fires to which they respond.
- Assists with recruiting, hiring, and evaluation of new department members.
- Carries out duties conforming with Federal, State, County, and City laws and ordinances.
- Assists in planning and implementing Fire and EMS programs to carry out the policies and goals of the department.
- Handles grievances maintain departmental discipline and the conduct and general behavior of paid-on-call officers and firefighters.
- Participates in the operation of departmental in-service training activities.
- Ensures the readiness of equipment, facilities, and personnel.
- Conducts annual employee reviews of Captains and Lieutenants and coordinates with subordinate paid-on-call officers to complete reviews of all firefighters annually.

**MARGINAL FUNCTIONS**

1. Performs other related duties as apparent or assigned.

**Essential Knowledge, Skills, and Abilities:**

Communications: Must be able to lead and command effectively in emergencies. Must be able to assertively control conversations to quickly and accurately gather pertinent information and communicate this information professionally and precisely to the proper recipient. Must communicate with citizens, elected officials, City staff, employees, and others regarding fire department and emergency management issues.

DRAFT

Decision Making: Must act in a decisive manner using good judgment. Must be able to assess problems and situations, anticipate needs, and evaluate alternatives for the protection of life and property in the City. Must be able to effectively interpret the policies and objectives of the department to establish quality operational standards.

Interpersonal Relationships: Must be able to identify, develop, and utilize capabilities of paid-on-call staff, including providing the leadership necessary to enhance staff participation, recruitment, and retention. Must be consistent in dealing with people, must be sensitive to others' problems and concerns without direct involvement, must exclude personal biases from work performance, must have the ability to accept criticism and/or discipline, must have tact and diplomacy, must strive to promote a cooperative atmosphere in the department.

Professional Attitude: Must have a commitment to the organization, willingness to take initiative, dependability, maturity in relationships, and self-confidence. Must represent the organization to other agencies, staff, and citizens with a courteous, helpful, accurate, and business-like attitude in all contact. Must establish and maintain successful working relationships with those contacted during work. Must develop an understanding and enthusiastic support of public safety as a concept of interdepartmental cooperation and collaboration.

Quality of Work: Demonstrates by personal example the highest standard of conduct and performance. Possess a commitment to and practice comprehensive and continual training and development for all fire personnel to maximize the contribution of all staff.

Technical Knowledge: Must have thorough knowledge of modern fire suppression techniques, fire prevention, and emergency medical services principles, procedures, and equipment. Must have considerable knowledge and ability to understand and discern applicable laws, ordinances, and departmental standard operating procedures, guidelines, and regulations. Must have extensive knowledge of the International Fire Code, NFPA, OSHA, and other pertinent codes and standards. Must have the ability to communicate verbally and in writing effectively.

Physical Abilities, Tools, and Equipment Used: Must have skill in operating all fire service tools and equipment. Requires good physical and sensory skills for exposure to potentially hazardous conditions at fires, accidents, and on-site inspections. Must lift and/or move up to 10 pounds and occasionally lift and/or move more than 100 pounds. Must be physically capable of completing the firefighter physical ability test on an ongoing basis per the RFD Firefighter handbook.

*Any combination of experience that would likely provide the required knowledge is qualifying. A typical way to obtain the knowledge and abilities would be:*

**Minimum Requirements:**

- Graduation from high school or GED equivalent
- Nine (9) years of prior work experience as a firefighter, including two (2) years as a Captain or Lieutenant, and one (1) year with the RFD.
- Possess a valid State driver's license; no felony convictions or disqualifying criminal history within the past ten years; U.S. citizen.
- This position requires responding after hours, on weekends, and on holidays.
- Meet the minimum requirements of a Rogers paid-on-call firefighter.

DRAFT

**Certification or License:**

- Certification as a Firefighter I and II
- Certification in Hazardous Material Operations or higher meeting NFPA #472 standards
- First responder certification meeting Minnesota EMS Regulatory Board standards
- Certification as Fire Officer I meeting NFPA #1021 standards
- Certification as Fire Officer II meeting NFPA #1021 standards (must be completed by the end of the probationary period)
- Certification as Fire Instructor I meeting NFPA # 1041 standards
- Blue Card Certification
    - If appointed before January 1, 2024 – it must be completed by the end of 2024
    - Appointment after January 1, 2024 – online must be done before appointment. In-person testing and certification lab by the end of the probationary period
- Certification as a Fire Apparatus Operator meeting NFPA #1002 standards (required for all members hired after 2022)

**Preferred Certifications:**

- EMT or Higher
- Fire Investigation training/certification
- Fire Inspection training/certification
- Fire Instructor II or higher
- National Fire Academy Managing Officer, Executive Fire Officer, or similar certification/training
- Associate's degree
- M.N. Firefighter License
- Minnesota Board of Firefighter Training and Education – Qualified Instructor

**Time Commitment (non-incident related activities):**

- 7 - 10 hours/week (approximately)
    - Manage firefighter annual review program.
    - Serve as liaison between the firefighter and subordinate officers to the Fire Chief.
    - Participate in Command Staff Meetings and serve as an active member of the departmental command staff team.
    - Active role in delivering training and education to departmental members.
    - Coordinate with other Chief Officers to ensure Chief Officer coverage throughout response area continually.

**Call Percentage and Training Requirement:**

- More than one bad quarter (as defined in the RFD Firefighter Handbook) in any 12 months will result in an officer being removed from the Officer cadre. The firefighter may choose to remain with the department as a paid-on-call firefighter or resign.
- Shall attend a minimum of 70% of officer meetings.
- Shall respond to a minimum of forty (40) percent of calls between 1800 – 0600 Monday – Thursday and 1800 – 0600 Friday – Monday.
    - Response may be to Station or Scene depending upon the needs of the department.
    - Battalion Chief may elect to be excused from calls 1 weekend per month – with appropriate coordination to ensure coverage through a Captain step up, or other Chief Officer Coverage.

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## WORKING CONDITIONS

### Environmental Conditions:

The position will require indoor office work, indoor and outdoor supervision of maintenance and training, and indoor and outdoor response to emergency incidents. Environmental conditions in response to emergencies will have varying climate conditions. The individual may be required to work after appropriate training and with proper equipment in environments that are immediately dangerous to life and health.

- The work environment described here represents those a firefighter may encounter while performing the job's essential functions.

- While wearing personal protective equipment, which weighs approximately twenty-five pounds, and self-contained breathing apparatus (SCBA), which weighs approximately twenty-five pounds, the firefighter may work in areas that may or may not be protected from the weather.

- The firefighter may work in extreme cold or high temperatures, which may cause marked bodily discomfort or reactions. The firefighter may encounter wet conditions and high humidity as well.

- The firefighter may have to perform rescue and/or lifesaving duties in and around static and moving water where the water depth may be greater than the height of the firefighter.

- The firefighter may have to perform emergency response functions in confined spaces.

- The firefighter may work in environments immediately dangerous to life and health.
  - The environment may include smoke or other toxic conditions, and the firefighter may be exposed to various physical hazards, including unsound structures, moving mechanical and electrical equipment, and working in elevated areas. The firefighter is at risk of exposure to high temperatures, low temperatures, radiant energy, toxic chemicals, radioactive materials, biological agents, and explosives.

- Frequently encounters noise and/or vibration exceeding 80 decibels (constant or intermittent).

**Physical Conditions:** (not an all-inclusive list, but the following are the minimum abilities required to maintain employment as a member of the RFD)

1. Lifting/Carrying:
   - Ground to Waist Level- 100 pounds.
     - Dragging/removing fire victims.
     - Advancing hose lines at fires.
     - Carrying fans, rescue tools, and foam containers.
   - Waist to Shoulder Level- 50 pounds.
     - Opening and closing hydrant valves.
     - Making hose connections.
     - Lifting/carrying ladders, hose bundles, and other equipment.

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- Above Shoulders- 35 pounds.
  - Placing ladders against buildings.
  - Pulling ladder halyard to extend ladders.
  - Using an axe and other equipment to ventilate a structure during a fire.
  - Lifting equipment onto fire apparatus.

2. Firm Grasp:
   - Carrying items of substantial weight, i.e., fans, rescue equip., foam containers.
     - Using axes or sledgehammers.
     - Using hydrant wrenches.
     - Dragging victims or hose lines.
     - Pulling ladder rope halyards or using rope to lift objects.

3. Simple Grasp:
   - Carrying items, i.e. ladders, hose bundles, hose rolls, and various equipment.

4. Reaching, Bending, Twisting:
   - Picking up and carrying ladders, hoses, and other fire and rescue equipment.
   - Raising ladders against a structure.
   - Opening hydrants.
   - Connecting hose lines.
   - Using axes, sledgehammers, and rescue tools.
   - Must be capable of reaching and extending the hands and/or arms in any direction.

5. Climbing and/or Balancing:
   - Ascending or descending ladders, stairs, scaffolds, and ramps, using feet and legs and/or hands and arms.
   - Must be able to balance and have the ability to steady oneself and keep from falling when walking, standing, crouching, or crawling on narrow, slippery, or erratically moving surfaces.
   - Must be capable of applying a leg lock with either leg upon a ground ladder to provide a safe anchor when operating hose lines or performing rescue work.

6. Crawling, Kneeling, Squatting:
   - Advancing hose lines in fire situations.
   - Searching for and removing fire victims.
   - Picking up and moving ladders, hoses, and other fire and rescue equipment from the ground.

7. Vision:
   - Normal vision, with or without correction, requires both near and far acuity, depth perception, field of vision, and focusing. Must be able to distinguish colors.

8. Hearing:
   - Normal hearing is needed; firefighters must be able to discriminate among similar sounds in environments with significant amounts of background noise.

9. Speech:

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- Must be able to communicate effectively to others in stressful conditions and while wearing a self-contained breathing apparatus (SCBA).

10. Touching, Feeling, and Using Fingers:
    - Must be able to discriminate differences in items by feeling and manipulating items such as SCBA valves, apparatus controls, alarm panel controls, nozzle controls, and tie knots in ropes. Must be able to determine the difference between hot and cold.

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# JOB DESCRIPTION

Position Title: Paid-On-Call Fire Captain
Department: Fire
Accountable to: Paid-on-Call Battalion Chief
Positions Supervised: Lieutenant(s), firefighters

**Position Summary:**
Serves as a mid-level supervisor of the Rogers Fire Station to which they are assigned. Plans, organizes, coordinates, and directs emergency and non-emergency activities; commands individual resources and/or incident scenes. Provides fire suppression, rescue, medical, and other emergency care in accordance with the department's rules and regulations, administrative policies, and operational procedures. Helps keep the department in a constant state of readiness and assists with fire prevention and public education. May be assigned to supervise their station's training program and fleet or facility maintenance.

**Supervision Received and Exercised:**
- Work is performed independently under the direction of the Paid-on-call Battalion Chief.
- Provides supervision and work direction for subordinate full-time staff during emergency response, and paid-on-call firefighters and officers continually.

**Essential Functions:**
- May coordinate city-wide Fire Department response to significant incidents and serve in a command function at the scene or an emergency operations center in the absence of a chief officer.
- Shall be directly responsible for discipline and efficiency of their assigned station personnel and extinguishing all fires to which they respond.
- Carries out duties conforming with Federal, State, County, and City laws and ordinances.
- Assists in planning and implementing Fire and EMS programs to carry out the policies and goals of the department.
- Handles grievances maintains departmental discipline and the conduct and general behavior of paid-on-call officers and firefighters.
- Participates in departmental in-service training activities.
- Ensures the readiness of their assigned station's equipment, facilities, and personnel.
- Conducts and coordinates annual employee reviews of firefighters annually.

**MARGINAL FUNCTIONS**

- Performs other related duties as apparent or assigned.

**Knowledge, Skills, and Abilities:**
Communications: Must be able to lead and command effectively in emergencies. Must be able to assertively control conversations to quickly and accurately gather pertinent information and communicate this information professionally and precisely to the proper recipient. Must

communicate with citizens, elected officials, City staff, employees, and others regarding fire department and emergency management issues.

Decision Making: Must act in a decisive manner using good judgment. Must be able to assess problems and situations, anticipate needs, and evaluate alternatives for the protection of life and property in the City. Must be able to effectively interpret the policies and objectives of the department to establish quality operational standards.

Interpersonal Relationships: Must be able to identify, develop, and utilize capabilities of paid-on-call staff, including providing the leadership necessary to enhance staff participation, recruitment, and retention. Must be consistent in dealing with people, must be sensitive to others' problems and concerns without direct involvement, must exclude personal biases from work performance, must have the ability to accept criticism and/or discipline, must have tact and diplomacy, must strive to promote a cooperative atmosphere in the department.

Professional Attitude: Must have a commitment to the organization, willingness to take initiative, dependability, maturity in relationships, and self-confidence. Must represent the organization to other agencies, staff, and citizens with a courteous, helpful, accurate, and business-like attitude in all contact. Must establish and maintain successful working relationships with those contacted during work. Must create understanding and enthusiastic support of public safety as a concept of interdepartmental cooperation and collaboration.

Quality of Work: Demonstrates by personal example the highest standard of conduct and performance. Possess a commitment to and practice comprehensive and continual training and development for all fire personnel to maximize the contribution of all staff.

Technical Knowledge: Must have thorough knowledge of modern fire suppression techniques, fire prevention, and emergency medical services principles, procedures, and equipment. Must have considerable knowledge and ability to understand and discern applicable laws, ordinances, and departmental standard operating procedures, guidelines, and regulations. Must have extensive knowledge of the International Fire Code, NFPA, OSHA, and other pertinent codes and standards. Must have the ability to communicate verbally and in writing effectively.

Physical Abilities, Tools, and Equipment Used: Must have skill in operating all fire service tools and equipment. Requires good physical and sensory skills for exposure to potentially hazardous conditions at fires, accidents, and on-site inspections. Must lift and/or move up to 10 pounds and occasionally lift and/or move more than 100 pounds. Must be physically capable of completing the firefighter physical ability test on an ongoing basis per the RFD Firefighter handbook.

*Any combination of experience that would likely provide the required knowledge is qualifying. A typical way to obtain the knowledge and abilities would be:*

**Minimum Requirements:**

- Graduation from high school or GED equivalent
- Six (6) years of prior work experience as a firefighter, including one (1) year as a Lieutenant, and one (1) year with the RFD.
- Possess a valid State driver's license; no felony convictions or disqualifying criminal history within the past ten years; U.S. citizen.

- This position requires responding after hours, on weekends, and on holidays, including mandatory participation in the Duty Officer Program.
- Meet the minimum requirements of a Rogers paid-on-call firefighter.

**Certification or License:**

- Certification as a Firefighter I and II
- Certification in Hazardous Material Operations or higher meeting NFPA #472 standards
- First responder certification meeting Minnesota EMS Regulatory Board standards
- Certification as Fire Officer I meeting NFPA #1021 standards
- Certification as Fire Instructor I meeting NFPA # 1041 standards
  - Blue Card Certification
    - If appointed before January 1, 2024 – it must be completed by the end of 2024
    - Appointment after January 1, 2024 – online must be done before appointment. In-person testing and certification lab by the end of the probationary period
- Certification as a Fire Apparatus Operator meeting NFPA #1002 standards (required for all members hired after 2022)

**Preferred Certifications:**

- EMT or Higher
- Fire Investigation training/certification
- Fire Inspection training/certification
- Fire Instructor II or higher
- National Fire Academy Managing Officer or similar certification/training
- Associate's degree
- M.N. Firefighter License
- Minnesota Board of Firefighter Training and Education – Qualified Instructor

**Time Commitment (non-incident related activities):**

- 5 – 7 hours/week (approximately)
    - Manage assigned station mentorship program
    - Coordinate station, apparatus, and equipment maintenance issues with FLT.
    - Active role in fire department drill instruction.
    - Coordinate and manage station meetings, annual reviews, etc.
    - Assist Chiefs in identifying ways to improve assigned station performance through training or other means.

**Call Percentage and Training Requirement:**

- Must attend thirty-five (35) percent of calls quarterly to maintain officer position
- More than one bad quarter (as defined in the RFD Firefighter Handbook) in any 12 months will result in an officer being removed from the Officer cadre. The firefighter may choose to remain with the department as a paid-on-call firefighter or resign from the department.
- Shall attend a minimum of 70% of officer meetings.
- Active participation in the duty officer program as assigned.

**WORKING CONDITIONS**

**Environmental Conditions:**

The position will require indoor office work, indoor and outdoor supervision of maintenance and training, and indoor and outdoor response to emergency incidents. Environmental conditions in response to emergencies will have varying climate conditions. The individual may be required to work after appropriate training and with proper equipment in environments that are immediately dangerous to life and health.

- The work environment described here represents those a firefighter may encounter while performing the job's essential functions.

- While wearing personal protective equipment, which weighs approximately twenty-five pounds, and self-contained breathing apparatus (SCBA), which weighs approximately twenty-five pounds, the firefighter may work in areas that may or may not be protected from the weather.

- The firefighter may work in extreme cold or high temperatures, which may cause marked bodily discomfort or reactions. The firefighter may encounter wet conditions and high humidity as well.

- The firefighter may have to perform rescue and/or lifesaving duties in and around static and moving water where the water depth may be greater than the height of the firefighter.

- The firefighter may have to perform emergency response functions in confined spaces.

- The firefighter may work in environments immediately dangerous to life and health.
  - The environment may include smoke or other toxic conditions, and the firefighter may be exposed to various physical hazards, including unsound structures, moving mechanical and electrical equipment, and working in elevated areas. The firefighter is at risk of exposure to high temperatures, low temperatures, radiant energy, toxic chemicals, radioactive materials, biological agents, and explosives.

- Frequently encounters noise and/or vibration exceeding 80 decibels (constant or intermittent).

**Physical Conditions:** (not an all-inclusive list, but the following are the minimum abilities required to maintain employment as a member of the RFD)

1. Lifting/Carrying:
   - Ground to Waist Level- 100 pounds.
     - Dragging/removing fire victims.
     - Advancing hose lines at fires.
     - Carrying fans, rescue tools, and foam containers.
   - Waist to Shoulder Level- 50 pounds.
     - Opening and closing hydrant valves.
     - Making hose connections.
     - Lifting/carrying ladders, hose bundles, and other equipment.
   - Above Shoulders- 35 pounds.
     - Placing ladders against buildings.
     - Pulling ladder halyard to extend ladders.
     - Using an axe and other equipment to ventilate a structure during a fire.

- Lifting equipment onto fire apparatus.

2. Firm Grasp:
   - Carrying items of substantial weight, i.e., fans, rescue equip., foam containers.
     - Using axes or sledgehammers.
     - Using hydrant wrenches.
     - Dragging victims or hose lines.
     - Pulling ladder rope halyards or using rope to lift objects.

3. Simple Grasp:
   - Carrying items, i.e. ladders, hose bundles, hose rolls, and various equipment.

4. Reaching, Bending, Twisting:
   - Picking up and carrying ladders, hoses, and other fire and rescue equipment.
   - Raising ladders against a structure.
   - Opening hydrants.
   - Connecting hose lines.
   - Using axes, sledgehammers, and rescue tools.
   - Must be capable of reaching and extending the hands and/or arms in any direction.

5. Climbing and/or Balancing:
   - Ascending or descending ladders, stairs, scaffolds, and ramps, using feet and legs and/or hands and arms.
   - Must be able to balance and have the ability to steady oneself and keep from falling when walking, standing, crouching, or crawling on narrow, slippery, or erratically moving surfaces.
   - Must be capable of applying a leg lock with either leg upon a ground ladder to provide a safe anchor when operating hose lines or performing rescue work.

6. Crawling, Kneeling, Squatting:
   - Advancing hose lines in fire situations.
   - Searching for and removing fire victims.
   - Picking up and moving ladders, hoses, and other fire and rescue equipment from the ground.

7. Vision:
   - Normal vision, with or without correction, requires both near and far acuity, depth perception, field of vision, and focusing. Must be able to distinguish colors.

8. Hearing:
   - Normal hearing is needed; firefighters must be able to discriminate among similar sounds in environments with significant amounts of background noise.

9. Speech:
   - Must be able to communicate effectively to others in stressful conditions and while wearing a self-contained breathing apparatus (SCBA).

10. Touching, Feeling, and Using Fingers:

- Must be able to discriminate differences in items by feeling and manipulating items such as SCBA valves, apparatus controls, alarm panel controls, nozzle controls, and tie knots in ropes. Must be able to determine the difference between hot and cold.

# JOB DESCRIPTION

Position Title: Paid-On-Call Lieutenant
Department: Fire
Accountable to: Captains
Positions Supervised: Firefighters

**Position Summary:**
Serves as an entry-level supervisory position. Provides front-line supervision to paid-on-call firefighters and conducts fire suppression, rescue, medical and other emergency care according to the department's rules and regulations, administrative policies and operational procedures. Helps keep the department in a constant state of readiness and assists with fire prevention and public education. May be assigned to ongoing or new recruit training or fleet and facility maintenance of their assigned station.

**Supervision Received and Exercised:**

- Work is performed independently under the direction of their assigned Fire Captain.
- Provides supervision and work direction for subordinate full-time staff during emergency response, and paid-on-call firefighters continually.

**Essential Functions:**

- May coordinate city-wide Fire Department response to significant incidents and serve in a command function at the scene or an emergency operations center in the absence of a superior officer.
- Shall be directly responsible for discipline and efficiency of their assigned station personnel and extinguishing all fires to which they respond.
- Carries out duties conforming with Federal, State, County, and City laws and ordinances.
- Assists in planning and implementing Fire and EMS programs to carry out the policies and goals of the department.
- Handles grievances, maintains departmental discipline, and the conduct and general behavior of paid-on-call officers and firefighters.
- Participates in departmental in-service training activities.
- Assists their assigned Captain in ensuring their assigned station's equipment, facilities, and personnel readiness.
- Conducts annual employee reviews of firefighters annually.

**MARGINAL FUNCTIONS**

- Performs other related duties as apparent or assigned.

**Knowledge, Skills, and Abilities:**
Communications: Must be able to lead and command effectively in emergencies. Must be able to assertively control conversations to quickly and accurately gather pertinent information and communicate this information professionally and precisely to the proper recipient.

Decision Making: Must act in a decisive manner using good judgment. Must be able to assess problems and situations, anticipate needs, and evaluate alternatives for the protection of life and property in the City. Must be able to effectively interpret the policies and objectives of the department to establish quality operational standards.

Interpersonal Relationships: Must be able to identify, develop, and utilize capabilities of paid-on-call staff, including providing the leadership necessary to enhance staff participation, recruitment, and retention. Must be consistent in dealing with people, must be sensitive to others' problems and concerns without direct involvement, must exclude personal biases from work performance, must have the ability to accept criticism and/or discipline, must have tact and diplomacy, must strive to promote a cooperative atmosphere in the department.

Professional Attitude: Must have a commitment to the organization, willingness to take initiative, dependability, maturity in relationships, and self-confidence. Must represent the organization to other agencies, staff, and citizens with a courteous, helpful, accurate, and business-like attitude in all contact. Must establish and maintain successful working relationships with those contacted during work. Must create understanding and enthusiastic support of public safety as a concept of interdepartmental cooperation and collaboration.

Quality of Work: Demonstrates by personal example the highest standard of conduct and performance. Possess a commitment to and practice comprehensive and continual training and development for all fire personnel to maximize the contribution of all staff.

Technical Knowledge: Must have thorough knowledge of modern fire suppression techniques, fire prevention, and emergency medical services principles, procedures, and equipment. Must have considerable knowledge and ability to understand and discern applicable laws, ordinances, and departmental standard operating procedures, guidelines, and regulations. Must have extensive knowledge of the International Fire Code, NFPA, OSHA, and other pertinent codes and standards. Must have the ability to communicate verbally and in writing effectively.

Physical Abilities, Tools, and Equipment Used: Must have skill in operating all fire service tools and equipment. Requires good physical and sensory skills for exposure to potentially hazardous conditions at fires, accidents, and on-site inspections. Must lift and/or move up to 10 pounds and occasionally lift and/or move more than 100 pounds. Must be physically capable of completing the firefighter physical ability test on an ongoing basis per the RFD Firefighter handbook.

*Any combination of experience that would likely provide the required knowledge is qualifying. A typical way to obtain knowledge and abilities would be:*

**Minimum Requirements:**

- Graduation from high school or GED equivalent
- Three (3) years of prior work experience as a firefighter, including one (1) year with the RFD
- Possess a valid State driver's license; no felony convictions or disqualifying criminal history within the past ten years; U.S. citizen.
- This position requires responding after hours, on weekends, and on holidays, including mandatory participation in the Duty Officer Program.
- Meet the minimum requirements of a Rogers paid-on-call firefighter.

**Certification or License:**

- Certification as a Firefighter I and II
- Certification in Hazardous Material Operations or higher meeting NFPA #472 standards (by the end of the probationary period)
- First responder certification meeting Minnesota EMS Regulatory Board standards
- Certification as Fire Instructor I meeting NFPA # 1041 standards
- Blue Card Certification
    - If appointed before January 1, 2024 – it must be completed by the end of 2024
    - Appointment after January 1, 2024 – online must be done before appointment. In-person testing and certification lab by the end of the probationary period
- Certification as a Fire Apparatus Operator meeting NFPA #1002 standards (required for all members hired after 2022)

**Preferred Certifications:**

- EMT or Higher
- Fire Investigation training/certification
- Fire Inspection training/certification
- Fire Instructor II or higher
- Fire Officer I or higher
- National Fire Academy Managing Officer or similar certification/training
- Associate's degree
- M.N. Firefighter License
- Minnesota Board of Firefighter Training and Education – Qualified Instructor

**Time Commitment (non-incident related activities):**

- 2 - 5 hours/week (approximately)
    - Coordinate truck checks, mentorship, etc.
    - Complete assigned employee reviews and other proficiency checks as assigned.

**Call Percentage and Training Requirement:**

- Must attend thirty (30) percent of calls quarterly to maintain officer position
- More than one bad quarter (as defined in the RFD Firefighter Handbook) in any 12 months will result in an officer being removed from the Officer cadre. The firefighter may choose to remain with the department as a paid-on-call firefighter or resign.
- Shall attend a minimum of 70% of officer meetings.
- Active participation in the duty officer program as assigned.

**WORKING CONDITIONS**

**Environmental Conditions:**

The position will require indoor office work, indoor and outdoor maintenance supervision and training, and indoor and outdoor response to emergency incidents. Environmental conditions in response to emergencies will vary. The individual may be required to work after appropriate training and with proper equipment in environments that are immediately dangerous to life and health.

- The work environment described here represents those a firefighter may encounter while performing the job's essential functions.

- While wearing personal protective equipment, which weighs approximately twenty-five pounds, and self-contained breathing apparatus (SCBA), which weighs approximately twenty-five pounds, the firefighter may work in areas that may or may not be protected from the weather.

- The firefighter may work in extreme cold or high temperatures, which may cause marked bodily discomfort or reactions. The firefighter may encounter wet conditions and high humidity as well.

- The firefighter may have to perform rescue and/or lifesaving duties in and around static and moving water where the water depth may be greater than the height of the firefighter.

- The firefighter may have to perform emergency response functions in confined spaces.

- The firefighter may work in environments immediately dangerous to life and health.
  - The environment may include smoke or other toxic conditions, and the firefighter may be exposed to various physical hazards, including unsound structures, moving mechanical and electrical equipment, and working in elevated areas. The firefighter is at risk of exposure to high temperatures, low temperatures, radiant energy, toxic chemicals, radioactive materials, biological agents, and explosives.

- Frequently encounters noise and/or vibration exceeding 80 decibels (constant or intermittent).

**Physical Conditions:** (not an all-inclusive list, but the following are the minimum abilities required to maintain employment as a member of the RFD)

1. Lifting/Carrying:
   - Ground to Waist Level- 100 pounds.
     - Dragging/removing fire victims.
     - Advancing hose lines at fires.
     - Carrying fans, rescue tools, and foam containers.
   - Waist to Shoulder Level- 50 pounds.
     - Opening and closing hydrant valves.
     - Making hose connections.
     - Lifting/carrying ladders, hose bundles, and other equipment.
   - Above Shoulders- 35 pounds.
     - Placing ladders against buildings.
     - Pulling ladder halyard to extend ladders.
     - Using an axe and other equipment to ventilate a structure during a fire.
     - Lifting equipment onto fire apparatus.

2. Firm Grasp:
   - Carrying items of substantial weight, i.e., fans, rescue equip., foam containers.
     - Using axes or sledgehammers.
     - Using hydrant wrenches.

- Dragging victims or hose lines.
- Pulling ladder rope halyards or using rope to lift objects.

3. Simple Grasp:
   - Carrying items, i.e. ladders, hose bundles, hose rolls, and various equipment.

4. Reaching, Bending, Twisting:
   - Picking up and carrying ladders, hoses, and other fire and rescue equipment.
   - Raising ladders against a structure.
   - Opening hydrants.
   - Connecting hose lines.
   - Using axes, sledgehammers, and rescue tools.
   - Must be capable of reaching and extending the hands and/or arms in any direction.

5. Climbing and/or Balancing:
   - Ascending or descending ladders, stairs, scaffolds, and ramps, using feet and legs and/or hands and arms.
   - Must be able to balance and have the ability to steady oneself and keep from falling when walking, standing, crouching, or crawling on narrow, slippery, or erratically moving surfaces.
   - Must be capable of applying a leg lock with either leg upon a ground ladder to provide a safe anchor when operating hose lines or performing rescue work.

6. Crawling, Kneeling, Squatting:
   - Advancing hose lines in fire situations.
   - Searching for and removing fire victims.
   - Picking up and moving ladders, hoses, and other fire and rescue equipment from the ground.

7. Vision:
   - Normal vision, with or without correction, requires both near and far acuity, depth perception, field of vision, and focusing. Must be able to distinguish colors.

8. Hearing:
   - Normal hearing is needed; firefighters must be able to discriminate among similar sounds in environments with significant background noise.

9. Speech:
   - Must be able to communicate effectively to others in stressful conditions and while wearing a self-contained breathing apparatus (SCBA).

10. Touching, Feeling, and Using Fingers:
    - Must be able to discriminate differences in items by feeling and manipulating items such as SCBA valves, apparatus controls, alarm panel controls, nozzle controls, and tie knots in ropes. Must be able to determine the difference between hot and cold.

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.5

**Subject**: Approve Resolution 2026-41; A Resolution Calling for Public Hearing on Proposed Property Tax Abatements for the Purpose of Issuing Tax Abatement Bonds to Finance the Expansion of the Rogers Activity Center

**Prepared By**: Bridget Bruska, Finance Director

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**Recommended Council Action**

Motion to Approve Resolution 2026-41; A Resolution Calling for Public Hearing on Proposed Property Tax Abatements for the Purpose of Issuing Tax Abatement Bonds to Finance the Expansion of the Rogers Activity Center

**Overview / Background / Analysis**

On February 4, 2026, the City Council accepted bids for the Rogers Activity Center (RAC) Expansion, City Project #2406. The project consists of constructing a second sheet of ice between the existing RAC and the HealthPartners Fieldhouse, completing the TruStone Center.

This project includes several funding mechanisms, including the issuance of bonds.

To help finance the project, the City intends to issue General Obligation (GO) Tax Abatement Bonds. At a high level, these bonds allow the City to capture a portion of its existing property tax levy from designated parcels and use those funds to repay the debt. This financing structure does not increase the City's tax rate, as it reallocates existing tax capacity rather than generating new taxes.

The bonds are anticipated to be repaid through a combination of revenue sources, including the existing tax levy, annual contributions from local organizations such as Rogers Youth Hockey and the Rogers Royals Face-Off Booster Club, as well as operating income generated by the facility.

Pursuant to Minnesota Statutes, the use of tax abatement financing requires a public hearing prior to approval.

This Council action calls for the required public hearing on the proposed property tax abatements associated with the issuance of the bonds. The public hearing is scheduled to occur on April 28, 2026, at the regularly scheduled City Council meeting.

No final action on the bonds or abatements is being taken at this time.

**Staff Recommendation**
Motion to Approve Resolution 2026-41; A Resolution Calling for Public Hearing on Proposed Property Tax Abatements for the Purpose of Issuing Tax Abatement Bonds to Finance the Expansion of the Rogers Activity Center

**Financial Impact**: N/A **Source Fund**: N/A

**Budgeted?** N/A

**Supporting Documentation**
A. 2026-41 Calling for Public Hearing - Rogers GO Abatement 2026

**RESOLUTION NO. 2026-41**

**A RESOLUTION CALLING FOR A PUBLIC HEARING ON PROPOSED PROPERTY TAX ABATEMENTS FOR THE PURPOSE OF ISSUING TAX ABATEMENT BONDS TO FINANCE THE EXPANSION OF THE ROGERS ACTIVITY CENTER**

**WHEREAS,** *Minnesota Statutes*, Sections 469.1812 through 469.1815, both inclusive (the "Act"), authorize the City of Rogers, Minnesota (the "City"), upon satisfaction of certain conditions, to grant an abatement of all or a part of the taxes levied by the City on certain property; and

**WHEREAS,** the City has determined it is the best interest of the City (i) to finance certain public improvements including without limitation a portion of the cost of the acquisition, construction and betterment of certain expansion of City's Rogers Activity Center to include a second sheet of ice (collectively, the "Project"), through the issuance of general obligation tax abatement bonds under the Act (the "Bonds"), and (ii) authorize a property tax abatement with respect to various parcels of land that benefit from the Rogers Area Activity Center; and

**WHEREAS,** the Act requires the City to hold a public hearing prior to adoption of a resolution granting any property tax abatements:

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Rogers, Minnesota, as follows:

1. Hearing. A public hearing on the consideration of authorizing a property tax abatement in connection with the issuance of tax abatement bonds will be held at the time and place set forth in the Notice of Hearing attached hereto as **Exhibit A** and hereby made a part hereof or on such other date as determined by City staff for which sufficient notice is published in accordance with the Act.

2. Notice. The City Clerk is hereby authorized and directed to cause notice of said hearing in substantially the form attached hereto as **Exhibit A** to be given one publication in a newspaper of general circulation in the City at least 10 days but less than 30 days before the hearing. The newspaper must be one of general circulation, interest and readership in the City, and must be published at least once per week.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and, upon a vote being taken thereon after full discussion thereof, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

ATTEST: _____
Mayor

_____
City Clerk

4896-8118-0830.1

STATE OF MINNESOTA )
HENNEPIN COUNTY ) ss

I, the undersigned, being the duly qualified and acting Clerk of the City of Rogers, Minnesota (the "City"), by reason of my office as City Clerk, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of the City, duly called and held on the date therein indicated, insofar as such minutes relate to the calling of a public hearing on proposed property tax abatements.

WITNESS my hand this _____ day of _____, 2026.

_____
City Clerk

EXHIBIT A

CITY OF ROGERS
COUNTY OF HENNEPIN
STATE OF MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Rogers, Minnesota (the "City"), will hold a public hearing on Tuesday, April 28, 2026, beginning at approximately 7:00 PM, at the City Council Chambers located at 21201 Memorial Drive, Rogers, Minnesota on the proposal to abate all or a portion of property taxes levied by the City on the following parcels (the "Abatement Parcels"):

| | |
|---|---|
| 11.120.23.43.0014 | 13.120.23.34.0004 |
| 11.120.23.24.0010 | 13.120.23.34.0008 |
| 14.120.23.44.0016 | 13.120.23.42.0005 |

The purpose of the proposed abatement is to finance certain public improvements including without limitation a portion of the cost of the acquisition, construction and betterment of certain expansion of City's Rogers Activity Center to include a second sheet of ice (collectively, the "Project"), through the issuance of general obligation tax abatement bonds (the "Bonds") under Minnesota Statutes, Sections 469.1812 through 469.1815, both inclusive (the "Act").

At the public hearing, the Council will consider an abatement resolution under which the City will pledge all or a portion of the City's share of property taxes from the Abatement Parcels to the payment of the Bonds. The total amount of abatement is estimated not to exceed $10,500,000, representing the aggregate abatement dollars to be collected by the City over a maximum of 20 years.

The proposed abatement bonds will not affect tax rates for the Abatement Parcels or otherwise impact the Abatement Parcels differently from other parcels in the City. The identification of specific properties is simply a requirement to use this method of financing.

All interested persons may appear at the public hearing on April 28, 2026, and present their views orally or prior to the meeting in writing.

Dated April 16, 2026

BY ORDER OF THE CITY COUNCIL

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.6

**Subject**: Approval of Ordinance 2026-10 Amending City Code Chapter 22-XIV Licensing Procedures and Regulations Related to Cannabis Businesses and Authorizing the Summary Publication
**Prepared By**: Brett Angell, Community Development Director

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**Overview / Background / Analysis**
On November 26th, 2024, the City of Rogers passed ordinances pertaining to cannabis businesses following a state law change legalizing adult use cannabis and corresponding cannabis businesses. Two ordinances were passed at the time of original adoption. One related to the licensing and general regulations for cannabis businesses and one related to amending the city's use table for allowable zoning districts where a cannabis business may locate.

Since the time of adoption, the ordinances have been the guiding rules for any cannabis businesses within the city. Throughout this time, there have been some rule and guidance changes from the Office of Cannabis Management (OCM) and the city has identified areas of the ordinance that should be amended for further clarification or better alignment with state regulations. Through discussions with the city's legal council, a few amendments have been identified to City Code Chapter 22-XIV corresponding to the regulations and registration procedures for cannabis businesses.

Recently, the city has also received a text amendment application requesting the city amend its buffer regulations to allow for a potential retail cannabis location at 13625 Northdale Blvd. The code amendment request seeks to alter the buffer distance requirement from daycare facilities from 500 feet to 480 feet or to amend the language to be measured from building-to-building rather than property line to property line. When measuring from property line to property line, the subject property is at approximately 485 feet. If measuring from the daycare building to the proposed tenant space, the distance is approximately 710 feet. The narrative from the applicant is attached to this item along with signatures from other tenants of the building supporting the proposed use.

If the city were to allow the proposed change and the space did become a retail cannabis location, it is anticipated that the space would become the second and last initial retail cannabis location since the city currently has a cap of two available registrations based on population size. The other location is 21753 S Diamond Lake Rd (former El Loro/Los Mariachis) which is currently under interior buildout.

Other proposed clean-up amendments to the ordinance include the following items:

- Clarifications on the pre-licensing procedures for the city and obtaining locations;
- Clarification on the processing of retail registrations;
- Amending the registration cap to explicitly state cannabis retailers to conform to the statute;
- Adding language to detail the maximum amount of time a registration application will be considered and codifying a waitlist for pending applications;
- Amendments and clarifications to the buffer requirements.

Planning Commission Review

This item was reviewed by the Planning Commission at the Monday, April 6th meeting date. The Planning Commission provided feedback and the discussion was primarily focused on the buffer adjustment request. Following discussion, the Planning Commission unanimously recommended approval of the ordinance amendments with the change to the buffering measurements being from property line to property to instead being from the buffer feature property line to the physical space of the cannabis retailer. Notice of ordinance amendment consideration by the Planning Commission for this item was published within the Crow River News in advance of review.

**Staff Recommendation**

Staff recommend approval of Ordinance 2026-10 amending City Code Chapter 22-XIV Licensing Procedures and Regulations Related to Cannabis Businesses and approval of Resolution 2026-38 authorizing the summary publication of the ordinance.

**Financial Impact**: Not applicable. **Source Fund**: Not applicable.

**Budgeted?** N/A

**Supporting Documentation**

A. Ordinance 2026-10 Cannabis Licensing and Regulations Amendments
B. Resolution 2026-38 Summary Publication of Ordinance 2026-10
C. Existing Full Code
D. Applicant Narrative

**ORDINANCE NO. 2026-10**

**CITY OF ROGERS**
**STATE OF MINNESOTA**

**AN ORDINANCE AMENDING THE LICENSING PROCEDURES AND REGULATIONS RELATED TO CANNABIS BUSINESSES**

The City of Rogers hereby ordains:

**SECTION 1. Chapter 22, Article XIV, Section 841 of the City Code is hereby amended as follows:**

*Applicant* means an entity with a license, preliminary license approval, endorsement, or other applicable written approval issued by the OCM that is applying for an initial registration or for registration renewal.

*Cannabis Retailer* means a business with a cannabis retailer license or cannabis retail endorsement, or other applicable written approval, from OCM.

**SECTION 2. Chapter 22, Article XIV, Section 842, of the City Code is hereby amended as follows:**

(b) Potential licensees are responsible for obtaining all necessary zoning, building, and fire code approvals prior to the city receiving the request for certification from the OCM. If a potential licensee fails to obtain approvals prior to the city receiving a request for certification, the city will inform the OCM that the potential licensee does not meet zoning and land use laws or does not meet building and fire code requirements. ~~Potential licensees are responsible for obtaining all necessary zoning approvals prior to the City receiving the request for certification from the OCM. If a potential licensee fails to obtain necessary zoning approvals prior to the City receiving a request for certification, the City will inform the OCM that the potential licensee does not meet zoning and land use laws. If, at the time the City receives a request for zoning certification, there are no further intended alterations to the building where the business is to be conducted, the City will also certify compliance with building and fire code regulations, provided that the potential licensee has obtained inspections prior the City's receipt of a request for certification from the OCM. Building and fire code inspections will be valid for 1 year from completion.~~

(c) For cannabis retailers, receiving a pre-license certification does not ensure the cannabis retailer will receive a registration under § 122.14.

**SECTION 3. Chapter 22, Article XIV, Section 843, of the City Code is hereby amended as follows:**

(d) *Processing Registrations*.
(1) Applications will be processed on a first-come, first-served basis based on the city receiving a complete application and payment of all fees.

~~(2) The date a certification under Sec. 22.03 is issued will have no impact on the applicant's registration processing.~~

(2) Once an application is considered complete, the city shall inform the applicant as such, process the application fees, and forward the application to the City Council for approval or denial.

(3) If a registered cannabis business's license lapses or is revoked by the OCM, resulting in the business's registration terminating, the City will conduct a lottery to select the order in which the City will process applications for that open registration. Within one month of the date the registration terminates, the City Administrator will accept applications from businesses seeking a registration. Businesses submitting complete applications will be placed in a lottery. The lottery will consist only of businesses that have submitted complete applications. Businesses will be randomly selected and placed in the order of the selection. All sections of this Article shall apply to the lotter selection process, except the language in Section 22-843(d)(1 and 2). If no applications are received, then the registration will be issued pursuant to 22-843(d)(1 and 2).

(4) The date of the certification under Sec. 22-842 is issued will have no impact on the applicant's registration processing.

*(e) Retail Registration Limits*

(1) The City will issue one cannabis retailer registration per 12,500 residents in the city, except that the city will not issue any cannabis retailer registrations if there is one cannabis retailer registration per 12,500 residents in Hennepin County.

(2) The number of registrations available will be calculated by dividing the state demographer's most recent estimate of the city's population by 12,500 and rounding up to the nearest whole number.

~~(3) The city will update the number of registrations available based on the most recent data available from the state's demographer on January 1 and June 1 each year.~~

(3) The number of registrations in the County will be based on the number of registrations in the county on the day the application is received.

(4) If the number of registrations available within the city decreases based on the county reaching the one per 12,500 threshold or the city's population decreases below a previous threshold, businesses with current registrations will be allowed to maintain and renew their registrations but no new registration will be issued.

(5) Registrations issued to businesses with a preliminary license ~~pre~~approval will count toward the City's registration limit.

(6) Businesses operating under a tribal compact entered into under Minnesota Statutes, section 3.9224 or 3.9228 and tribally issued licenses and registrations are counted towards the city's registration limit and the county registration limit.

(f) *Application*. The applicant must submit a registration application or renewal form provided by the city. The form may be amended from time to time by the City Administrator or designee, but must include or be accompanied by:

(1) Name of the property owner

(2) Name of the applicant

(3) Address and parcel ID for the property for which the registration is sought

(4) Certification that the applicant complies with the requirements of this article

~~(5) *Fee Required*. At the time of initial application, and prior to the city's consideration of any renewal application, each retailer must pay, as established in the city's fee schedule, the following fees:~~

~~a. At the time of initial registration:~~

~~i. An initial registration fee. The initial registration fee will pay for the costs of registration and the cost of the first year of operation.~~

~~ii. The renewal fee for the second year of operation.~~

~~a. At the time of the first annual renewal (prior to the second year of operation), no fee will be due.~~

~~b. At the time of the second annual renewal, and each year thereafter, the renewal fee must be paid prior to the city issuing any renewal registration.~~

~~c. Initial registration fees and renewal registration fees are nonrefundable.~~

(5) Proof of taxes, assessments, utility charges or other financial claims of the city of the state are current.

(6) A copy of a valid state license, preliminary license approval, or other applicable written approval from ~~written notice of~~ OCM ~~license preapproval~~

(7) *Amending an Application.* An applicant may not amend information on the application once it has been submitted.

(8) *Immediate Denial*. An applicant that does not comply with the distance requirements of Section 22-847 will be immediately denied.

(g) *Processing Applications*. Once the City receives a completed application, and the maximum number of registrations defined in Section 22-843(e)(1) have been issued, the applicant will receive written confirmation confirming that the applicant has submitted a complete application and informing the applicant of the steps that must be completed before the City will issue the registration.

(1) *Preliminary Compliance Check.* The City shall conduct a preliminary compliance check to ensure compliance with this Chapter and any other regulations established pursuant to Minnesota Statutes, section 342.13.

(2) *Fee Required.* At the time of initial application, and prior to the city's consideration of any renewal application, each retailer must pay, as established in the city's fee schedule, the following fees:

i. At the time of initial registration:

ii. An initial registration fee. The initial registration fee will pay for the costs of registration and the cost of the first year of operation.

iii. The renewal fee for the second year of operation.

(3) At the time of the preliminary compliance check, the applicant must also submit a form recertifying that the applicant complies with the requirements of this article and proof of taxes, assessments, utility charges, or other financial claims of the city or the state are current for both the applicant and the proposed location.

(4) Applicants will have six (6) months between the date of the initial complete application is submitted to complete the required steps to receive the registration. Once the six-month period has passed, the application shall be denied. Applicants shall have submitted applications prior to the effective date of this ordinance shall have six (6)

months from the effective date of this ordinance to complete the required steps to receive the registration.

During the time when applications for open registration slots are being processed, applicants that submitted complete applications will be placed on a waitlist based on the order in which they were received or the order selected in the lottery and processed should applicants ahead of them be denied.

~~(g) *Preliminary Compliance Check*. The City shall conduct a preliminary compliance check to ensure compliance with this Chapter and any other regulations established pursuant to Minnesota Statutes, section 342.13.~~

(h) *Reasons for Denial*. The City shall not issue a registration or renewal if any of the following conditions are true:

(1) The applicant has not submitted a complete application.
(2) The applicant does not comply with the requirements of this article.
(3) The applicant does not comply with applicable zoning and land use regulations.
(4) The applicant is found to not comply with the requirements of the Act or this article at the preliminary compliance check.
(5) The maximum number of registrations, pursuant to subsection (e), have been issued by the city or within the county.
(6) The applicant does not have a valid license, preliminary license approval, or other applicable written approval from ~~the~~ OCM.
(7) An applicant obtains a registration, or the maximum number of registrations, making them ineligible under state law to obtain an additional cannabis retail registration.

(i) *Issuing the Registration or Renewal*. The city shall issue the registration or renewal if the retailer meets the requirements of this article, including that none of the reasons for denial in subsection (h) are true.

(j) *Nontransferable*. A registration is not transferable. This prohibition does not apply to a transfer of property ownership at the location where a cannabis retailer is located.

(k) *Location Change*. A registered business that wishes to move locations within the city must submit the new proposed location to the city as part of a new application for registration / on a form provided by the City, including a certification that the location meets all zoning requirements. Such change will be approved provided that it complies with the requirements of this article and all zoning regulations, and there are no other grounds for denial as described in subsection (h).

**SECTION 4. Chapter 22, Article XIV, Section 847, of the City Code is hereby amended as follows:**

(a) The city prohibits the establishment and operation of a cannabis business within the following buffer zones:
- 1,000 from a school

- 500 feet from a day care
- 500 feet from an attraction with a park feature
- 500 feet from another cannabis business

(b) The buffers in this section will be measured from the potential licensee's proposed business location based on the location of schools, day cares, and park features on the earlier of the date the city receives the request from the OCM for certification ~~date the city receives the request from the OCM for certification~~ pursuant to Sec. 22-843 that is ultimately successful or the date the city receives a complete application for retail registration pursuant to Sec. 22-843(c). A buffer from another cannabis retailer will only be established from other cannabis retailers with city-issued registrations and from other applicants that have submitted complete applications but have not received a registration from the city. If an applicant amends the proposed business location after submitting a complete application, buffers will be reestablished on the date the application is amended. Buffer distances will be measured from the perimeter of the cannabis retailers' physical building and/or leasehold space to the property lines of the buffer feature.

(c) Nothing in this section shall prohibit a registered cannabis business from continuing to operate at the same location if a school, day care, residential treatment facility, or park feature establishes within the buffer.

(d) This section does not ~~pertain~~ restrict the location of ~~to~~ lower-potency hemp edible ~~products~~retailer.

**SECTION 2. EFFECTIVE DATE.** This ordinance shall take effect following its passage and publication in accordance with state law.

Dated the 14th day of April, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

**RESOLUTION 2026-38**

**A RESOLUTION AUTHORIZING SUMMARY PUBLICATION OF AND ORDINANCE NO. 2026-10**

**WHEREAS,** the City Council of the City of Rogers adopted Ordinance No. 2026-10 titled "AN ORDINANCE AMENDING THE LICENSING PROCEDURES AND REGULATIONS RELATED TO CANNABIS BUSINESSES", and

**WHEREAS**, in the case of lengthy ordinances or those containing charts or maps, Minnesota state law allows the City Council to approve, by a four-fifths vote, the publication of an Ordinance by title and summary only; and

**WHEREAS**, the expense to publish the complete text of Ordinance No. 2026-10 is not justified; and

**WHEREAS**, the following summary clearly informs the public of the intent and effect of the ordinance.

**NOW THEREFORE, IT IS HEREBY RESOLVED**, by the City Council of the City of Rogers, Hennepin County, Minnesota, that the following summary is hereby approved for official publication:

**Summary of Ordinance 2026-10**

**AN ORDINANCE ESTABLISHING LICENSING PROCEDURESAND REGULATIONS RELATED TO CANNABIS BUSINESSES**

On the 14th day of April, 2026, the Rogers City Council passed Ordinance No. 2026-10 amending the licensing procedures and regulations related to cannabis businesses. The ordinance amends and clarifies certain definitions, amends the registration process for cannabis businesses, and clarifies certain regulations related to location, number of retailers, and operations. The full text of the Ordinance may be reviewed at City Hall, located at 22350 South Diamond Lake Road, Rogers, MN 55374. The ordinance can also be viewed online at our website http://rogersmn.gov.

Moved by Councilmember , seconded by Councilmember ;

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the

Mayor, and attested by the City Clerk dated this 14th day of April, 2026.

ATTEST:

_____
Shannon Klick, Mayor

_____
Stacie Brown, City Clerk

ARTICLE 22-XIV. - LICENSING PROCEDURES AND REGULATIONS RELATED TO CANNABIS BUSINESSES

Sec. 22-840. - Findings and Purpose

The City of Rogers makes the following legislative findings: The purpose of this ordinance is to protect the public health, safety, welfare in the city by implementing regulations pursuant to Minn. Stat. ch. 342 related to cannabis and hemp businesses within the city. The city finds and concludes that these regulations are appropriate and lawful, that the proposed amendments will promote the community's interest in reasonable stability in the development and redevelopment of the city for now and in the future, and that the regulations are in the public interest and for the public good.

(Ord. No. 2024-07, § 1(22-01), 11-26-2024)

Sec. 22-841. - Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Applicant* means an entity with a license issued by the OCM that is applying for an initial registration or for registration renewal.

*Cannabis business* has the same meaning as defined in Minn. Stat. § 342.01.

*Cannabis retailer* means a business with a cannabis retailer license or cannabis retail endorsement from OCM.

*Day care* means a location licensed with the Minnesota Department of Human Services to provide the care of a child in a residence outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.

*OCM* means the Minnesota Office of Cannabis Management.

*Park feature* means an attraction within a public park that is regularly used by minors, including a playground or athletic field. These include playground structures, athletic fields, ice sheets, and concessions facilities and are designated on a city map available on the city website.

*Potential licensee* means an applicant that has not received a license from the OCM.

*Retailer* means every business that is licensed under the Act and required to register with the city under Minn. Stats. § 342.22. Including cannabis businesses and lower-potency hemp edible retailers.

*School* means a public school, as defined in Minn. Stats. § 120A.05, subdivisions 9, 11, 13, and 17, or a nonpublic school, or church or religious organization in which a child is provided instruction in compliance with this section and Minn. Stats. § 120A.24, but does not include a home school.

*The Act* means Minn. Stats. ch. 342, as is may be amended from time to time.

(Ord. No. 2024-07, § 1(22-02), 11-26-2024)

Sec. 22-842. - Pre-License Certification of Cannabis Businesses

(a) The community development director is authorized to certify whether a proposed cannabis business complies with the city's zoning ordinances, this chapter, and if applicable, with state fire code and building code pursuant to Minn. Stats. § 342.13.

(b) Potential licensees are responsible for obtaining all necessary zoning approvals prior to the city receiving the request for certification from the OCM. If a potential licensee fails to obtain necessary zoning approvals prior to the city receiving a request for certification, the city will inform the OCM that the potential licensee does not meet zoning and land use laws. If, at the time the city receives a request for zoning certification, there are no further intended alterations to the building where the business is to be conducted, the city will also certify compliance with building and fire code regulations, provided that the potential licensee has obtained inspections prior the city's receipt of a request for certification from the OCM. Building and fire code inspections will be valid for one year from completion.

(c) For retailers, receiving a pre-license certification does not ensure the retailer will receive a registration under Minn. Stats. § 122.14.

(Ord. No. 2024-07, § 1(22-03), 11-26-2024)

Sec. 22-843. - Retailer Registration

(a) *Retail registration required.* Before making retail sales to customers or patients, a retailer must register with the city. Making retail sales to customers or patients without an active registration is prohibited.

(b) *Civil penalties.* Subject to Minn. Stat. 342.22, subd. 5(e) the city may impose a civil penalty, as specified in the city's fee schedule, for making a sale to a customer or patient without a valid registration from the city and a valid license from the OCM.

(c) *Acceptance of complete application.* Applications will be considered complete when all materials in subsection (f) are received by the city and include all required information and the fee described in subsection (f)(5) is received. If the city determines that the application is incomplete, it shall notify the applicant of the deficiencies in writing.

(d) *Processing registrations.*

(1) Applications will be processed on a first-come, first-served basis based on the city receiving a complete application and payment of all fees.

(2) The date a certification under Section 22-842 is issued will have no impact on the applicant's registration processing.

(3) Once an application is considered complete, the city shall inform the applicant as such, process the application fees, and forward the application to the city council for approval or denial.

(e) *Retail registration limits.*

(1) The city will issue one registration per 12,500 residents in the city, except that the city will not issue any registrations if there is one registration per 12,500 residents in Hennepin County.

(2) The number of registrations available will be calculated by dividing the state demographer's estimate of the city's population by 12,500 and rounding up to the nearest whole number.

(3) The city will update the number of registrations available based on the most recent data available from the state's demographer on January 1 and June 1 each year.

(4) The number of registrations in the county will be based on the number of registrations in the county on the day the application is received.

(5) If the number of registrations available within the city decreases based on the county reaching the one per 12,500 threshold or the city's population decreases below a previous threshold, businesses with current registrations will be allowed to maintain and renew their registrations but no new registration will be issued.

(6) Registrations issued to businesses with a license preapproval will count toward the city's registration limit.

(7) Businesses operating under a tribal compact entered into under Minn. Stats. § 3.9224 or 3.9228 and tribally issued licenses and registrations are counted towards the city's registration limit and the county registration limit.

(f) *Application.* The applicant must submit a registration application or renewal form provided by the city. The form may be amended from time to time by the city administrator or designee, but must include or be accompanied by:

(1) Name of the property owner;

(2) Name of the applicant;

(3) Address and parcel ID for the property for which the registration is sought;

(4) Certification that the applicant complies with the requirements of this article;

(5) *Fee required.* At the time of initial application, and prior to the city's consideration of any renewal application, each retailer must pay, as established in the city's fee schedule, the following fees:

a. At the time of initial registration:
    1. An initial registration fee. The initial registration fee will pay for the costs of registration and the cost of the first year of operation.
    2. The renewal fee for the second year of operation.
b. At the time of the first annual renewal (prior to the second year of operation), no fee will be due.
c. At the time of the second annual renewal, and each year thereafter, the renewal fee must be paid prior to the city issuing any renewal registration.
d. Initial registration fees and renewal registration fees are nonrefundable.

(6) Proof of taxes, assessments, utility charges or other financial claims of the city of the state are current.

(7) A copy of a valid state license or written notice of OCM license preapproval.

(g) *Preliminary compliance check.* The city shall conduct a preliminary compliance check to ensure compliance with this Chapter and any other regulations established pursuant to Minn. Stats. § 342.13.

(h) *Reasons for denial.* The city shall not issue a registration or renewal if any of the following conditions are true:

(1) The applicant has not submitted a complete application.

(2) The applicant does not comply with the requirements of this article.

(3) The applicant does not comply with applicable zoning and land use regulations.

(4) The applicant is found to not comply with the requirements of the Act or this article at the preliminary compliance check.

(5) The maximum number of registrations, pursuant to subsection (e), have been issued by the city or within the county.

(6) The applicant does not have a valid license from the OCM.

(i) *Issuing the registration or renewal.* The city shall issue the registration or renewal if the retailer meets the requirements of this article, including that none of the reasons for denial in subsection (h) are true.

(j) *Nontransferable.* A registration is not transferable.

(k) *Location change.* A registered business that wishes to move locations within the city must submit the new proposed location to the city as part of a new application for registration / on a form provided by the city, including a certification that the location meets all zoning requirements. Such change will be approved provided that it complies with the requirements of this article and all zoning regulations, and there are no other grounds for denial as described in subsection (h).

(Ord. No. 2024-07, § 1(22-04), 11-26-2024)

Sec. 22-844. - Registration Enforcement

(a) *Generally.* The city council may impose a fine or suspend a registration under this article on a finding that the registered business has failed to comply with the requirements of this article or any applicable statute, including the Act, or regulation.

(b) *Notice and right to hearing.* Prior to imposing a fine or suspending any registration under this article, the city shall provide the registered business with written notice of the alleged violations and inform the registered business of his or her right to a hearing on the alleged violation.

(1) Notice shall be delivered in person or by regular mail to the address of the registered business and shall inform the registered business of its right to a hearing. The notice will indicate that a response must be submitted within ten business days of receipt of the notice, or the right to a hearing will be waived.

(2) The registered business will be given an opportunity for a hearing before the city's city council before final action to fine or suspend a registration. Provided, the registered business has submitted a written application for appeal within ten business days after the notice was served. The city council shall give due regard to the frequency and seriousness of the violations, the ease with which such violations could have been cured or avoided and good faith efforts to comply and shall issue a decision to fine or suspend the registration only upon written findings. Within ten business days of the city council order, the decision may be appealed.

(3) If no request for a hearing is received within ten days following the service of the notice, the matter shall be submitted to the city council for imposition of the fine, suspension, revocation, or non-renewal.

(c) *Emergency.* If, in the discretion of the city, a registered business poses an imminent threat to the health or safety of the public, the city may immediately suspend the registration and provide notice of the right to hold a subsequent hearing as prescribed in part (b) of this section.

(d) *Reinstatement.* The city may reinstate a registration if it determines that the violations have been resolved. The city shall reinstate a registration if the OCM determines the violations have been resolved.

(Ord. No. 2024-07, § 1(22-05), 11-26-2024)

Sec. 22-845. - Compliance Checks

The city shall complete at minimum one compliance check per calendar year of every registered business to assess if the business meets age verification requirements, as required under Minn. Stats. § 342.22, subd. 4(b) and Minn. Stats. § 342.24 and any applicable cannabis or hemp regulations adopted by the city.

The city shall conduct a minimum of at least one unannounced age verification compliance check per calendar year. Age verification compliance checks shall involve persons at least 17 years of age but under the age of 21 who, with the prior written consent of a parent or guardian if the person is under the age of 18, attempt to purchase adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products under the direct supervision of a law enforcement officer or an employee of the city.

Any failures under this section are a basis for enforcement action and must be reported to the OCM.

(Ord. No. 2024-07, § 1(22-06), 11-26-2024)

Sec. 22-846. - Hours of Operation

Cannabis retailers are limited to retail sale of cannabis, cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products between the hours of 10:00 a.m. and 9:00 p.m.

(Ord. No. 2024-07, § 1(22-06), 11-26-2024)

Sec. 22-847. - Minimum Distance Requirements

(a) The city prohibits the establishment and operation of a cannabis business within the following buffer zones:

- One thousand [feet] from a school.
- Five hundred feet from a day care.
- Five hundred feet from an attraction with a park feature.
- Five hundred feet from another cannabis business.

(b) The buffers in this section will be measured from the potential licensee's proposed business location based on the location of schools, day cares, and park features on the date the city receives the request from the OCM for certification pursuant to Section 22-843. Buffer distances will be measured from property lines.

(c) Nothing in this section shall prohibit a registered cannabis business from continuing to operate at the same location if a school, day care, residential treatment facility, or park feature establishes within the buffer.

(d) This section does not pertain to lower-potency hemp edible products.

(Ord. No. 2024-07, § 1(22-07), 11-26-2024)

Sec. 22-848. - Temporary Cannabis Events

(a) *License/permit required.* A special event license is required to be issued and approved by the city prior to holding a temporary cannabis event held by a licensed cannabis event organizer, as defined and provided for in Minn. Stats. ch. 342.

(b) *Registration and application procedure.* A registration fee, as established in the city's fee schedule, shall be charged to applicants for temporary cannabis event permits/licenses.

(c) *Application submittal and review.* An applicant must submit an application for city approval of a temporary cannabis event permit on a form provided by the city clerk. The application may be amended from time to time but shall include or be accompanied by:

(1) Full name of the property owner and applicant;

(2) Address, email address, and telephone number of the applicant;

(3) The application fee as established in the city's fee schedule;

(4) A copy of the OCM cannabis event license application, submitted pursuant to Minn. Stats. § 342.39, subd. 2. The application shall be submitted to the city clerk, or other designee for review.

(d) The application shall be submitted to the city clerk, or other designee for review. The application will be considered complete when the application form is submitted with all of the required information included and application fee paid. If the submitted application is incomplete, the city clerk shall return the application to the applicant with the notice of deficiencies.

(e) The application fee shall be non-refundable once processed.

(f) A request for a temporary cannabis event that does not meet the requirements of this section shall be denied. The city clerk shall notify the applicant of the standards not met and basis for denial.

(g) Temporary cannabis events shall only be held between the hours of 10:00 a.m. and 9:00 p.m.

(h) Pursuant to Minn. Stats. § 342.40, subd. 8, the city prohibits on-site consumption cannabis and hemp products, as provided in Minn. Stats. § 342.40, subd. 8.

(Ord. No. 2024-07, § 1(22-08), 11-26-2024)

Sec. 22-849. - Penalties Administration and Enforcement

Any violation of the provisions of this article or failure to comply with any of its requirements constitutes a misdemeanor and is punishable as defined by law. Each day each violation continues or exists, constitutes a separate offense. Violations of this article can occur regardless of whether

or not a permit is required for a regulated activity listed in this ordinance. Violations of this article may also be addressed under City Code, Section 2-265—Administrative Penalties.

Violation of this article shall be grounds for enforcement against any business license issued by the City of Rogers.

(Ord. No. 2024-07, § 1(22-09), 11-26-2024)

Sec. 22-850. - Severability

If any section, clause, provision, or portion of this article is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this article shall not be affected thereby.

(Ord. No. 2024-07, § 1(22-10), 11-26-2024)

# Barb’s Greenery LLC

## Official Submission to City of Rogers

# Cannabis Dispensary Buffer Amendment Request

***Property Address: 13625 Northdale Blvd, Rogers, MN***

**Submitted by:** Barbara Beuning, Owner

## Executive Summary

This proposal requests a minor adjustment to the City of Rogers cannabis dispensary buffer requirement. Specifically, a reduction from 500 feet to 450 feet, or a change to a building-to-building measurement standard. This adjustment preserves community intent while allowing practical site use.

## Requested Amendment

Option 1: Reduce buffer from 500 ft to 450 ft (property line to property line).

Option 2: Modify measurement standard to building-to-building.

| Factor | Summary |
|---|---|
| Landlord Position | Fully supports dispensary at site |
| Tenant Position | Support increased traffic and business synergy |
| Zoning Context | Located in commercial corridor |
| Economic Impact | Increased tax revenue + local business growth |

## Site Justification

The property is located within a developed commercial corridor suitable for retail use. The current 500 ft buffer restricts the site due to property line measurements rather than actual building proximity.

## Economic Impact

The dispensary will generate new tax revenue for the City of Rogers through cannabis-related taxation and sales tax. Additionally, it will increase foot traffic, supporting surrounding businesses and strengthening the commercial corridor.

## Community & Business Support

Both the property owner and existing tenants support the dispensary, recognizing the increased traffic and economic benefits.

## Commitment to Compliance

Barb’s Greenery LLC will operate in full compliance with all Minnesota and City of Rogers regulations, including security and operational standards.

## Conclusion

This request represents a balanced, reasonable adjustment that supports economic development while maintaining community standards.

Respectfully submitted,

Barbara Beuning
Owner, Barb’s Greenery LLC

Docusign Envelope ID: EE5C18EF-006E-496C-B08D-245B7D361472

# City of Rogers – Cannabis Dispensary Buffer Amendment Request

## 13625 Northdale Blvd, Rogers, MN

## Exhibit B – Landlord Support (Signature Page)

| | |
|---|---|
| Landlord Name: | Goran Vejzovic |
| Company / Ownership Entity: | Rogers Retail, LLLP |
| Signature: | Signed by: FEEBA20BE45E4DA... |
| Date: | 3/18/2026 |
| Comments: | |
| | |
| | |

Docusign Envelope ID: EE5C18EF-006E-496C-B08D-245B7D361472

# Exhibit C – Tenant Support (Signature Page)

| Business Name | Printed Name | Signature | Date |
|---|---|---|---|
| Rogers smoke n vape | Maher Safi | Signed by: 2C5BE8CF8E6741D... | 3/18/2026 |
| Subway | | | 3/18/2026 |
| Wingstop | | | 3/18/26 |
| | | | |
| | | | |
| | | | |

Tenants acknowledge support for the proposed dispensary and recognize increased traffic and economic benefit to the center.

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.7

**Subject**: Approval of a DEED MIF Grant Contract Amendment and Acknowledgment, Assumption and Amendment to MIF Documents Related to GDB Circular
**Prepared By**: Brett Angell, Community Development Director

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**Recommended Council Action**
Motion to approve the DEED MIF Grant Contract Amendment and the Acknowledgment, Assumption and Amendment to MIF Documents related to GDB Circular.

**Overview / Background / Analysis**
In 2022, the City of Rogers entered into a Minnesota Investment Fund ("MIF") Grant Agreement with the Department of Employment and Economic Development ("DEED") corresponding to MyPlas establishing a new plastic recycling headquarters in Rogers. The MIF program is a state-run program which provides financial awards structured as repayable and/or forgivable loans to businesses locating or expanding in the state based upon their job creation and investment metrics. Through the program, the state enters into an agreement with the city for the award. The city then enters into agreements with the business. No city dollars are involved in this specific grant/award.

In 2024, MyPlas experienced financial and operational challenges and briefly ceased operations. This led to a default on the outstanding MIF loan with city, as well as their other private lenders. Through the default process, GDB International was able to buy the business and equipment with the intention of restarting its operations as a plastic recycling business. Since the point of initial acquisition, GDB has been working diligently with their private lenders, the city, and DEED to fix all outstanding issues.

On May 27, 2025, the City of Rogers made an initial amendment to the grant contract between the city and DEED corresponding to restructuring of the MIF based upon GDB's job creation metrics. Following this amendment, numerous additional conversations have taken place between all parties as it pertains to the expected operations and job structuring. Through these conversations, it was determined that an additional amendment to the grant contract and new assignment of the loan agreement would be needed to further and properly detail the business' operations within the city.

The proposed grant contract amendment accomplishes two primary items:

- It amends the annual job counts to accurately reflect what will be created in Rogers. The previous version included shared or traveling positions which do not directly qualify for MIF inclusion.

- It adds a one-year forbearance period from July 2026–June 2027, with the business being required to pay a smaller monthly amount during this period prior to the full amortization of the loan. This period assists with the current market conditions for secondary plastics.

The proposed loan assignment and assumption document is similar to what was previously approved in 2025 but updated based upon the same items that were referenced above.

City staff, DEED, and leadership for GDB have had several meetings and discussions and all parties feel comfortable with the proposed approach moving forward. The goal moving forward is first and foremost to ensure that the business can be successful moving forward and job creation take place. The amendments also ensure a transparent and fiscally responsible process for the previous MyPlas MIF grant.

All other elements of the loan remain consistent. The loan is still 0% interest with a portion of the total amount forgiven based upon meeting job and wage goal expectations. No additional new funding (via DEED nor city) is proposed as part of the amendments.

Since acquiring MyPlas, GDB has been able to resolve outstanding building permit issues from MyPlas and now has every piece of equipment within the facility operational. The business continues to hire and has made significant steps forward from an operational and regional impact standpoint. Additionally, GDB was one of the businesses that took part in the Cool Jobs Tour hosted annually by the city, school district, and chamber.

**Staff Recommendation**
Staff recommend the approval of the DEED MIF Grant Contract Amendment and the Acknowledgment, Assumption and Amendment to MIF Documents related to GDB Circular.

**Financial Impact**: Not applicable. **Source Fund**: Not applicable.

**Budgeted?** N/A

**Supporting Documentation**
A. MIF Grant Contract Agreement Amendment GDB
B. GDB ACKNOWLEDGEMENT ASSUMPTION AMENDMENT TO MIF DOCUMENTS

**STATE OF MINNESOTA**
**GRANT CONTRACT AGREEMENT AMENDMENT**
**SWIFT Contract Number: 211597**
**Amendment Number: 2**

## Recitals

This State of Minnesota, acting through its Department of Employment and Economic Development ("State") and City of Rogers, 22350 South Diamond Lake Road, Rogers, MN 55374 ("Grantee") agree that this Amendment ("Amendment") will amend the Grant Contract Agreement ("Agreement") referenced herein. All terms and conditions set forth in the original Agreement and any subsequent amendment, but not amended herein, shall remain in full force and effect as written. In the event of conflict, the terms of this Amendment shall prevail.

## Grant Contract Agreement Amendment

**1 Award and Amendment Information**

**1.1 Original Agreement.** The Agreement has an original term from May 11, 2022 to March 31, 2028.

**1.2 Prior Amendments**. Business Name change, project extended, and job creation and wages updated.

A. Amendment Number # 2, Effective Date May 11, 2022.

**1.3 Items Altered.**

| | |
|---|---|
| ☐Exhibit A: Specifications, Duties, and Scope of Work | ☐Other Exhibit Specify |
| ☐Specifications, Duties, and Scope of Work as detailed in Clause 2 | ☐Award Term (end date) |
| | ☐Award Amount |
| ☒Exhibit B: Payment Schedule | ☐Budget |
| ☒Exhibit C: Other Provisions | ☒Other: Job Creation and Wages |

**2 Amendments**

**2.1 Exhibit B Changes.** Exhibit B is amended as detailed in the attached new Exhibit B: Payment Schedule

## Exhibits

The following Exhibits are attached and incorporated into this Grant Contract Agreement Amendment. In the event of a conflict between the terms of this Grant Contract Agreement Amendment and its Exhibits, or between Exhibits, the order of precedence is first the Grant Contract Agreement Amendment, and then in the following order:

**Exhibit B: Payment Schedule**

- GDB Circular (MN) Inc. will continue to repay the loan portion of the award made to Myplas

Recycling (Mn) Inc.'s with a current balance of $367,500.00 for 12 repayments of $500.00 per month from July 1, 2026, through June 30, 2027, for a total of $6000.00.

- The remaining balance of $361,500 is amortized for the next five years at zero percent (0%) interest for $6,025 per month starting July 1, 2027, till June 30, 2032.

- ~~DEED will allow GDB Circular MN Inc to defer the loan for the first 12 months after this amendment is fully executed.~~

- The city of Rogers will receive a total of $367,500 in loan repayments from GDB Circular (MN) Inc that must be transferred to the State of Minnesota. The repayments based on approved forbearance due to DEED are as follows:

- The remaining balance of $361,500 is amortized for the next five years at zero percent (0%) interest for $6,025 per month starting July 1, 2027, till June 1, 2032.

**2.2 Exhibit C: Other Provisions Changes** are amended as detailed in the attached new Exhibit C other Provision

**Grantee Duties,** Clause 2.2 **Job Creation and Wages** are amended as follows:

- ~~GOB Circular (MN) Inc. will create fifty-five (55) new jobs. Thirty (30)jobs will be created in compliance date one. Seventeen (17) jobs created in compliance date two and eight (8) jobs created in compliance date three. GDB Circular (MN) Inc will retain the 30 jobs from compliance one and create 17 new in compliance date two. It will retain 47 in compliance date two and create Eight (8) jobs in compliance date three with corresponding wages outlined in Revision 4 below~~.

- GOB Circular (MN) Inc. will create fifty-five (43) new jobs. Eighteen(18)jobs will be created in compliance date one. Twelve (12) jobs created in compliance date two and Thirteen (13) jobs created in compliance date three. GDB Circular (MN) Inc will retain the 18 jobs from compliance one and create 12 new in compliance date two. It will retain 30 in compliance date two and create Fourteen (14) jobs in compliance date three with corresponding wages outlined in Revision 4 below.

~~Old table~~

| Compliance Date One (1) | Number of New FTE Positions | Minimum Cash Wage Per Hour | Number of Retained FTE Positions | Minimum Cash Wage Per Hour |
|---|---|---|---|---|
| ~~Compliance Date One (1)~~ | ~~4~~ | ~~$ 50.00~~ | - | - |
| ~~Compliance Date One (1)~~ | ~~4~~ | ~~$ 36.00~~ | - | - |
| ~~Compliance Date One (1)~~ | ~~6~~ | ~~$ 34.00~~ | - | - |
| ~~Compliance Date One (1)~~ | ~~1~~ | ~~$ 32.00~~ | - | - |
| ~~Compliance Date One (1)~~ | ~~1~~ | ~~$ 22.50~~ | - | - |

| | | | | |
|---|---|---|---|---|
| ~~Compliance Date One (I)~~ | ~~14~~ | ~~$ 21.00~~ | - | - |
| **Total:** | **30** | | **0** | |

| **Compliance Date Two (2)** | **Number of New FTE Positions** | **Minimum Cash Wage Per Hour** | **Jobs Retained from Compliance Date 1** | **Minimum Cash Wage Per Hour** |
|---|---|---|---|---|
| ~~Compliance Date Two (2)~~ | ~~1~~ | ~~$ 50.00~~ | ~~4~~ | ~~$ 50.00~~ |
| ~~Compliance Date Two (2)~~ | ~~2~~ | ~~$ 36.00~~ | ~~4~~ | ~~$ 36.00~~ |
| ~~Compliance Date Two (2)~~ | ~~2~~ | ~~$ 34.00~~ | ~~6~~ | ~~$ 34.00~~ |
| ~~Compliance Date Two (2)~~ | ~~1~~ | ~~$ 32.00~~ | ~~1~~ | ~~$ 32.00~~ |
| ~~Compliance Date Two (2)~~ | ~~1~~ | ~~$ 22.50~~ | ~~1~~ | ~~$ 22.50~~ |
| ~~Compliance Date Two (2)~~ | ~~10~~ | ~~$ 21.00~~ | ~~14~~ | ~~$ 21.00~~ |
| ~~**Total:**~~ | ~~**17**~~ | | ~~**30**~~ | |

| **Compliance Date Three (3)** | **Number of New FTE Positions** | **Minimum Cash Wage Per Hour** | **Jobs Retained from Compliance Date2** | **Minimum Cash Wage Per Hour** |
|---|---|---|---|---|
| ~~Compliance Date Three (3)~~ | ~~0~~ | ~~$ 50.00~~ | ~~5~~ | ~~$ 50.00~~ |
| ~~Compliance Date Three (3)~~ | ~~0~~ | ~~$ 36.00~~ | ~~6~~ | ~~$ 36.00~~ |
| ~~Compliance Date Three (3)~~ | ~~2~~ | ~~$ 34.00~~ | ~~8~~ | ~~$ 34.00~~ |
| ~~Compliance Date Three (3)~~ | ~~0~~ | ~~$ 32.00~~ | ~~2~~ | ~~$ 32.00~~ |
| ~~Compliance Date Three (3)~~ | ~~0~~ | ~~$ 22.50~~ | ~~2~~ | ~~$ 22.50~~ |
| ~~Compliance Date Three (3)~~ | ~~6~~ | ~~$ 21.00~~ | ~~24~~ | ~~$ 21.00~~ |
| **Total:** | **8** | | 47 | |
| | | | | |
| **Total Jobs** | **55** | | | |

| **Compliance Date One (1)** | **Number of New FTE Positions** | **Minimum Cash Wage Per Hour** | **Annual Hours Worked (FTE)** | **Number of Retained FTE Positions** | **Minimum Cash Wage Per Hour** |
|---|---|---|---|---|---|
| Compliance Date One (1) | 1 | $ 100.00 | 1040 | - | - |
| | | $ 90.00 | 1040 | - | - |
| Compliance Date One (1) | 0 | $ 70.00 | 2080 | - | - |
| Compliance Date One (1) | 4 | $ 60.00 | 2080 | - | - |
| Compliance Date One (1) | 4 | $ 45.00 | 2080 | - | - |
| Compliance Date One (1) | 1 | $ 35.00 | 2080 | - | - |
| Compliance Date One (1) | 0 | $ 30.00 | 2080 | - | - |
| Compliance Date One (I) | 2 | $ 22.00 | 2080 | - | - |
| Compliance Date One (I) | 6 | $ 20.00 | 2080 | - | - |

| | | | | | |
|---|---|---|---|---|---|
| **Total:** | **18** | | 2080 | **0** | |

| **Compliance Date Two (2)** | **Number of New FTE Positions** | **Minimum Cash Wage Per Hour** | **Annual Hours Worked (FTE)** | **Jobs Retained from Compliance Date 1** | **Minimum Cash Wage Per Hour** |
|---|---|---|---|---|---|
| Compliance Date One (2) | 1 | $ 100.00 | 1040 | 1 | - |
| Compliance Date Two (2) | 0 | $ 95.00 | 1040 | | $ 95.00 |
| Compliance Date Two (2) | 1 | $ 70.00 | 2080 | 0 | $ 70.00 |
| Compliance Date Two (2) | 3 | $ 60.00 | 2080 | 4 | $ 60.00 |
| Compliance Date Two (2) | 2 | $ 45.00 | 2080 | 1 | $ 45.00 |
| Compliance Date Two (2) | 0 | $ 35.00 | 2080 | 4 | $ 35.00 |
| Compliance Date Two (2) | 1 | $ 30.00 | 2080 | 0 | $ 30.00 |
| Compliance Date Two (2) | 2 | $ 22.00 | 2080 | 2 | $ 22.00 |
| Compliance Date Two (2) | 3 | $ 20.00 | 2080 | 6 | $ 20.00 |
| **Total:** | **12** | | | **18** | |

| **Compliance Date Three (3)** | **Number of New FTE Positions** | **Minimum Cash Wage Per Hour** | **Annual Hours Worked (FTE)** | **Jobs Retained from Compliance Date2** | **Minimum Cash Wage Per Hour** |
|---|---|---|---|---|---|
| Compliance Date Three (3) | | $ 100.00<br>$ 95.00 | 1040<br>1040 | 1 | $ 100.00<br>$ 95.00 |
| Compliance Date Three (3) | | $ 70.00 | 2080 | 1 | $ 70.00 |
| Compliance Date Three (3) | 1 | $ 60.00 | 2080 | 7 | $ 60.00 |
| Compliance Date Three (3) | 4 | $ 45.00 | 2080 | 3 | $ 45.00 |
| Compliance Date Three (3) | 1 | $ 35.00 | 2080 | 4 | $ 35.00 |
| Compliance Date Three (3) | 1 | $ 30.00 | 2080 | 1 | $ 30.00 |
| Compliance Date Three (3) | 1 | $ 22.00 | 2080 | 4 | $ 22.00 |
| | 5 | $ 20.00 | 2080 | 9 | $ 20.00 |
| **Total:** | **13** | | | 30 | |
| **Total Jobs** | **43** | | | | |

## Grant Contract Agreement Amendment Signature Page

**State Encumbrance Verification**

*Individual certifies that funds have been encumbered as required by Minnesota Statutes §§ 16A.15*

Print Name: _____

Signature: _____

Title: _____ Date: _____

SWIFT Contract No. _____

**Grantee**

*With delegated authority*

Print Name: _____

Signature: _____

Title: _____ Date: _____

**State Agency**

*With delegated authority*

Print Name: _____

Signature: _____

Title: _____ Date: _____

## ACKNOWLEDGEMENT, ASSUMPTION AND AMENDMENT TO MIF DOCUMENTS

**THIS ACKNOWLEDGEMENT, ASSUMPTION AND AMENDMENT TO MIF DOCUMENTS** (the "Amendment") is made effective April 14th , 2026, (the "Effective Date") by and between the City of Rogers, Minnesota, a municipal corporation organized and existing under the laws of the State of Minnesota (the "Lender") and GDB Circular (MN), Inc., a Delaware limited liability company (the "GDB").

## RECITALS

WHEREAS, on May 11, 2022, the Lender and the Department of Employment and Economic Development ("DEED") entered into a Minnesota Investment Fund Grant Contract Agreement (CDAP-22-0002-H-FY22) for a $1,000,000 Minnesota Investment Fund award on behalf of MyPlas Recycling (MN), Inc. ("MyPlas") for a facility located at 19850 South Diamond Lake Road, Rogers, MN 55374, PID: 13-120-23-42-0005 (the "Development Property"); and

WHEREAS, on December 22, 2022, the Lender and DEED entered into the First Amendment to the Minnesota Investment Fund Contract Agreement; and

WHEREAS, on December 29, 2022, the Lender and MyPlas entered into a Loan Agreement, Corporate Guaranty, Security Agreement, and Promissory Note (collectively, the "Existing MIF Loan Documents") corresponding to the Minnesota Investment Fund award; and

WHEREAS, MyPlas entered a state of default and financial distress and elected to sell the business to GDB, with GDB assuming the rights and responsibilities of MyPlas, including without limitation, the assumption of indebtedness under the Existing MIF Loan Documents; and

WHEREAS, the Lender, DEED, and GDB desire to amend the terms and conditions of the Minnesota Investment Fund Grant Contract Agreement and the Existing MIF Loan Documents to reflect new terms, compliance periods, deferment, and forgiveness criteria as set forth herein; and

WHEREAS, except as otherwise defined herein, all capitalized terms in this Amendment shall have the meanings ascribed to them in the Existing MIF Loan Documents;

## AGREEMENT

In consideration of the mutual covenants of the parties set out in this Amendment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. GDB, effective as of the date of its acquisition of the Development Property on September 10, 2024, accepts the assignment of, and assumes and agrees to faithfully abide by, perform, and discharge each and every term, covenant, and condition of the Existing MIF Loan Documents applicable to the "Borrower", except as modified herein, (the "Assumed Obligations"), and to be fully bound by all of the foregoing.

2. GDB expressly represents, for the benefit of the Lender, that it is a limited liability company duly organized and in good standing under the laws of the State of Minnesota, is duly authorized to transact business within the State of Minnesota, is not in violation of any provisions of its organizational documents or the applicable laws of any state, has power to enter into this Amendment and the capability to perform the obligations of the Borrower under the Agreement and has duly authorized the execution, delivery and performance of this Amendment by proper action of its governing body. GDB further acknowledges and agrees, for the benefit of Lender, that it is fully bound by all of the terms and conditions of the Existing MIF Loan Documents as if it were the original "Borrower" thereunder and all references to the "Borrower" under the Existing MIF Loan Documents and this Amendment shall refer to and mean GDB.

3. GDB acknowledges that the Lender's rights and remedies against the "Borrower" under the Existing MIF Loan Documents are enforceable against GDB.

4. GDB acknowledges that it is assuming the full outstanding principal balance of remaining on the Loan in the amount of $917,500 and no further proceeds of the Loan shall be advanced. All references to "$1,000,000" in the Existing MIF Loan Documents are hereby modified to mean "$917,500".

Of this balance, the repayable portion of the Loan is $367,500 and the term "Repayable Loan" and "Repayable Portion" as used in the Existing MIF Loan Documents are hereby modified to mean such amount of the Loan. The forgivable portion of the Loan shall continue to be $550,000 and the term "Forgivable Loan" and "Forgivable Portion" as used in the Existing MIF Loan Documents shall continue mean such amount of the Loan. The Forgivable Portion of the Loan is eligible to be forgiven if the Borrower meets job and wage creation goals, as set forth in Section 6 hereof, by the applicable Compliance Date.

5. The definition of "Compliance Date" provided in **Section 1.1 of the Loan Agreement** shall be deleted in its entirety and replaced with the following:

> Compliance Date means (I) March 31, 2026 with respect to the jobs listed in Section 8.1(b)(2)(I) of the Loan Agreement as set forth in Section 6 of this Amendment; (II) March 31, 2027 with respect to the jobs listed in Section 8.1(b)(2)(II) of the Loan Agreement as set forth in Section 6 of this Amendment; and (III) March 31, 2028 with respect to the jobs listed in Section 8.1(b)(2)(III) of the Loan Agreement as set forth in Section 6 of this Amendment;

6. **Clause (d) of Section 7.1 of the Loan Agreement** shall be deleted in its entirety and replaced with the following:

> (d) Fifteen days after each Compliance Date.

7. **Clauses (2), (3) and (4) of Section 8.1(b) of the Loan Agreement** shall be deleted in their entirety and replaced with the following:

> (2) The Borrower shall have created at least 43 New Jobs at the Development Property with each job noted within "wage brackets" (exclusive of Benefits) and by the applicable Compliance Date as stated below:

| | Compliance Date | Job Levels | | | | | |
|---|---|---|---|---|---|---|---|
| | | Management | Team Leads | Operators | Administration | General | Total |
| | | Base Rate: $70/hr | Base: $45/hr | Base: $22/hr | Base: $30/hr | Base: $20/hr | |
| | | | | | | | |
| (I) | 3/31/2026 | 1 | 8 | 3 | 0 | 6 | 18 |
| (II) | 3/31/2027 | 1 | 4 | 3 | 1 | 3 | 12 |
| (III) | 3/31/2028 | 0 | 4 | 3 | 1 | 5 | 13 |

(3) a. Up to $275,000 of the Forgivable Portion of the Loan shall be forgiven and deemed paid on March 31, 2026 if the 18 New Jobs listed in row (I) above are created at the applicable wage rates by such Compliance Date. If fewer than 18 New Jobs are created by March 31, 2026 at the applicable wage rates listed in row (I) above, the Forgivable Portion of the Loan shall be forgiven and deemed paid on March 31, 2026 by an amount equal to $275,000 multiplied by a fraction, the numerator of which is the number of New Jobs which were created at the wage level set forth above and the denominator of which is 18;

b. Up to $412,500 (including any amount forgiven under clause a., above) of the Forgivable Portion of the Loan shall be forgiven and deemed paid on March 31, 2027 if the 30 New Jobs listed in rows (I) and (II) above are created at the applicable wage rates by such Compliance Date. If fewer than 30 New Jobs are created by March 31, 2027 at the applicable wage rates listed in rows (I) and (II) above, the Forgivable Portion of the Loan shall be forgiven and deemed paid on March 31, 2027 by an amount equal to (A) $412,500 multiplied by a fraction, the numerator of which is the number of New Jobs which were created at the wage level set forth above and the denominator of which is 30, less (B) any amount deemed forgiven and prepaid under clause a., above;

c. Up to $550,000 (including any amount forgiven under clauses a. and b., above) of the Forgivable Portion of the Loan shall be forgiven and deemed paid on March 31, 2028 if the 43 New Jobs listed in rows (I), (II) and (III) above are created at the applicable wage rates by such Compliance Date. If fewer than 43 New Jobs are created by March 31, 2028 at the applicable wage rates listed in rows (I), (II) and (III) above, the Forgivable Portion of the Loan shall be forgiven and deemed paid on March 31, 2027 by an amount equal to (A) $550,000 multiplied by a fraction, the numerator of which is the number of New Jobs which were created at the wage level set forth above and the denominator of which is 43, less (B) any amount deemed forgiven and prepaid under clauses a. and b., above;

(4) New Jobs created on or after the Effective Date that meet the criteria outlined in 8.1(b)(2) will count toward the Borrower's job creation goal. Upon the final Compliance Date, all employees as defined in the projections shall be employees of the Borrower. Contract or temporary employees utilized through a staffing agency shall not be counted. Limited employees (CEO and Managing Director) may be primarily employed by Parent/Affiliates of GDB and deployed for service at GDB will count towards the

Borrower's Job Creation Goal based upon a full-time equivalent of 2080 hours annually. Each shared position will receive a percentage of FTE credit based upon total hours allocated towards the Borrowers Minnesota location.

8. **Section 8.2(b) of the Loan Agreement** shall be deleted in its entirety and replaced with the following:

(b) The Borrower shall repay any portion of the Forgivable Loan which is not deemed forgiven and prepaid under Clauses a., b. and c., of Section 8.1(b)(3) of the Loan Agreement (the "Recapture Principal") plus interest set at the greater of three percent (3%) or the implicit price deflator defined in Minnesota Statutes, Section 275.70, Subdivision 2 ("Recapture Interest"). Recapture Interest on the Recapture Principal shall accrue from the date(s) funds are disbursed, in whole or in part, through the final Compliance Date, compounded annually. Recapture Principal plus Recapture Interest thereon shall be repaid not later than 30 days after the Lender notifies the Borrower of the amount to be repaid pursuant to this Section 8.2(b).

9. **Section 9.11 of the Loan Agreement** shall be deleted in its entirety and replaced with the following:

Section 9.11. **Workers Compensation Insurance**. The Borrower has obtained workers compensation insurance as required by Minn. Stat. § Section 176.181, subd. 2. The Borrower's workers compensation insurance information is as follows:

(a) Company Name: GDB Circular (MN), Inc.

(b) Policy Number: **KRM272693177**

(b) Local Agent: **Susan Christ**

10. All references to Myplas USA, Inc. or the "Guarantor" under the Existing MIF Loan Documents and this Amendment shall refer to and mean GDB Circular (MN), Inc., whose address is: 1 Home News Row, New Brunswick, NJ 08901, and the definition of "Corporate Guaranty" provided in **Section 1.1 of the Loan Agreement** shall be deleted in its entirety and replaced with the following:

"**Corporate Guaranty**" means the Guaranty - Corporate executed March ___, 2026 from GDB Circular (MN), Inc. (the "Guarantor") for the benefit of the Lender.

11. **Section 2 of the Promissory Note** shall be deleted in its entirety and replaced with the following:

2. Notwithstanding the provisions of Sections 8.1 and 8.2 of the Loan Agreement, $367,500 of the principal balance of this Promissory Note (the "Repayable Portion") must be repaid. The Repayable Portion shall accrue interest at the rate of zero percent (0.0%) per annum. Payments of principal and interest on the Repayable Portion by the Borrower shall commence on July 1, 2027 following a one-year forbearance period as detailed in Section 12 of this agreement, and continue the first day of each and every

month thereafter until paid in full as detailed in the Amortization Schedule in Exhibit A. Such payments shall fully amortize the Loan over sixty (60) months; provided, however, the entire remaining unpaid balance of principal and interest shall be due and payable in full on June 1, 2032 in the amount of $367,500.

12. **Forbearance Period.** The Forbearance Period shall be reflective of the period from Ju1y 1st, 2026 through June 1st, 2027. During this period, the Borrower shall make $500.00 monthly payments toward the loan which shall be applied towards the outstanding principal balance of the loan as detailed in Exhibit A.

13. **Section 3 of the Promissory Note** shall be deleted in its entirety and replaced with the following:

3. The Borrower shall repay the principal balance of this Promissory Note in an amount equal to the portion of the Forgivable Loan which is not deemed forgiven and prepaid under Clauses a., b. and c., of Section 8.1(b)(3) of the Loan Agreement (the "Recapture Principal") plus interest set at the greater of three percent (3%) or the implicit price deflator defined in Minnesota Statutes, Section 275.70, Subdivision 2 ("Recapture Interest"). Recapture Interest on the Recapture Principal shall accrue from the date(s) funds are disbursed, in whole or in part, through the final Compliance Date, compounded annually. Recapture Principal plus Recapture Interest thereon shall be repaid not later than 30 days after the Lender notifies the Borrower of the amount to be repaid pursuant to Section 8.2(b) of the Loan Agreement.

14. Except as amended above, all other terms and conditions of the Existing MIF Loan Documents shall remain in full force and effect.

15. The amendments made to the Existing MIF Loan Documents, as amended by this Amendment, shall be effective as of the date hereof.

16. This Amendment shall be binding on and inure to the benefit of the parties hereto and their successors and assigns and shall further be for the benefit and reliance of the Lender.

17. This Amendment shall be governed by and construed in accordance with the laws of the State of Minnesota.

18. This Amendment may be executed in counterparts, which counterparts when considered together shall constitute a single, binding, valid and enforceable agreement.

IN WITNESS WHEREOF, this Amendment has been executed as of the day and year first above written.

**CITY OF ROGERS, MINNESOTA**

By: _____
Its: Mayor

By: _____
Its: Clerk

**GDB Circular (MN), Inc.,** a Delaware limited liability company

By: _____

Its: _____

**EXHIBIT A**
**AMORTIZATION SCHEDULE**
(Including Repayable Portion Only)

| PAYMENT DUE DATE | PAYMENT AMOUNT | OUTSTANDING BALANCE |
|---|---|---|
| | | $367,500.00 |
| July 1, 2026 | $500.00 | $367,000.00 |
| August 1, 2026 | $500.00 | $366,500.00 |
| September 1, 2026 | $500.00 | $366,000.00 |
| October 1, 2026 | $500.00 | $365,500.00 |
| November 1, 2026 | $500.00 | $365,000.00 |
| December 1, 2026 | $500.00 | $364,500.00 |
| January 1, 2027 | $500.00 | $364,000.00 |
| February 1, 2027 | $500.00 | $363,500.00 |
| March 1, 2027 | $500.00 | $363,000.00 |
| April 1, 2027 | $500.00 | $362,500.00 |
| May 1, 2027 | $500.00 | $362,000.00 |
| June 1, 2027 | $500.00 | $361,500.00 |
| July 1, 2027 | $6,025.00 | $355,475.00 |
| August 1, 2027 | $6,025.00 | $349,450.00 |
| September 1, 2027 | $6,025.00 | $343,425.00 |
| October 1, 2027 | $6,025.00 | $337,400.00 |
| November 1, 2027 | $6,025.00 | $331,375.00 |
| December 1, 2027 | $6,025.00 | $325,325.00 |
| January 1, 2028 | $6,025.00 | $319,325.00 |
| February 1, 2028 | $6,025.00 | $313,300.00 |
| March 1, 2028 | $6,025.00 | $307,275.00 |
| April 1, 2028 | $6,025.00 | $301,250.00 |
| May 1, 2028 | $6,025.00 | $295,225.00 |
| June 1, 2028 | $6,025.00 | $289,200.00 |
| July 1, 2028 | $6,025.00 | $283,175.00 |
| August 1, 2028 | $6,025.00 | $277,150.00 |
| September 1, 2028 | $6,025.00 | $271,125.00 |
| October 1, 2028 | $6,025.00 | $265,100.00 |
| November 1, 2028 | $6,025.00 | $259,075.00 |
| December 1, 2028 | $6,025.00 | $253,050.00 |
| January 1, 2029 | $6,025.00 | $247,025.00 |
| February 1, 2029 | $6,025.00 | $241,000.00 |
| March 1, 2029 | $6,025.00 | $234,975.00 |
| April 1, 2029 | $6,025.00 | $228,950.00 |
| May 1, 2029 | $6,025.00 | $222,925.00 |
| June 1, 2029 | $6,025.00 | $216,900.00 |
| July 1, 2029 | $6,025.00 | $210,845.00 |
| August 1, 2029 | $6,025.00 | $204,850.00 |
| September 1, 2029 | $6,025.00 | $198,825.00 |

| | | |
|---|---|---|
| October 1, 2029 | $6,025.00 | $192,800.00 |
| November 1, 2029 | $6,025.00 | $186,775.00 |
| December 1, 2029 | $6,025.00 | $180,750.00 |
| January 1, 2030 | $6,025.00 | $174,725.00 |
| February 1, 2030 | $6,025.00 | $168,700.00 |
| March 1, 2030 | $6,025.00 | $162,675.00 |
| April 1, 2030 | $6,025.00 | $156,650.00 |
| May 1, 2030 | $6,025.00 | $150,625.00 |
| June 1, 2030 | $6,025.00 | $144,600.00 |
| July 1, 2030 | $6,025.00 | $138,575.00 |
| August 1, 2030 | $6,025.00 | $132,550.00 |
| September 1, 2030 | $6,025.00 | $126,525.00 |
| October 1, 2030 | $6,025.00 | $120,500.00 |
| November 1, 2030 | $6,025.00 | $114,475.00 |
| December 1, 2030 | $6,025.00 | $108,450.00 |
| January 1, 2031 | $6,025.00 | $102,425.00 |
| February 1, 2031 | $6,025.00 | $96,400.00 |
| March 1, 2031 | $6,025.00 | $90,375.00 |
| April 1, 2031 | $6,025.00 | $84,350.00 |
| May 1, 2031 | $6,025.00 | $78,325.00 |
| June 1, 2031 | $6,025.00 | $72,300.00 |
| July 1, 2031 | $6,025.00 | $66,275.00 |
| August 1, 2031 | $6,025.00 | $60,250.00 |
| September 1, 2031 | $6,025.00 | $54,225.00 |
| October 1, 2031 | $6,025.00 | $48,200.00 |
| November 1, 2031 | $6,025.00 | $42,175.00 |
| December 1, 2031 | $6,025.00 | $36,150.00 |
| January 1, 2032 | $6,025.00 | $30,125.00 |
| February 1, 2032 | $6,025.00 | $24,100.00 |
| March 1, 2032 | $6,025.00 | $18,075.00 |
| April 1, 2032 | $6,025.00 | $12,050.00 |
| May 1, 2032 | $6,025.00 | $6,025.00 |
| June 1, 2032 | $6,025.00 | $0.00 |

Noted that should all or a portion of the forgivable loan not be forgiven based upon job and wage creation, the amortization schedule will be amended

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.8

**Subject**: Setting Monday, May 4th Planning Commission Meeting as a Joint City Council and Planning Commission Meeting for the 2050 Comprehensive Plan Kick-Off
**Prepared By**: Brett Angell, Community Development Director

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**Recommended Council Action**
Motion to call for Monday, May 4th as a joint City Council and Planning Commission meeting for the kick-off to the 2050 Comprehensive Plan Update.

**Overview / Background / Analysis**
Per the Minnesota Land Planning Act and Metropolitan Land Use Planning Act, local units of government within the Twin Cities metropolitan area are required to create comprehensive plans to guide development, infrastructure, and land use on a decennial basis. The comprehensive planning process is guided by state statute and the Metropolitan Council. The City of Rogers adopted its 2040 Comprehensive Plan in April 2020, and it has served as the guiding document since its adoption.

At the January 13th meeting, the City Council approved the release of a request for proposals corresponding to the 2050 Comprehensive Plan process. Following the RFP period and at the March 10th meeting, the City Council approved a professional services contract with TC2 for this item. The approved consultant team includes TC2, SRF, and Landform.

Over the past month, staff have begun meeting with the consultant and initial information gathering has begun to take place. As part of the early stages of the update, a joint City Council and Planning Commission meeting will take place during the normally scheduled Planning Commission meeting on Monday, May 4th. This meeting will include a presentation from the consultant which will highlight the process, goals, and areas of important consideration. In total, it is expected the complete update process will take approximately 1.5-2 years.

**Staff Recommendation**
Staff recommend the City Council set Monday, May 4th as a joint City Council and Planning Commission Meeting for the purpose of kicking off the 2050 Comprehensive Plan process.

**Financial Impact**: Not applicable. **Source Fund**: Not applicable.

**Budgeted?** N/A

**Supporting Documentation**
None

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.9

**Subject**: Approval of Resolution 2026-40 Authorizing the Submission of a Metropolitan Council Grant Application for a Housing Study
**Prepared By**: Brett Angell, Community Development Director

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**Recommended Council Action**
Motion to approve Resolution 2026-40 authorizing an application for the Livable Communities Grant program for a housing study.

**Overview / Background / Analysis**
On a bi-annual basis, the Metropolitan Council offers grants to aid in the advance of development, contamination clean-up, policy development, and other items through their Livable Communities grant programs. Recently, the Metropolitan Council expanded the programs to include policy and program development grants which can be used by eligible applicants for numerous items including zoning amendments, studies, and feasibility reports.

Staff recently met with representatives from the Metropolitan Council and a planned future project of a housing study is an eligible grant item. While a housing study was not anticipated to be completed until after the comprehensive plan update, the grant allows for housing study to take place in the immediate future, if awarded. A housing study would evaluate and research the current housing within the community, trends in the market, define housing needs for the community, and suggest policy recommendations that could be implemented following the research portion. The proposed market study will provide valuable information for staff and the council on what is truly the housing needs within the community and help guide the comprehensive plan update.

Staff have received a proposed scope of work from Stantec to complete the work as defined. The proposed scope of work will be included within the grant application. Additionally, a city resolution is a required component of the application. The application is anticipated to be submitted to the Metropolitan Council on Wednesday, April 15th. If awarded, the work would commence following the execution of the required agreements. The requested grant ask is approximately $45,000 which would cover the full cost of the work. There is not a match requirement for the city. If the project is not awarded a grant, the project is not anticipated to take place until after the comprehensive plan is completed.

**Staff Recommendation**
Staff recommend approval of Resolution 2026-40 authorizing the submission on an

LCA grant application to the Metropolitan Council for a housing study.

**Financial Impact**: Not applicable — no match requirement.

**Source Fund**: Not applicable.

**Budgeted?** N/A

**Supporting Documentation**

A. Resolution 2026-40 Housing Study Grant Application

**CITY OF ROGERS**
**HENNEPIN COUNTY**
**STATE OF MINNESOTA**

**RESOLUTION NO. 2026-40**

**RESOLUTION AUTHORIZING AN APPLICATION FOR THE LIVABLE COMMUNITIES GRANT PROGRAM FOR A HOUSING STUDY**

WHEREAS, the City of Rogers is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2026 as determined by the Metropolitan Council, and is eligible to make an application and apply for funds under the Livable Communities program guidelines; and

WHEREAS, the City has identified a project that meets the Livable Communities program purposes and criteria and is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS, The City has the institutional, managerial, and financial capability to ensure adequate project and grant administration; and

WHEREAS, the City certifies that it will comply with all applicable laws and regulations as stated in the contract grant agreements;

WHEREAS, the City finds that the Housing Study project will not occur through private or other public investment within the reasonably foreseeable future without Livable Communities grant funding; and

WHEREAS, the City represents that it has undertaken reasonable and good faith efforts to procure funding for the activities for which Livable Communities funding is sought but was not able to find or secure from other sources funding that is necessary for project completion and states that this representation is based on the following reasons and supporting facts:

I. There are limited grant opportunities available to complete the project as detailed.
II. Existing and budgeted city funds are dedicated towards ensuring a prompt and complete 2050 Comprehensive Plan update.
III. Private funding is not feasible for evaluating existing trends, needs, and for policy recommendations.

BE IT RESOLVED that, the City Council of the City of Rogers authorizes the Community Development Director to submit an application for the Rogers Housing Study in the amount of approximately $45,000 and, if the City is awarded a Livable Communities grant for this project, the City will be the grantee and agrees to act as the legal sponsor to administer and be responsible for grant funds expended for the project contained in the grant application to be submitted on April 15, 2026.

Moved by Councilmember , seconded by Councilmember

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 14th day of April, 2026.

_____
Shannon Klick, Mayor

ATTEST:

_____
Stacie Brown, City Clerk

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.10

**Subject**: Approve the Hiring of Bobby Patterson for the Budgeted Public Works Medium Equipment Operator - Parks Position
**Prepared By**: Doran Cote, Public Works Director/City Engineer

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**Recommended Council Action**

**Overview / Background / Analysis**
The approved 2026 Park Maintenance Budget includes an additional Medium Equipment Operator - Parks position. The City Council approved advertising for this position on January 27, 2026. The vacancy was posted in February, and it closed on February 27, 2026. The city received 25 applicants and 7 were scheduled for interviews. Three of the candidates scored very well after the interviews and one was a unanimous top candidate. The top candidate, Bobby Patterson, was tendered a conditional offer of employment on March 24, 2026. Bobby accepted the offer on March 31, 2026.

Bobby attended the University of Wisconsin River Falls from 2020-2025 where he graduated with a Bachelor's of Science with a degree in Agricultural Studies. He worked as the Grounds Lead for the University of Wisconsin River Falls from July 2022 to April 2026. He also works part-time with the Minnesota Twins Grounds Crew, where he learned many valuable skills, such as dragging infields, marking/painting athletic fields and fertilizer and pesticide applications. He also ran small engine equipment such as zero turn mowers, small compact tractors, snow removal equipment, push mowers and weed whips for the last 15 years. He is also proficient with a forklift, tractors, mowers, sprayers, aerators, top dressers, blowers, weed whips, sweepers, salt spreaders, snow removal equipment, trucks and chainsaws. He also stripes ball fields with a robotic field striper.

Bobby will be a great addition to the Public Works team.

**Staff Recommendation**

**Financial Impact**: **Source Fund**:

**Budgeted?** Yes

**Supporting Documentation**
None

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.11

**Subject**: Approve Purchase of CivicPlus Asset Management Software Including SeeClickFix and Fiberoptic Module
**Prepared By**: Doran Cote, Public Works Director/City Engineer

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**Recommended Council Action**
Motion to Approve Purchase of CivicPlus Asset Management Software Including SeeClickFix and Fiberoptic Module

**Overview / Background / Analysis**
Staff is requesting City Council approval to move forward with the purchase and implementation of CivicPlus Asset Management software, including the SeeClickFix resident request system and the fiberoptic asset management module. This system will modernize how the city tracks infrastructure assets, manages maintenance work orders, and handles resident service requests.

The city currently manages assets, maintenance requests, and resident complaints across multiple disconnected systems, spreadsheets, emails, and informal workflows. This creates inefficiencies, increases the risk of missed or delayed work, and limits the ability to track long-term maintenance needs, costs, and asset condition.

This project establishes a single, centralized system to manage:

- Streets, signs, streetlights
- Stormwater, water distribution, and wells and sewer assets
- Parks and facilities
- Fleet and equipment
- Fiberoptic infrastructure
- Resident service requests (SeeClickFix)

Below are some of the key benefits of this system:

- Improved service to residents: SeeClickFix provides a modern, user-friendly way for residents to report issues (potholes, drainage, signage, etc.) and allows staff to track and close requests efficiently.
- Operational efficiency: Work orders, inspections, and maintenance activities are managed in one system rather than across multiple disconnected tools.
- Better asset management: Enables tracking of asset condition, maintenance history, and lifecycle planning for long-term budgeting and capital improvement

planning.

- No per-user licensing: Unlimited users means field staff, supervisors, and administrative staff can use the system without additional licensing costs.
- GIS integration: Integrates with the city's existing GIS to visualize assets spatially and improve decision-making.
- Scalable platform**:** Built to grow with the city continues to expand.
- CivicPlus is a software provider the city currently utilizes.

Staff reviewed multiple asset management platforms, including IMS and Trimble Unity. CivicPlus was selected as the preferred option based on overall functionality, municipal focus, ease of use, unlimited users, GIS integration, and long-term value. SeeClickFix is a resident issue tracking module used by multiple cities in Minnesota including Blaine, Buffalo, Chanhassan, Eden Prairie, Edina, Maple Grove, Maplewood, New Brighten, Plymouth and Waconia.

The year 1 (implementation year) cost is $37,677.76, which includes the software, SeeClickFix, fiberoptic module, configuration, GIS migration, training, and deployment. The year 2 cost and ongoing annual cost is $39,291.00. The initial implementation and setup costs will be funded using city fund reserves. Future annual subscription costs will be incorporated into the 2027 operating budgets and beyond. The implementation timeline is approximately 4–6 months to go live, including staff training and data setup.

**Staff Recommendation**

Motion to Approve Purchase of CivicPlus Asset Management Software Including SeeClickFix and Fiberoptic Module

**Financial Impact**: $37,677.76 initially plus $39,291.00 annually **Source Fund**: Multiple

**Budgeted?** No

**Supporting Documentation**

A. CivicPlus Quote for RogersMN - 33026
B. Trimble - Unity Proposal

**CivicPlus**
302 South 4th St. Suite 500
Manhattan, KS 66502
US

Statement of Work

**Quote #:** Q-114320-1
**CivicPlus Pricing Approval Date:** 2/26/2026 12:32 PM
**Expires On:** 4/21/2026

**Client:**
City of Rogers, MN

**Bill To:**
ROGERS CITY, MINNESOTA

| SALESPERSON | Phone | EMAIL | DELIVERY METHOD | PAYMENT METHOD |
|---|---|---|---|---|
| Zach Stivrins | | zstivrins@civicplus.com | | Net 30 |

Group1

| QTY | PRODUCT NAME | DESCRIPTION |
|---|---|---|
| 1.00 | Asset Management - Core Platform | Core platform and functionality |
| 1.00 | Asset Management - Parks & Recreation | Tier 1 Asset Managment Module for Parks & Recreation |
| 1.00 | Asset Management - Stormwater Collection | Tier 1 Asset Managment Module for Stormwater Collection |
| 1.00 | Asset Management - Water Distribution | Tier 1 Asset Managment Module for Water Distribution |
| 1.00 | Asset Management - Facilities | Tier 2 Asset Managment Module for Facilities |
| 1.00 | Asset Management - Fleet | Tier 2 Asset Managment Module for Fleet |
| 1.00 | Asset Management - Roads & Streets | Tier 2 Asset Managment Module for Roads & Streets |
| 1.00 | Asset Management - Signs | Tier 2 Asset Managment Module for Signs |
| 1.00 | Asset Management - Streetlights | Tier 2 Asset Managment Module for Streetlights |
| 1.00 | Asset Management - Traffic Signals | Tier 2 Asset Managment Module for Traffic Signals |
| 1.00 | Asset Management One-Time Fee | Asset Management One-Time Fee |
| 1.00 | SeeClickFix 311 CRM Pro | Unlimited gov user licenses for the SeeClickFix 311 CRM system that includes request management, constituent management, and a multi-channel communications inbox. |

| QTY | PRODUCT NAME | DESCRIPTION |
|---|---|---|
| 1.00 | SeeClickFix 311 CRM Pro Implementation | SeeClickFix 311 CRM Pro Implementation |
| 1.00 | SeeClickFix 311 CRM Marketplace App | Branded marketplace mobile app to expand SeeClickFix 311 CRM Request or Pro modules. Requires customer to stay up to date with Google and Apple requirements. |
| 1.00 | SeeClickFix 311 CRM Connector to CivicPlus Asset Management | SeeClickFix 311 CRM integration with the CivicPlus Asset Management solution. This integration requires individual licenses for each product. |
| 1.00 | Asset Management - Streetlights | Tier 2 Asset Managment Module for Fiber |

| | |
|---|---|
| Total Investment - Prorated Year 1 | USD 37,677.76 |
| Annual Recurring Services (Subject to Uplift) | USD 39,291.54 |

Total Days of Quote:215

| | |
|---|---|
| Initial Term | Beginning at signing and ending 10/30/2026,<br>Renewal Term 10/31 each calendar year |
| Initial Term Invoice Schedule | 100% invoiced at signing, to be<br>prorated based on signature date. |

The Annual Recurring Services subscription fee for the Products (as described above) included in this SOW are prorated and co-termed to align with the Client's current billing schedule and the Annual Recurring Services amount will subsequently be added to Client's Term and regularly scheduled annual invoices under the terms of the Agreement. This Statement of Work ("SOW") shall be subject to the terms and conditions of Master Services Agreement signed by and between the Parties and the applicable Solutions and Services Terms and Conditions located at: https://www.civicplus.help/docs/civicplus-legal-stuff (collective, the "Agreement"). By signing this SOW, Client expressly agrees to the terms and conditions of the Agreement, as though set forth herein.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

**Acceptance of Quote # Q-114320-1**

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit https://www.civicplus.com/verify/

| Authorized Client Signature | CivicPlus |
|---|---|
| By (please sign): | By (please sign): |
| _____ | _____ |
| Printed Name: | Printed Name: |
| _____ | _____ |
| Title: | Title: |
| _____ | _____ |
| Date: | Date: |
| _____ | _____ |

Organization Legal Name:

_____
Billing Contact:

_____
Title:

_____
Billing Phone Number:

_____
Billing Email:

_____
Billing Address:

_____

_____
Mailing Address: (If different from above)

_____

_____
PO Number: (Info needed on Invoice (PO or Job#) if required)

_____

*A Proposal for Trimble Unity Maintain*

**Prepared for the City of Rogers, Minnesota**

## Our Recommendation

Thank you for considering Trimble Unity Maintain. After reviewing your requirements, we are confident our platform is an excellent fit for the City of Rogers. Our solution's greatest strength is its native integration with your on-premise ESRI environment, which protects your existing investment while providing powerful, modern asset management capabilities.

## Your Investment

The table below outlines the software subscription investment for 15 and 30 users across our three package tiers.

| Product: | Starter Package | Professional Package | Elite Package |
|---|---|---|---|
| **Trimble Unity Maintain** | Authorized Users delineated on the Order Form get access to Trimble Unity Maintain's:<br>• Admin<br>• Respond<br>• Style | • Trimble Unity Maintain - Starter Included<br><br>Authorized Users delineated on the Order Form get access to Trimble Unity Maintain's:<br>• Storeroom Capability<br>• Workload Capability<br>• Equipment Checkout Capability<br>• OpX Projects Capability<br>• eURL Capability<br>• Web Hooks Capability<br>• Web Services Access[4]<br>• Analytics for Trimble Unity Maintain Capability<br>• Trimble Unity Field's Maintain Functionality[3] | • Trimble Unity Maintain - Starter Included<br>• Trimble Unity Maintain - Professional Included<br><br>Authorized Users delineated on the Order Form get access to Trimble Unity Maintain's:<br>• OpX Contracts Capability<br>• OpX Budgets Capability<br>• Trimble Unity Maintain Advanced APIs[3]<br>• Operational Insights Capability<br>• Sandbox Capability (Qty 1)[3] |
| **15 Users** | **$ 15,120.00** | **$ 18,900.00** | **$ 24,412.50** |
| **PS Fee** | **??** | **??** | **??** |
| **30 Users** | **$ 23,215.50** | **$ 34,020.00** | **$ 43,533.00** |
| **PS Fee** | **??** | **??** | **??** |

> **Note:** The Professional Services (PS) Fee estimate is pending.

## How Trimble Unity Maintain Addresses Your Needs

| Your Requirement | Our Solution with Trimble Unity Maintain |
|---|---|
| **Work Order Tickets** | A comprehensive work order module with a mobile app and citizen request portal. |

| | |
|---|---|
| **Vehicle & Equipment Tracking** | Unified fleet management for all assets, including detailed fuel usage tracking. |
| **GIS & CAD Map Displays** | Native integration with your on-premise ESRI ArcGIS Enterprise for seamless map displays. |
| **Linking Media to Assets** | Easily attach photos, videos, and documents directly to any asset or work order. |
| **Cost & Lifecycle Tracking** | Lower your total cost of ownership with detailed cost tracking and lifecycle analytics. |
| **Water Main & Fiber Networks** | Specialized modules for managing linear utility assets like water and fiber optic cables. |
| **On-Premise ESRI Data** | Our platform is built on ArcGIS Enterprise, leveraging your existing data and infrastructure. |

## Next Steps

We are excited by the prospect of partnering with the City of Rogers to modernize your asset management systems. We look forward to discussing the next steps.

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.12

**Subject**: Approve Payment No. 21 and Final for Fire Station No. 2, City Project No. 2209
**Prepared By**: Doran Cote, Public Works Director/City Engineer

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**Recommended Council Action**
Motion to Approve Payment No. 21 and Final for Fire Station No. 2, City Project No. 2209

**Overview / Background / Analysis**
On August 22, 2023, the City Council approved Resolution 2023-63 accepting bids and awarding a contract for Fire Station 2 to KUE Contractors in the amount of $8,054,000.00 including alternates. The total estimated project cost at the time of bid award was $10,388,000.00.

On January 9, 2024, the City Council approved Change Order No. 1 in the amount of $39,198.00. On April 9, 2024, the City Council approved Change Order No. 2 in the amount of $47,362.00. On July 9, 2024, the City Council approved Change Order No. 3 in the amount of $49,309.00.
On September 24, 2024, the City Council approved Change Order No. 4 in the amount of $66,878.00. On February 11, 2025, the City Council approved Change Order No. 5 in the amount of $58,023.00.

The total estimated contract cost, including Change Orders 1 through 5, is $8,314,770.00, which is $260,770.00 or 3.2% over the original contract amount. The total estimated project cost, including engineering, architecture, contingency, testing, fees and furnishings, is $10,388,851.00, which is $851.00 or 0.008% over the original total project cost at the time of bid award. Since the project is100% complete at this point, the remaining contingency is reduced to $0.00 and the total project cost is $9,709,021.00, which is $678,979.00 or 6.5% under budget.

**Staff Recommendation**
Motion to Approve Payment No. 21 and Final for Fire Station No. 2, City Project No. 2209

**Financial Impact**: $48,618.13

**Source Fund**: 449 (Fire Station No. 2 Bond Proceeds)

**Budgeted?**

**Supporting Documentation**

A. Rogers Fire Station - Pay App #21(Final)_Signed

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.13

**Subject**: Approval of Drinking Fountain Project for Lynch Park and Water Line for South Community Park
**Prepared By**: Mike Bauer, Parks & Recreation Director, Pete Moen, Public Works Superintendent

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**Recommended Council Action**
Move to authorize the Dog Park Drinking Fountain Project and the South Community Park Hydrant Project as included in the 2025 Capital Improvement Plan, and approve expenditures not to exceed the allocated $50,000 CIP budget, including purchase of quoted equipment and required directional boring services.

**Overview / Background / Analysis**
**Dog Park Drinking Fountain Project**
Based on the quotes from Most Dependable Fountains and Precision Utilities, the City received pricing for the installation of an ADA-compliant drinking fountain package at $20,445.00. The drinking fountain is designed so people can use it and has a lower bowl for pets.

City staff will perform all installation work except the directional bore, which will be contracted. Staff will also use existing stockpiled pipe for the drain connection and complete any associated minor concrete work as required, per the attached sketch.

**South Community Park Hydrant Project**
Precision Utilities provided an estimate for installing a new 1½" water service and Woodford U150W hydrant to serve South Community Park. This hydrant will be used to flood the outdoor hockey rinks so that a hose will not have to cross walking or drive paths. This will increase the safety of staff and the public using the park. The cost of the park hydrant is $14,950.

Both improvements can be completed for $35,395.00. Staff is requesting the ability to spend up to the $50,000 allotted in the CIP budget to build the cement pad and paved trail to the dog park, making the park ADA accessible. The shade structure would come at a later date.

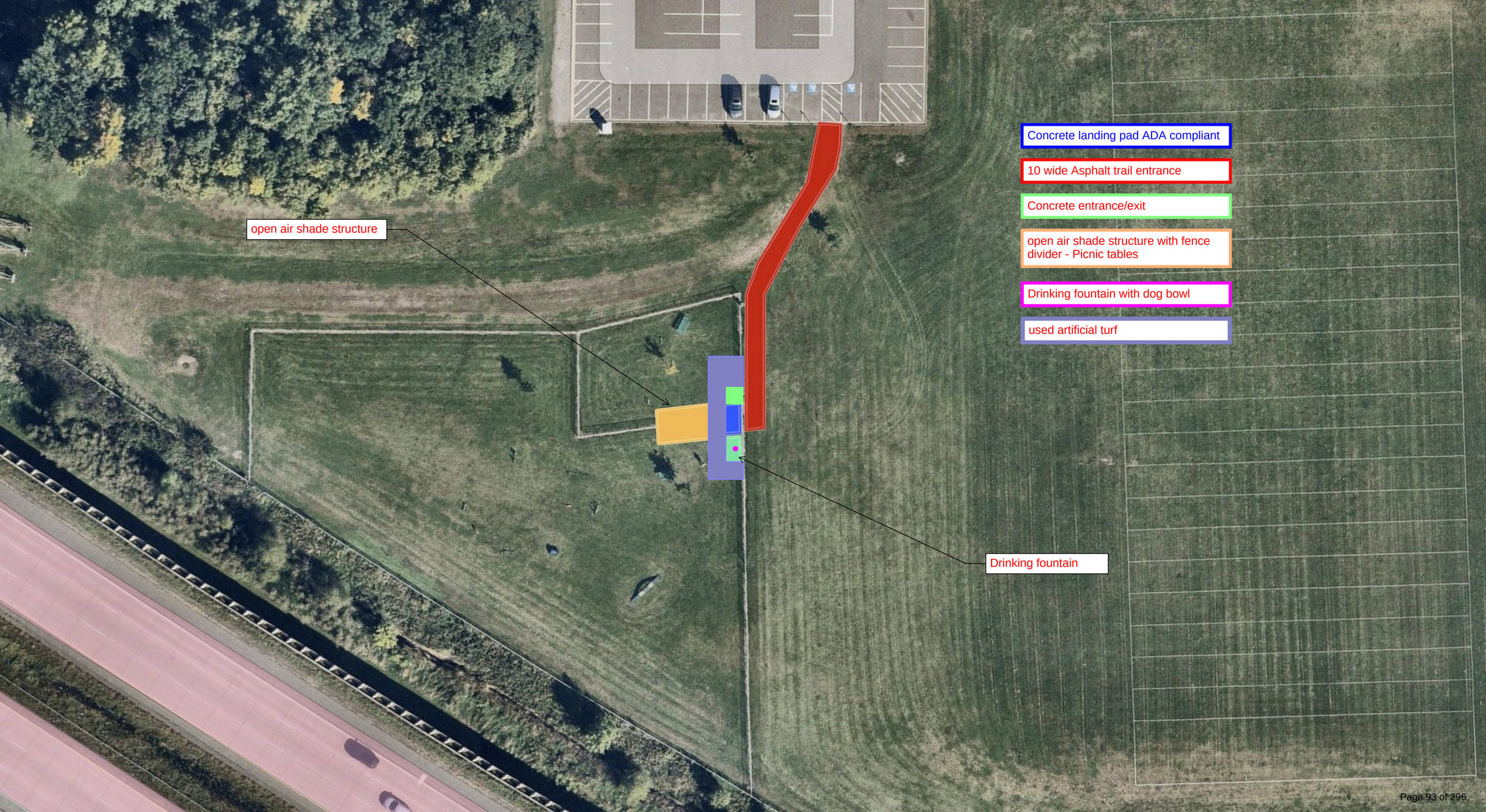
**Staff Recommendation**

**Financial Impact**: $50,000 **Source Fund**: 404-Park Dedication

**Budgeted?** Yes

**Supporting Documentation**

A. Dog Park Plan
B. Fountain Schematic
C. Most Dependable Fountains_QTE87178
D. Estimate_2172_from_PRECISION_UTILITIES
E. Estimate_2173_from_PRECISION_UTILITIES


Concrete landing pad ADA compliant
10 wide Asphalt trail entrance
Concrete entrance/exit
open air shade structure with fence divider - Picnic tables
Drinking fountain with dog bowl
used artificial turf
open air shade structure
Drinking fountain

**STANDARD**

1 440 SM&SMSS

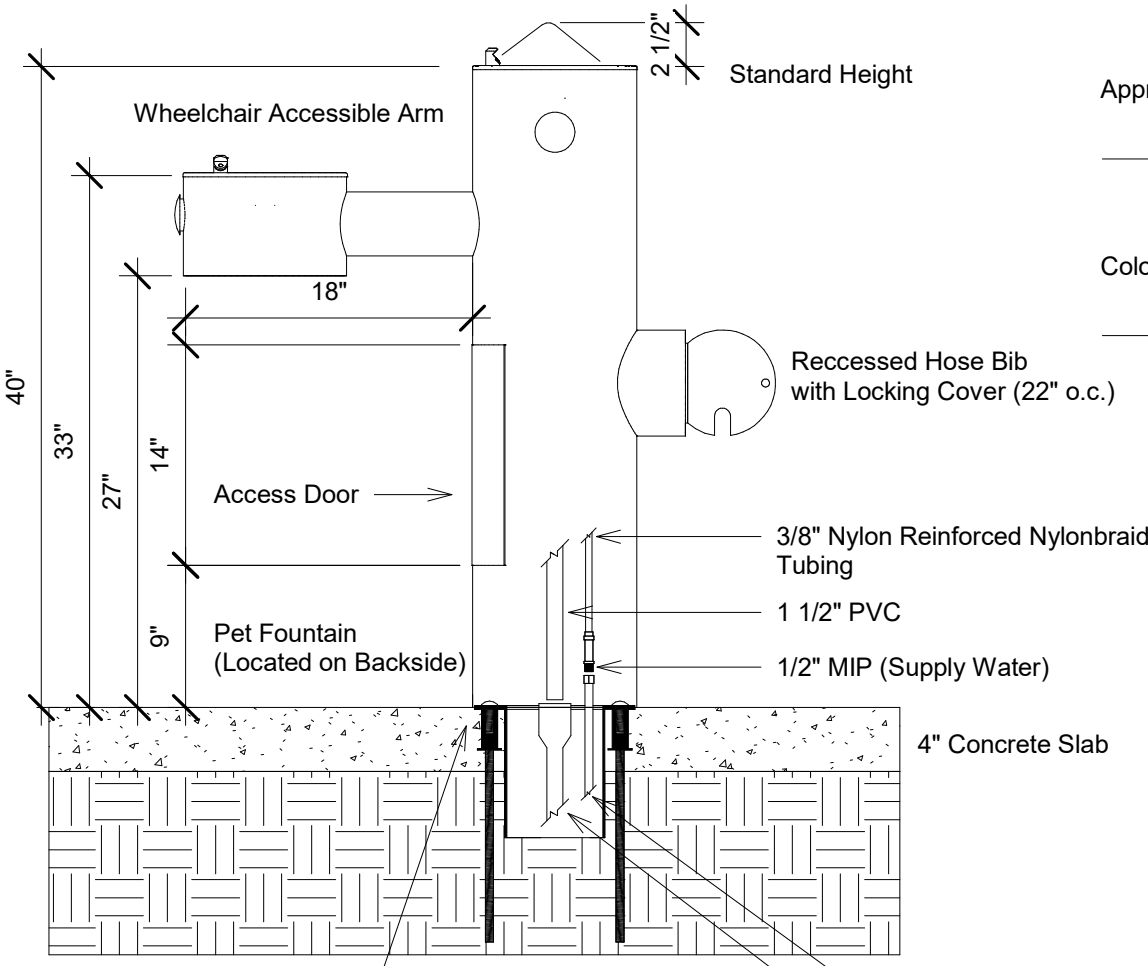
1" = 1'-0"

Pet Fountain
Recessed Hose Bib with Locking Cover

Most Dependable Fountains, INC.
5705 Commander Dr. PO Box 587
Arlington, TN 38002
Phone: (901-867-0039)
www.mostdependable.com

Approval Signature: _____

Color Selection: _____



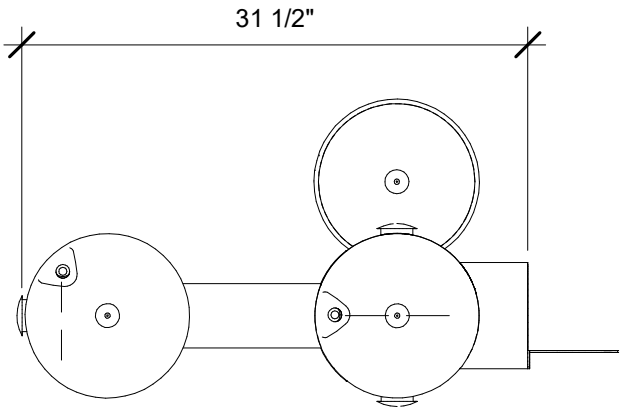

Select Material Typle:

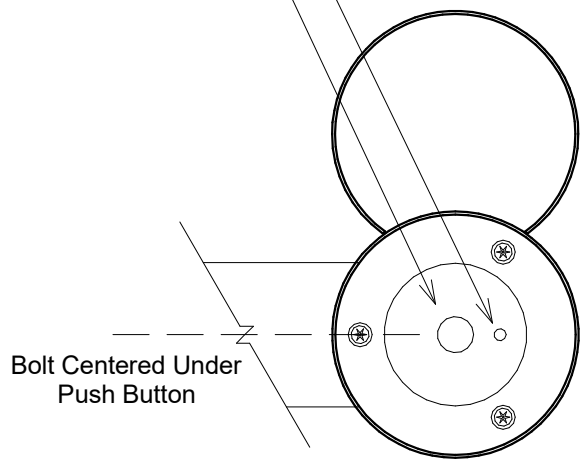
- ☐ 304 Stainless Steel
- ☐ 316 Stainless Steel

Installation Option

- ☐ Internal Surface Mount
- ☐ Unattached Valve Box
- ☐ Cut Off Low Point Drain

**Note:**
**3" Air Gap Between Water Fixture & Top of Pet Bowl Rim**




Point of Approach/
Front

— — Water Stream Path

⊛ Surface Mounting Bolt Location

**ADA Clearance Note:**
**30" Minimum width from center of ADA push button.**

# Quote

MOST DEPENDABLE FOUNTAINS, INC.
5705 Commander Dr. Arlington, TN 38002

**Quote** QTE87178
**Date** 10/7/2025
**Page** 1/1

Quoted by:

(901) 867-0039

**Bill To:** CITY OF ROGERS-MN
ROGERS MN 55374

**Ship To:** CITY OF ROGERS-MN
CITY OF ROGERS MN
ROGERS MN 55374

| Purchase Order No. | Customer ID | | Shipping Method | Payment Terms | Req Ship Date | Master No. |
|---|---|---|---|---|---|---|
| | ROGERS MN | | FEDEX 85 | NET 30 | 0/0/0000 | 163,052 |

| Quantity | Item Number | Description | UOM | Discount | Unit Price | Ext. Price |
|---|---|---|---|---|---|---|
| 1 | 440 SMSS | 440 SMSS ADA DRINKING FOUNTAIN | EA | $0.00000 | $3,455.00000 | $3,455.00 |
| 1 | RECESSED HOSE BIBB 10" | ATTACHED RECESSED HB W/LOCKING DOOR | EA | $0.00000 | $635.00000 | $635.00 |
| 1 | PET FTN ATT.SMS | ATTACHED PET FOUNTAIN | EA | $0.00000 | $1,070.00000 | $1,070.00 |
| 1 | COV-LPD | CUT OFF VALVE LOW POINT DRAIN | EA | $0.00000 | $70.00000 | $70.00 |
| 1 | TEMPLATE 10 NS | TEMPLATE 10" INTERNAL SURFACE MOUNT RING | EA | $0.00000 | $295.00000 | $295.00 |
| 1.000 | GREEN | GREEN | EA | $0.00000 | $0.00000 | $0.00 |

QUOTED BY KIM. PRODUCTION IS CURRENTLY 10 WEEKS
PLUS SHIP TIME.
PLEASE EMAIL PO TO KIM@MOSTDEPENDABLE.COM

| | |
|---|---|
| **Subtotal** | $5,525.00 |
| **Freight** | $720.00 |
| **Tax** | $0.00 |
| **Total** | $6,245.00 |

ONE YEAR WARRANTY. LABOR NOT INCLUDED
PRICES SUBJECT TO CHANGE WITHOUT NOTICE
CALIFORNIA SALES TAX IS SUBJECT TO CHANGE BASED ON SHIP TO ZIP CODE

**PRECISION UTILITIES**
PO Box 405
Montrose, MN 55363
(763) 675-1724

# Estimate

ADDRESS
City of Rogers
22350 S Diamond Lake Road
Rogers, MN 55374

ESTIMATE 2172
DATE 10/07/2025

SALES REP
dan@precisionutilities.com / 612-251-1976

| PRODUCT/SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Install New Water Service | Job address:<br>Lynch Park<br><br>Precision Utilities will install a new 1" water service. New water service will come off of an 8" cross and be bored to a spot near the dog fence. Backfill and compact trench. Rough grade disturbed area.<br><br>City to supply:<br>-Trucking<br>-Hydro vac<br>-Rock if needed | 1 | 14,200.00 | 14,200.00 |

Additional Contract Terms:
All credit card payments are subject to a 3% charge.
The price includes only those items listed above as stated.
General contractor/owner is to review proposed scope listed above. Precision Utilities is not responsible for items missing from scope.

Contractor Notice To Owner:
Any person or company supplying material or labor for this improvement to your property may file a lien against your property if that company or person is not paid for the contributions.
Under Minnesota law, you have the right to pay persons who supplied material or labor for this improvement directly and deduct this amount from our contract price, or withhold the amount due them from us until 120 days after completion of improvement unless we give a lien waiver signed by persons who supplied any labor or material for improvement and who gave you a timely notice.

| | |
|---|---|
| SUBTOTAL | 14,200.00 |
| TAX | 0.00 |
| TOTAL | **$14,200.00** |

Accepted By

Accepted Date

EXLUSIONS:

Dewatering, soil correction, pipe support, removal of buried obstructions, jacking, frost charges, rock excavation, construction staking, restoration (other than if listed above), compaction tests, hauling of excess soils, erosion control/inlet protection, hazardous material handling, irrigation, sheeting, shoring, bracing, and private utility locates.

**PRECISION UTILITIES**

PO Box 405
Montrose, MN 55363
(763) 675-1724

# Estimate

ADDRESS
City of Rogers
22350 S Diamond Lake Road
Rogers, MN 55374

ESTIMATE 2173
DATE 10/07/2025

SALES REP
dan@precisionutilities.com / 612-251-1976

| PRODUCT/SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Install New Water Service | Job address:<br>South Community Park<br><br>Precision Utilities will install a new 1 1/2" water service to a spot in between the two ice rinks. 1 1/2" hydrant will be a Woodford U150w. Backfill and compact the trench. Rough grade disturbed area.<br><br>City to supply:<br>-Trucking<br>-Hydro Vac<br>-Rock if needed | 1 | 14,950.00 | 14,950.00 |

Additional Contract Terms:
All credit card payments are subject to a 3% charge.
The price includes only those items listed above as stated.
General contractor/owner is to review proposed scope listed above. Precision Utilities is not responsible for items missing from scope.

Contractor Notice To Owner:
Any person or company supplying material or labor for this improvement to your property may file a lien against your property if that company or person is not paid for the contributions.
Under Minnesota law, you have the right to pay persons who supplied material or labor for this improvement directly and deduct this amount from our contract price, or withhold the amount due them from us until 120 days after completion of improvement unless we give a lien waiver signed by persons who supplied any labor or material for improvement and who gave you a timely notice.

| | |
|---|---|
| SUBTOTAL | 14,950.00 |
| TAX | 0.00 |
| TOTAL | **$14,950.00** |

Accepted By

Accepted Date

EXLUSIONS:

Dewatering, soil correction, pipe support, removal of buried obstructions, jacking, frost charges, rock excavation, construction staking, restoration (other than if listed above), compaction tests, hauling of excess soils, erosion control/inlet protection, hazardous material handling, irrigation, sheeting, shoring, bracing, and private utility locates.

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.14

**Subject**: Approval of Resolution 2026-39 Authorizing a Letter of Credit Release for MySalon Suites
**Prepared By**: Eric Burtness, Community Development Specialist

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**Recommended Council Action**

Motion to approve Resolution 2026-39 authorizing the release of EntreBank Irrevocable Letter of Credit No. 102 in the amount of $78,125.00 for My Salon Suite.

**Overview / Background / Analysis**

The City of Rogers accepted an Irrevocable Letter of Credit (No. 102) issued by EntreBank on behalf of Northland Salons Rogers Owner, LLC, corresponding to the My Salon Suite development, in the amount of $78,125.00 to ensure completion of improvements associated with the project.

The Developer has completed the improvements and associated private utilities for the project in accordance with the approved plans and City standards. City staff, including Engineering and Public Works, have reviewed the final as-built plans and final inspection punch list and confirmed that there are no outstanding items remaining.

Based on staff review, the financial guarantee is no longer necessary and may be released in full.

**Staff Recommendation**
Staff recommends approval Resolution 2026-39 authorizing of the full release of EntreBank Irrevocable Letter of Credit No. 102 for My Salon Suite.

**Financial Impact**: N/A **Source Fund**: N/A

**Budgeted?** N/A

**Supporting Documentation**
A. RESOLUTION No. 2026-39 My Salon Suite Release

**RESOLUTION NO. 2026-39**

**A RESOLUTION AUTHORIZING A LETTER OF CREDIT RELEASE FOR MY SALON SUITE**

**WHEREAS**, pursuant to the approved plans and agreements for My Salon Suite, the City of Rogers accepted an Irrevocable Letter of Credit No. 102 issued by EntreBank on behalf of Northland Salons Rogers Owner, LLC ("Developer"), in the amount of $78,125.00 to ensure completion of certain improvements for the development; and

**WHEREAS**, the Developer has completed the improvements and associated private utilities for Northland Salons Rogers in accordance with the approved plans and City standards; and

**WHEREAS**, the City Engineer has completed final inspection and recommends approval of the development and release of the remaining financial guarantee; and

**WHEREAS**, the Developer has requested release of the remaining Letter of Credit associated with the project;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Rogers, Minnesota, as follows:

1. Final Approval for Northland Salons Rogers is hereby granted.
2. EntreBank Irrevocable Letter of Credit No. 102 shall be reduced from $78,125.00 to $0.00.

Councilmember moved, Councilmember seconded the motion.

The following voted in favor of said resolution:

The following voted against said resolution:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 14th day of April 2026.

_____
Mayor

ATTEST:

_____
City Clerk

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.15

**Subject**: Approval of Job Description and Authorization to Advertise for the Administrative Assistant II (Recreation)
**Prepared By**: Mike Bauer, Parks & Recreation Director, Bridget Bruska, Finance Director, Stacy Scharber, Assistant Administrator/HR Director

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**Recommended Council Action**
Move to approve the Administrative Assistant II (Recreation) job description and authorize staff to advertise to fill the position as approved in the 2026 budget.

**Overview / Background / Analysis**
As part of the 2026 budget process, the City Council approved the addition of a full-time Administrative Assistant II position within the Recreation Department. This position is essential to supporting the continued growth of recreation programming, facility operations, and customer service needs across the system.

The position will office out of the new administrative workspace in the Fieldhouse and will provide direct support to Recreation Department operations, including significant involvement in the 21st Century Bank Event Center and the TruStone Center, particularly with rentals, customer support, departmental communications, and financial processes.

The job description was created to reflect current operational needs, financial responsibilities, and integration with facility management systems. The document was thoroughly reviewed by:

- Assistant City Administrator/HR Director Stacy Scharber
- Finance Director Bridget Bruska
- Parks & Recreation Director Mike Bauer

The finalized job description aligns with the expectations and operational standards contained in the City's job classification system and incorporates the essential responsibilities and qualifications found in the attached description. This role will provide critical administrative, financial, and customer service support to the Recreation and Finance Departments and will enhance operational effectiveness across the City's recreational facilities and programs.

**Staff Recommendation**
Move to approve the Administrative Assistant II (Recreation) job description and

authorize staff to advertise to fill the position as approved in the 2026 budget.

**Financial Impact**: **Source Fund**:

**Budgeted?** Yes

**Supporting Documentation**
A. Admin Assistant II Recreation

***CITY OF ROGERS*** ***Job Description***

| | |
|---|---|
| **Title:** Administrative Assistant II (Recreation) | **FLSA Status:** Non-Exempt |
| **Department:** Recreation | **Position Status:** Regular Full-Time |
| **Accountable To:** Park and Recreation Director | **Salary Grade:** 8 |
| **Supervision of Others:** None | **Revision Date:** April 2026 |

**Position Summary:**
The Administrative Assistant plays a key role in providing executive support to the Park and Recreation Director and facilities management (event spaces, turf, and ice).

**ESSENTIAL FUNCTIONS OF POSITION:**
**Administration:**

- Support contract management activities, including rental and sponsorship agreements, vendor analysis, and financial review of service contracts.
- Collaborate with facilities management on financial planning for capital improvements, deferred maintenance, construction projects, operational costs, and annual budgeting
- Assists with agendas and packets for the Parks and Recreation Advisory Board and the Arena Commission.
- Develop and maintain financial management processes and reporting systems across facilities and programs.
- Analyze financial and operational performance, present insights and recommendations to managers and city leadership.
- Evaluate systems and workflows; recommend and implement process improvements and train staff on financial procedures.
- Partner with Finance Department staff to maintain compliance with accounting standards, internal controls, and audit requirements.
- Ensure integration and accuracy between facility financial systems, point-of-sale platforms, and City finance software.
- Assist in annual budget development and monitoring.
- Assist in the development of fee structures for rentals, events, and other revenue streams related to the Recreation Department.
- Track facility usage trends and survey data to assist in informed decision-making.
- Serve as a point of contact for the public, providing courteous and professional customer service in person, by phone, and through electronic communication.
- Receive, route, and track public correspondence, directing questions, requests, and concerns to the appropriate staff member for timely follow-up.
- Assist the public with registration and reservation submittals, including program enrollments, facility rentals, and other departmental services, ensuring completeness and accuracy of information.
- Support department communications by helping prepare and distribute updates, notices, and informational materials to participants, partners, and the community.

Will perform other duties as assigned.

## PERFORMANCE STANDARDS

**Ability**

- Must have the ability to work independently and prioritize work.
- Demonstrate, by example, leadership, ingenuity, service excellence and integrity expected from all City staff as defined by our core values and code of conduct.
- Safeguards confidential data and sensitive personnel information.

**Communications**

- Must have the ability to actively listen to others for understanding of their needs and situations, and the ability to speak and write English clearly.
- Must be able to assertively control conversations in order to quickly and accurately gather pertinent information and be able to communicate this information professionally and precisely to the proper recipient.
- Must be able to read and understand correspondence, memoranda and directives.

**Decision Making**

- Must act in a manner using good judgment.
- Must be able to assess problems and situations and be able to anticipate needs and evaluate alternatives.
- Must have the ability to multi-task and work in a fast-paced environment.

**Interpersonal Relationships**

- Must be consistent in dealing with people, must be sensitive to others' problems and concerns without direct involvement.
- Must exclude personal biases from work performance.
- Must strive to promote a cooperative atmosphere.
- Must have a positive attitude.

**Professional Attitude**

- Must have commitment to the organization, willingness to take initiative, dependability, maturity in relationships with others, and self-confidence.
- Must represent the organization to other agencies' staff and citizens with a courteous, helpful, accurate and business-like attitude in all telephone and personal contact.

**Quality of Work**

- Must be able to produce quality, accurate work.
- Must be able to detect and learn from any errors.
- Must be able to utilize work time properly and productively.
- Must have the ability to maintain records in an accurate and accessible manner.

## WORK ENVIRONMENT

Work is generally performed in an office environment with standard office equipment and furnishings available. May be required to attend off-site training or meetings.

## PHYSICAL REQUIREMENTS

- Must have the ability to read and discern visual images on a variety media types.
- Must have the ability to operate a personal computer and applicable software (word processing, spreadsheet, accounting), 10-key adding machine or calculator, fax, copier, and telephone.
- Must be able to sit for long periods of time.
- May occasionally have to lift 25 pounds or more.

## MINIMUM REQUIREMENTS

- 2-year post-secondary degree in Accounting or related field
- Three years' experience in accounting.
- Considerable experience with spreadsheet and word processing software.
- Ability to manage multiple tasks and deadlines.
- Valid Minnesota-issued driver's license that is unrestricted except for corrective lenses, or able to obtain one by appointment.

## PREFERRED QUALIFICATIONS

- Municipal experience.
- Experience in convention centers, sports facilities, recreation, hospitality, or similar multi-venue operations.
- Experience working with facility planning and programing, enterprise funds, public sector finance, or revenue-generating facilities.
- Experience with customer-facing services and client contracts, financial systems integrations, point-of-sale systems, or recreation/facility management software.
- Considerable knowledge of generally accepted accounting principles (GAAP) as applied to governments.

**Supervisory Responsibilities**
None.

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.16

**Subject**: Approval of Resolution 2026-34 Approving the Preliminary Plat for Northview Preserve 2nd Addition (10 Lot Subdivision)
**Prepared By**: Alec Henderson, City Planner

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**Recommended Council Action**
Motion to approve Resolution 2026-34 approving the Preliminary Plat for Northview Preserve 2nd Addition

**Overview / Background / Analysis**
Summergate Development has submitted a Preliminary Plat application for Northview Preserve 2nd Addition, requesting City review and approval for a proposed residential subdivision on the south side of Territorial Road (CSAH 116), immediately west of the approved Northview Preserve plat. The subject property is located at 22885 Territorial Rd (PID 22-120-23-33-0004), comprising approximately 4.74 gross acres.

At the time of the original Northview Preserve concept review and preliminary plat approval, the Planning Commission recommended exploring how adjacent properties might develop, including the area now under consideration for this 2nd Addition. The proposed 2nd Addition extends the Northview Preserve neighborhood to the west with a consistent development pattern, connecting to the existing subdivision via Holden Way.

The plan proposes a by-right R2, Single Family development consisting of 10 single-family lots, a public street extension, and stormwater management improvements including a filtration basin. The proposed development is consistent with the current R2 zoning and proposes no deviations to lot sizes or setbacks. The development takes access from the existing Holden Way stub in Northview Preserve and proposes a new local street (Street A) extending to Territorial Road. Staff recommends approval of the proposed preliminary plat with conditions.

A public hearing was held on April 6th, 2026 by the planning commission. The commission unanimously recommended approval of the preliminary plat and there were no zoning or land use compliance issues identified.

**Primary Issues to Consider**

1. Land Use and Zoning Compliance
2. Site Development Plans

**Analysis of Primary Issues**

**1. Land Use and Zoning**

The development area is guided as **Low Density Residential** and zoned **Single-Family Residential (R2)**. Land guided as Low Density Residential has a net density range of 2.0 to 5.0 units per net acre.

The proposed unit count of 10 units on 4.74 gross acres (4.08 net acres) would create a gross density of approximately 2.11 units per acre and a net density of approximately 2.45 units per acre. The proposed density is within the guided range and consistent with the zoned use. The density is also comparable to the adjacent Northview Preserve development (2.40 units per gross acre).

Single-family homes are the only permitted residential dwelling type in the R2 district. The proposed development consists entirely of single-family homes. The following table summarizes the lot standard compliance:

| Standard | R2 Required | Proposed | Compliant? |
|---|---|---|---|
| Minimum Lot Area | 10,000 sf | 10,757 sf (min) | Yes |
| Average Lot Area | — | 13,196 sf | — |
| Lot Width at Setback | 65 ft min | 70 ft (std) | Yes |
| Lot Depth | 125 ft min | 125 ft (std) | Yes |
| Front Setback | 25 ft | 25 ft | Yes |
| Rear Setback | 20 ft | 20 ft | Yes |
| Rear (to Territorial Rd) | 50 ft | 50 ft | Yes |
| Side Setback (Interior) | 10 ft | 10 ft | Yes |
| Side Setback (Corner) | 25 ft | 25 ft | Yes |

The project aligns with the comprehensive plan. The subdivision is consistent with the Low-Density Residential land use designation, addresses continued demand for single-family homes in the city, and provides stormwater management facilities. The development extends the street network and utilities from the adjacent Northview Preserve plat as was anticipated at the time of the original approval.

***Northview Preserve 2nd Addition is compliant with the existing zoning and existing land use plan/comprehensive plan.***

**2. Site Development Plans**

The proposed development plans' approvals are contingent on meeting the engineering standards of the City of Rogers and stormwater management review by Elm Creek Watershed Management Commission. These are typical of residential

subdivision approvals at this stage as the Preliminary Plat plans are preliminary drawings of the development. Final Construction Plans are submitted with Final Plat applications and are subject to further review by the City Engineer and must be consistent with the Preliminary Plans. At this stage, there are no major issues with zoning or subdivision compliance that would prevent conditional approval of the Preliminary Plat. Engineering comments and revisions are generally minor and can be handled through final construction plans with the final plat.

Landscaping and Tree Preservation

Tree preservation plans and landscaping plans have been submitted. The tree inventory identifies 39 trees on-site with a total of 451 significant caliper inches. The plan proposes removing 30 trees and saving 9 trees (4 of which are off-site). The proposed tree removals are consistent with City Code requirements and are necessary to accommodate required improvements. The proposed landscape plan includes 18 overstory deciduous street trees, 16 evergreen trees, and 10 deciduous yard trees to be planted by the home builder, for a total of 44 new trees. The landscape plan conforms to code and proposes a variety of species of adequate size meeting Table 27 planting size requirements (2.5-inch caliper deciduous, 6-foot height evergreen). Native seeding is proposed for stormwater management areas using MnDOT Southern Tallgrass Roadside and Wet Ditch seed mixes.

Access and Transportation

The development connects to the existing Northview Preserve subdivision via Holden Way, which was stubbed to the west boundary at the time of the original plat for this purpose. A new local street (Street A) extends from Holden Way north to Territorial Road, providing a second access point to the broader neighborhood. The Territorial Road access will be subject to review, approval, and permitting by Hennepin County. The removals plan notes coordination with the CSAH 159 Territorial Road Improvement Plans dated 9/22/25 for removals and relocations within the county right-of-way. The internal street is proposed as a 32-foot back-of-curb to back-of-curb section within a 60-foot right-of-way, consistent with the Northview Preserve street standards.

Utilities

The developer proposes to construct sanitary sewer and water utilities throughout the development, connecting to the existing infrastructure stubs in the Northview Preserve plat. Sanitary sewer connects to existing manholes in Holden Way. Water main connections include removal and salvage of the existing hydrant and auxiliary valve, with a new connection to the existing watermain with gate valve. The existing septic system on the property will be removed as part of site development.

Grading and Stormwater

Plans have been submitted to the Elm Creek Watershed Management Commission and will be subject to review and approval by ECWMC. The grading plan proposes a filtration basin (Pond 10) in Outlot A at the north end of the site for stormwater treatment and rate control. Storm sewer connects to the existing system in Northview Preserve. The lot tabulation indicates 1 slab-on-grade lot and 9 rambler-style lots.

Erosion control measures include silt fence, rock construction entrances, erosion control blanket, and post-grading silt fence consistent with NPDES permit requirements.

Fire Review

No outstanding comments currently remain for fire department review. Updated plans will still require review and approval by the Fire Marshal.

***Revised Civil Plans shall be consistent with Departments' Review.***

**Staff Recommendation**

Staff recommends approval of Resolution 2026-34 approving the preliminary plat for Northview Preserve 2nd Addition, subject to the terms and conditions as outlined in the resolution.

**Financial Impact**: Not applicable. **Source Fund**: Not applicable.

**Budgeted?** N/A

**Supporting Documentation**

A. Resolution No. 2026-34 Preliminary_NORTHVIEW PRESERVE 2nd Addition
B. 25-12-15 Northview Preserve 2nd Addition Preliminary Plans

**RESOLUTION NO. 2026 - 34**

**A RESOLUTION GRANTING APPROVAL OF THE PRELIMINARY PLAT FOR NORTHVIEW PRESERVE 2ND ADDITION**

**WHEREAS,** the Summergate Companies LLC ("Developer") submitted an application requesting approval of a Preliminary Plat for NORTHVIEW PRESERVE 2ND ADDITION ("Plat") for the approximate 4.74 acre parcel at 22885 Territorial Rd with PID 22-120-23-33-0004 and legally described on Exhibit A (the "Subject Property/Property"); and,

**WHEREAS,** the Developer is proposing to plat the property into 10 single-family lots and one outlot to accommodate a single-family residential development of the area as shown in Exhibit B; and,

**WHEREAS,** the Subject Property contains approximately 4.74 gross acres, is guided as Low Density Residential in the 2040 Comprehensive Plan, and is within the Single-Family Residential (R2) zoning district; and

**WHEREAS,** the proposed Preliminary Plat is consistent with the 2040 Comprehensive Plan and current zoning regulations for the City; and

**WHEREAS,** pursuant to Minnesota Statute §462.357 the Planning Commission ("Commission") conducted a public hearing to receive public comment on the proposed Plat on April 2nd, 2026; and

**WHEREAS**, notice of the Hearing was posted, published in the City's official newspaper, and mailed to nearby properties, as required by State Statute; and,

**WHEREAS,** written and verbal comment were received and considered by the Commission; and,

**WHEREAS,** following the Hearing, the Commission recommended approval of the NORTHVIEW PRESERVE 2ND ADDITION preliminary plat.

**NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA,** that the Preliminary Plat, NORTHVIEW PRESERVE 2ND ADDITION, is hereby approved subject to the following conditions:

1. The Developer shall comply with the plat opinion and complete revisions to the Plat as may be required by the City Attorney prior to the recording of the future final plat.
2. The subdivision will be subject to the review, and comments by Hennepin County.
3. The Developer shall adequately address comments from the City Engineer and make plan changes as deemed necessary by the City Engineer and Public Works Department.
4. The Developer shall satisfy comments from the Fire Chief and/or Fire Marshal.
5. The Stormwater and Grading Plans shall be subject to review and approval by the Elm Creek Watershed Management Commission and City Engineer.

6. The Developer and City of Rogers shall execute a Subdivision Agreement for the development, identifying the terms and conditions of the development and fees, escrows, and financial security obligations required of the Developer at time of Final Plat.
7. A stormwater maintenance agreement may be required by the Public Works Department and/or Elm Creek Watershed Management Commission to determine the disposition and maintenance of the stormwater facilities.
8. The existing septic system shall be properly decommissioned in accordance with Minnesota Rules Chapter 7080 and Hennepin County requirements prior to or concurrent with site grading.
9. The Developer shall coordinate with the existing overhead power line/pole removal and relocation with the applicable utility provider prior to construction.

[Remainder of page left intentionally blank]

Moved by Councilmember , seconded by Councilmember

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 14th day of April, 2026.

_____
Shannon Klick, Mayor

ATTEST:

_____
Stacie Brown, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION**

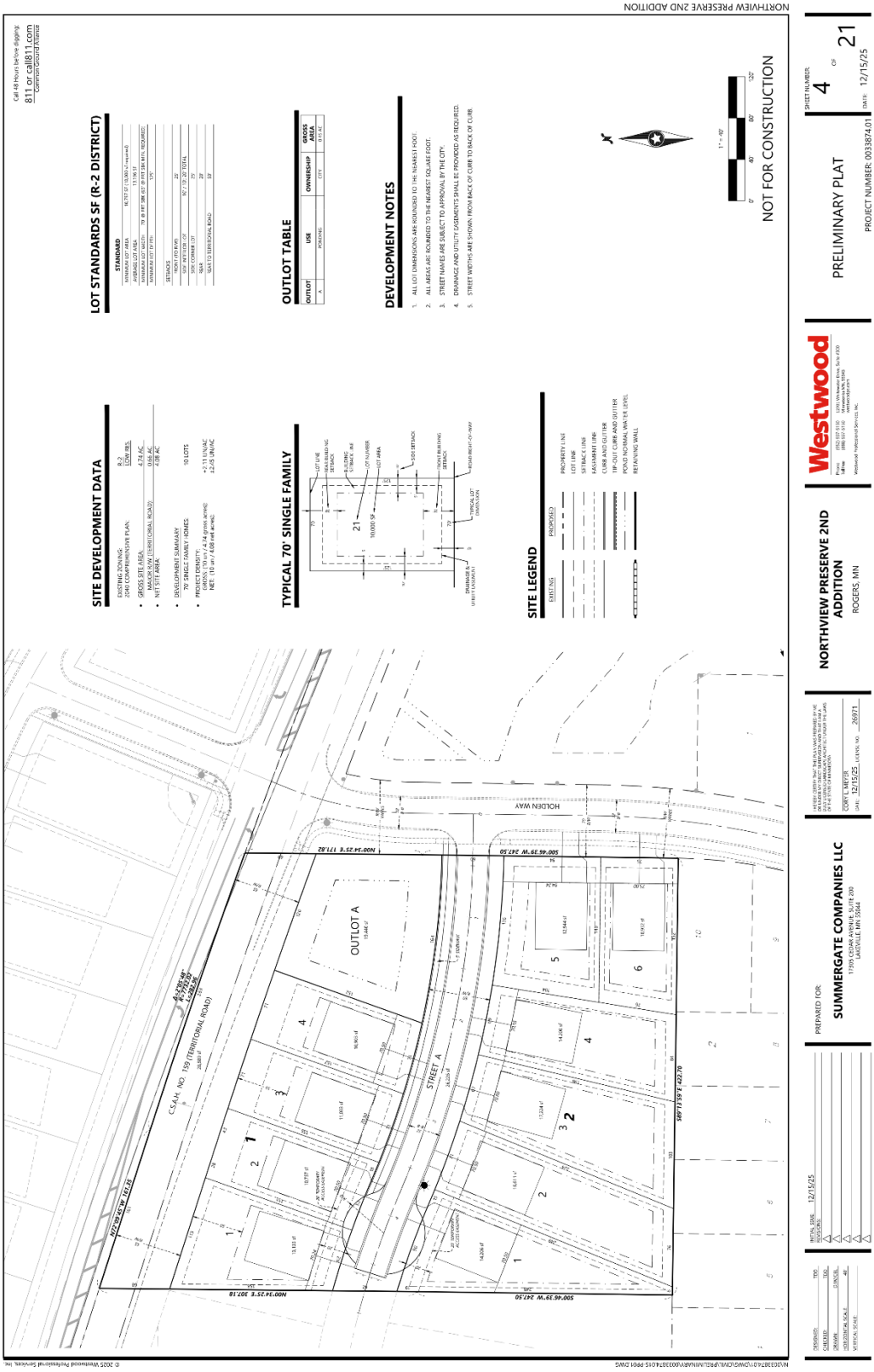
Existing Legal Description

That part of the West 422.70 feet of the East 808.50 feet of the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 120 North, Range 23 West of the 5th Principal Meridian, lying South of the center line of County Road No. 116, Hennepin County, Minnesota.
AND
The North 247.50 feet of the West 422.70 feet of the East 808.50 feet of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 120 North, Range 23 West of the 5th Principal Meridian, Hennepin County, Minnesota.

Abstract Property

# EXHIBIT B

# PRELIMINARY PLAT



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# PRELIMINARY PLANS

FOR

# PRELIMINARY PLAT, GRADING, UTILITIES, STREETS, AND LANDSCAPE

FOR

# NORTHVIEW PRESERVE 2ND ADDITION

ROGERS, MN

Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044
CONTACT: BRYAN TUCKER
PHONE: 612-490-0982
EMAIL: BRYANT@SUMMER-GATE.COM

PREPARED BY:

**Westwood**

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0033874.01
CONTACT: THOMAS D. DESUTTER

**SHEET INDEX**


| SHEET NUMBER | SHEET TITLE |
|---|---|
| 1 | Cover |
| 2 | Existing Conditions |
| 3 | Removals Plan |
| 4 | Preliminary Plat |
| 5 | Preliminary Grading Drainage & Erosion Control |
| 6 | Preliminary Street & Utility Plan |
| 7 | Street Profile |
| 8 | Signage Plan |
| 15 | Preliminary Tree Preservation Plan & Data |
| 16 | Preliminary Landscape Plan |
| 17 | Preliminary Landscape Notes & Details |


| NO. | DATE | REVISION | SHEETS |
|---|---|---|---|
| | . | . | |
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PRELIMINARY PLANS
FOR
PRELIMINARY PLAT, GRADING, UTILITIES, STREETS, AND LANDSCAPE
FOR
NORTHVIEW PRESERVE 2ND ADDITION
ROGERS, MN

INITIAL SUBMITTAL DATE: 12/15/25 SHEET: 1 OF 17

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NORTHVIEW PRESERVE 2ND ADDITION

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## PROPERTY DESCRIPTION

*The following information was provided by Land Title, Inc., Issuing Agent for Stewart Title Guaranty Company, File Number 709010, which has an effective date of February 10, 2025:*

*That part of the West 422.70 feet of the East 808.50 feet of the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 120 North , Range 23 West of the 5th Principal Meridian, lying South of the center line of County Road No. 116 , Hennepin County, Minnesota.*

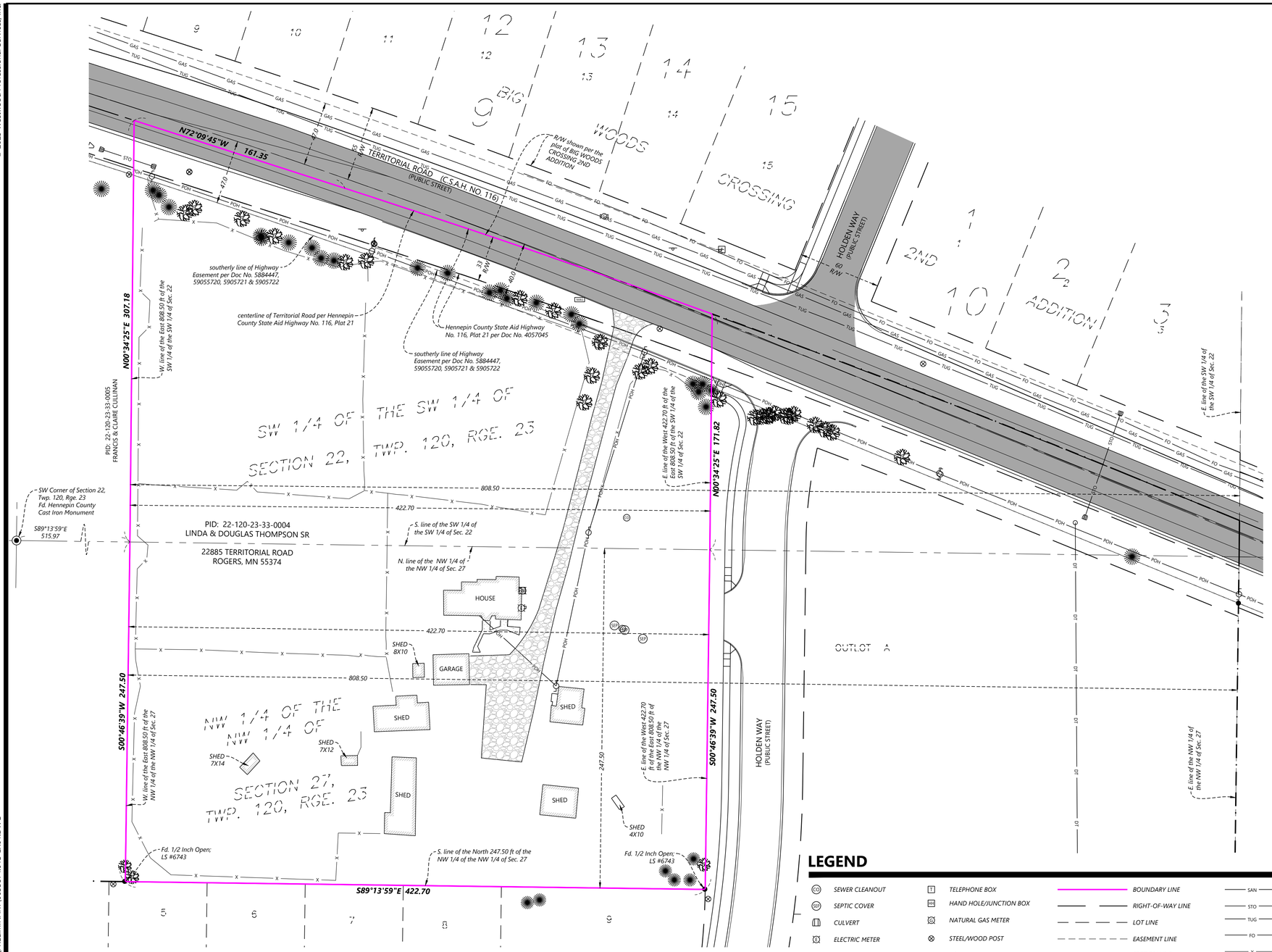
*AND*

*The North 247.50 feet of the West 422.70 fest of the East 808.50 feet of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 120 North, Range 23 West of the 5th Principal Meridian, Hennepin County, Minnesota.*

*Abstract Property*

## GENERAL NOTES

1. *Bearings of property lines shown hereon are based on the Hennepin County coordinate system, (NAD 83 - 2011 Control Adjustment).*
2. *Lengths of lines and distances between features are measured in US-Survey Feet.*




## LEGEND

- SEWER CLEANOUT
- SEPTIC COVER
- CULVERT
- ELECTRIC METER
- STREET LIGHT
- GUY WIRE
- POWER POLE
- TELEPHONE BOX
- HAND HOLE/JUNCTION BOX
- NATURAL GAS METER
- STEEL/WOOD POST
- SIGN
- MAIL BOX
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- GAS — GAS LINE
- POH — POWER OVERHEAD
- SAN — SANITARY SEWER
- STO — STORM SEWER
- TUG — TELEPHONE UNDERGROUND
- FO — FIBER OPTIC
- x — FENCE LINE
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- FOUND MONUMENT (SEE LABEL)
- CAST IRON MONUMENT (SEE LABEL)

1" = 40'
0' 40 80 120

NOT FOR CONSTRUCTION

N:\0033874.01\DWG\CIVIL\PRELIMINARY\0033874.01S-EX01.DWG

NORTHVIEW PRESERVE 2ND ADDITION

| | |
|---|---|
| DESIGNED: | TDD |
| CHECKED: | TDD |
| DRAWN: | DJW/CEL |
| HORIZONTAL SCALE: | 40' |
| VERTICAL SCALE: | 8' OR 4' |

INITIAL ISSUE: 12/15/25
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

ERNEST M WIRTZ JR
DATE: 12/15/25 LICENSE NO. 63119

**NORTHVIEW PRESERVE 2ND ADDITION**
ROGERS, MN

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS

PROJECT NUMBER: 0033874.01

SHEET NUMBER: 2 OF 17
DATE: 12/15/25

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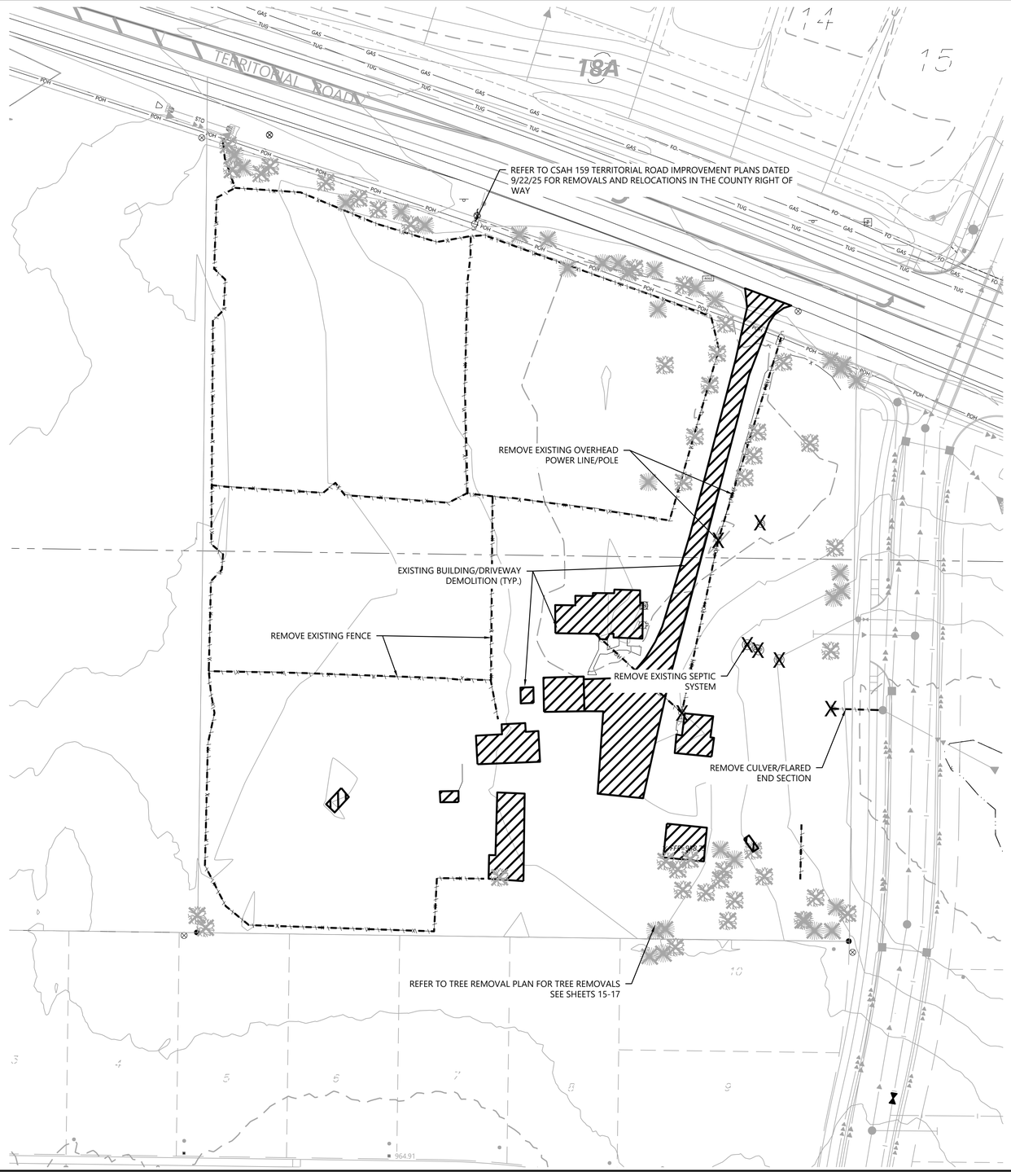


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Common Ground Alliance

## REMOVAL LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| | | PROPERTY LINE |
| | | SAW CUT PAVEMENT |
| **EXISTING** | **REMOVALS** | |
| | | CURB & GUTTER |
| SAN | | SANITARY SEWER |
| WAT | | WATER MAIN |
| WAT | | HYDRANT |
| STO | | STORM SEWER |
| GAS | | GAS |
| PUG | | UNDERGROUND ELECTRIC |
| POH | | OVERHEAD ELECTRIC |
| TUG | | UNDERGROUND TELEPHONE |
| TOH | | OVERHEAD TELEPHONE |
| FO | | TELEPHONE FIBER OPTIC |
| CTV | | CABLE TELEVISION |
| | | RETAINING WALL |
| X | | FENCE |

## REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

N

1" = 40'

0' 40' 80' 120'

NOT FOR CONSTRUCTION

N:\0033874.01\DWG\CIVIL\PRELIMINARY\0033874.01C-REP01.DWG

NORTHVIEW PRESERVE 2ND ADDITION

DESIGNED: TDD
CHECKED: TDD
DRAWN: DJW/CEL
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 12/15/25
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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.

THOMAS D. DESUTTER
DATE: 12/15/25 LICENSE NO. 59640

**NORTHVIEW PRESERVE 2ND ADDITION**
ROGERS, MN

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

REMOVALS PLAN

PROJECT NUMBER: 0033874.01

SHEET NUMBER: 3 OF 17
DATE: 12/15/25

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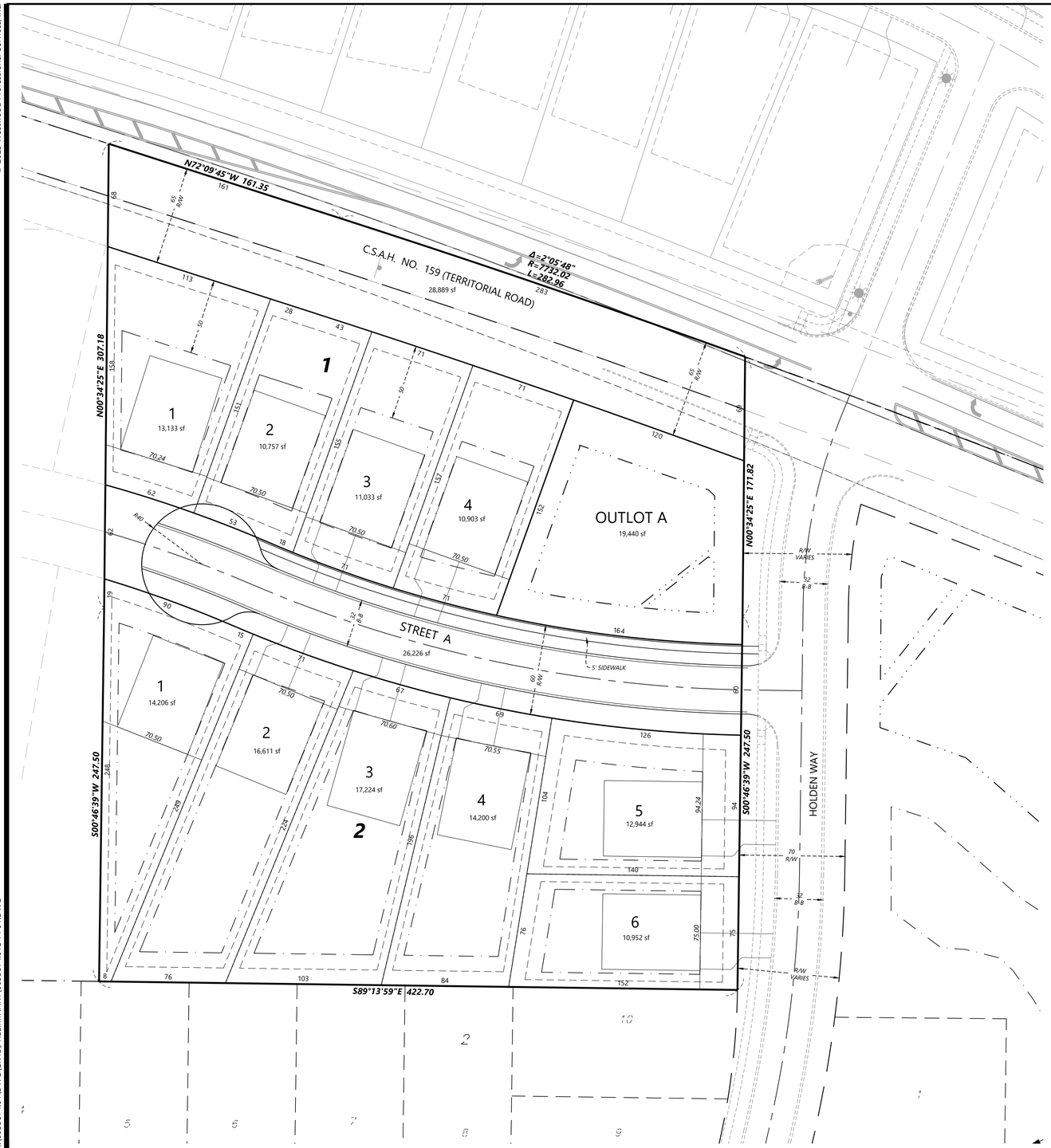


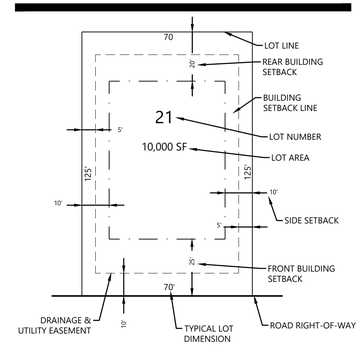

## SITE DEVELOPMENT DATA

| | |
|---|---|
| EXISTING ZONING: | R-2 |
| 2040 COMPREHENSIVE PLAN: | LOW RES. |
| • GROSS SITE AREA: | 4.74 AC |
| MAJOR R/W (TERRITORIAL ROAD): | 0.66 AC |
| • NET SITE AREA: | 4.08 AC |
| • DEVELOPMENT SUMMARY | |
| 70' SINGLE FAMILY HOMES: | 10 LOTS |
| • PROJECT DENSITY: | |
| GROSS: (10 un / 4.74 gross acres): | ±2.11 UN/AC |
| NET: (10 un / 4.08 net acres): | ±2.45 UN/AC |

## LOT STANDARDS SF (R-2 DISTRICT)

| STANDARD | |
|---|---|
| MINIMUM LOT AREA | 10,757 SF (10,000 sf required) |
| AVERAGE LOT AREA | 13,196 SF |
| MINIMUM LOT WIDTH | 70' @ FRT SBK (65' @ FRT SBK MIN. REQUIRED) |
| MINIMUM LOT DEPTH | 125' |
| | |
| SETBACKS | |
| FRONT (TO R/W) | 25' |
| SIDE INTERIOR LOT | 10' / 10'; 20' TOTAL |
| SIDE CORNER LOT | 25' |
| REAR | 20' |
| REAR TO TERRITORIAL ROAD | 50' |

## TYPICAL 70' SINGLE FAMILY




## OUTLOT TABLE

| OUTLOT | USE | OWNERSHIP | GROSS AREA |
|---|---|---|---|
| A | PONDING | CITY | 0.45 AC |

## DEVELOPMENT NOTES

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
5. STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

## SITE LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| | | PROPERTY LINE |
| | | LOT LINE |
| | | SETBACK LINE |
| | | EASEMENT LINE |
| | | CURB AND GUTTER |
| | | TIP-OUT CURB AND GUTTER |
| | | POND NORMAL WATER LEVEL |
| | | RETAINING WALL |

N

1" = 40'

0' 40' 80' 120'

NOT FOR CONSTRUCTION

N:\0033874.01\DWG\CIVIL\PRELIMINARY\0033874.01S-PP01.DWG

NORTHVIEW PRESERVE 2ND ADDITION

DESIGNED: TDD
CHECKED: TDD
DRAWN: DJW/CEL
HORIZONTAL SCALE: 40'
VERTICAL SCALE:

INITIAL ISSUE: 12/15/25
REVISIONS:

PREPARED FOR:

**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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

CORY L. MEYER
DATE: 04/17/25 LICENSE NO. 26971

**NORTHVIEW PRESERVE 2ND ADDITION**
ROGERS, MN

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT

PROJECT NUMBER: 0033874.01

SHEET NUMBER: 4 OF 17
DATE: 04/17/25

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C.S.A.H. NO. 159 (TERRITORIAL ROAD)
HOLDEN WAY
STREET A
SILT FENCE (TYP.)
EROSION CONTROL BLANKET (TYP.)
POST-GRADING SILT FENCE (TYP.)
CONNECT TO EXISTING STORM SEWER
INLET SEDIMENT CONTROL (TYP.)
ROCK CONSTRUCTION ENTRANCE (TYP.)
6" PERFORATED DRAINTILE (TYP.)
OUTLOT A
FILTRATION BASIN 10 PP
OUTLET = 951.25
BOTT = 950.5
HWL = 954.9
IE = 949.00
STMH-208
RE=957.22
IE=948.89 (15")
OCS-20
RE=954.90
IE=948.95 (15")
IE=950.50 (15")
15" FES-23
IE=950.50
EOF
56.5
27" FES-12
IE=951.25
CBMH-14
RE=957.45
IE=953.45 (15")
CBMH-15
RE=957.44
IE=953.35 (15")
CBMH-17
RE=957.67
IE=952.81 (15")
CBMH-10
RE=955.71
IE=951.30 (27")
CBMH-6
RE=956.34
IE=951.49 (24")
CBMH-8
RE=955.71
IE=951.35 (24")
EOF
58.5
CBMH-1
RE=955.50
IE=952.50 (18")
CBMH-2
RE=955.50
IE=952.23 (18")
CBMH-4
RE=955.50
IE=951.98 (18")
LP
55.5
HP
56.7
LP
55.5
HP
56.5
LP
55.5
1
2
3
4
5
6
R
952.3
960.5
960.5
960.4
959.8
SOG
960.8
961.7
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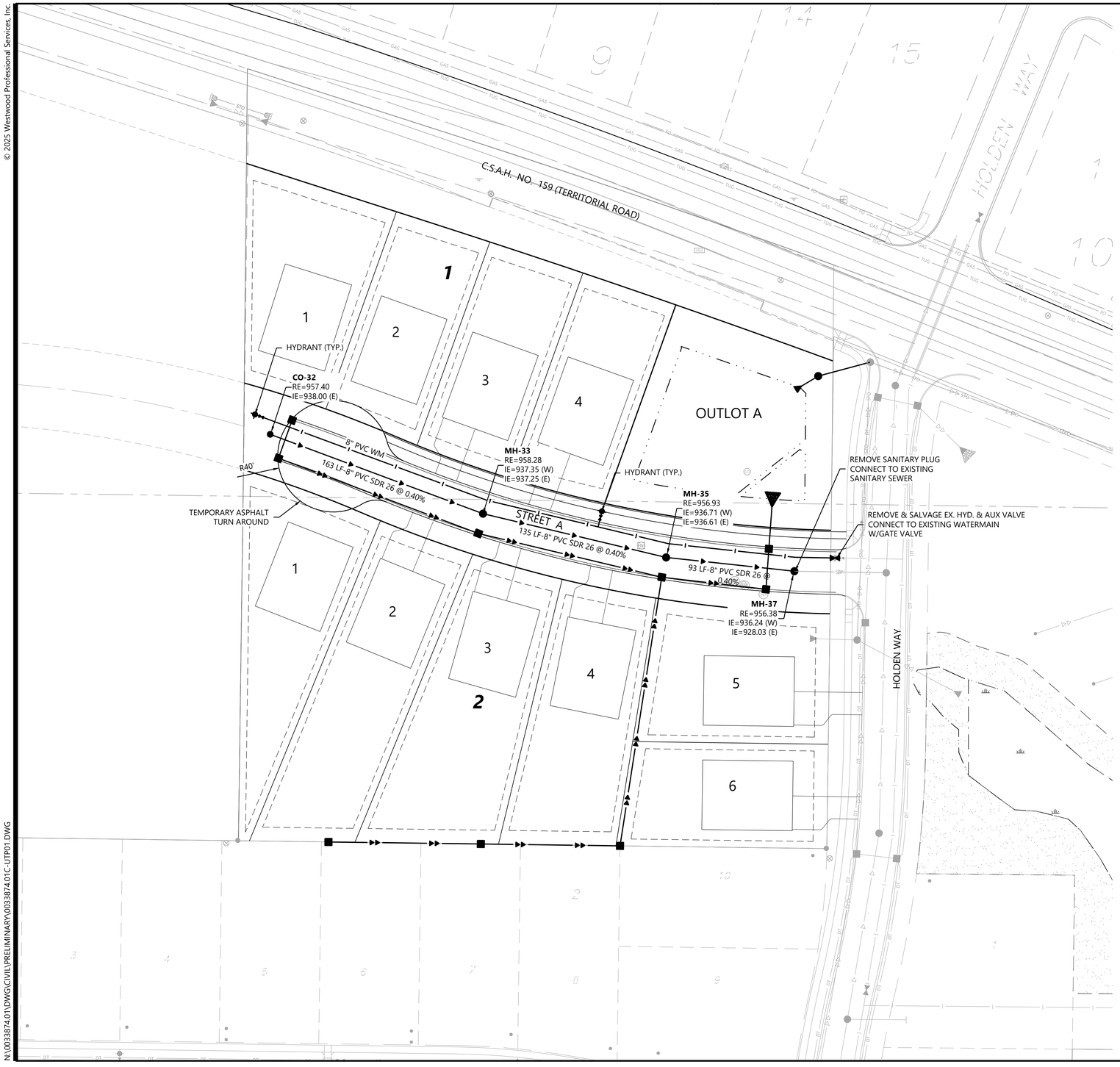


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## OVERALL UTILITY LEGEND

| EXISTING | PROPOSED | FUTURE | |
|---|---|---|---|
| SAN | | | SANITARY SEWER |
| STO | | | STORM SEWER |
| DT | | | DRAIN TILE |
| WAT | | | WATER MAIN |
| WAT | | | HYDRANT |

## GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2023 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., 2020 EDITION AND SUPPLEMENTAL SPECIFICATIONS SEPTEMBER 2022. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

1" = 40'
0' 40' 80' 120'

NOT FOR CONSTRUCTION

N:\0033874.01\DWG\CIVIL\PRELIMINARY\0033874.01C-UTP01.DWG

NORTHVIEW PRESERVE 2ND ADDITION

DESIGNED: TDD
CHECKED: TDD
DRAWN: DJW/CEL
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE:

INITIAL ISSUE: 12/15/25
REVISIONS:

PREPARED FOR:
**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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
THOMAS D. DESUTTER
DATE: 12/15/25 LICENSE NO. 59640

**NORTHVIEW PRESERVE 2ND ADDITION**
ROGERS, MN

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY STREET & UTILITY PLAN
PROJECT NUMBER: 0033874.01

SHEET NUMBER: 6 OF 17
DATE: 12/15/25

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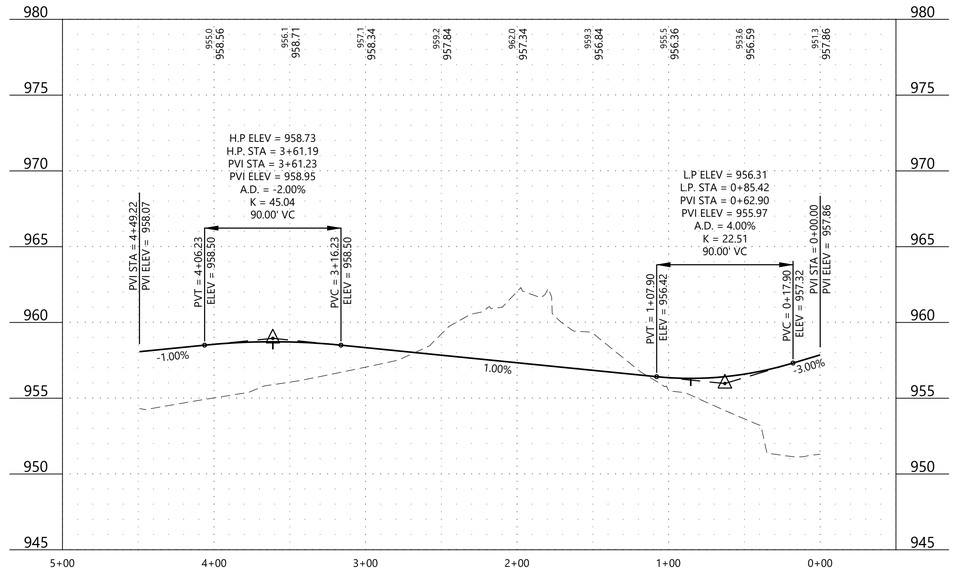
# STREET A




NOT FOR CONSTRUCTION

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NORTHVIEW PRESERVE 2ND ADDITION

DESIGNED: TDD
CHECKED: TDD
DRAWN: DJW/CEL
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 12/15/25
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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

THOMAS D. DESUTTER
DATE: 12/15/25 LICENSE NO. 59640

**NORTHVIEW PRESERVE 2ND ADDITION**
ROGERS, MN

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

STREET PROFILE

PROJECT NUMBER: 0033874.01

SHEET NUMBER: 7 OF 17
DATE: 12/15/25

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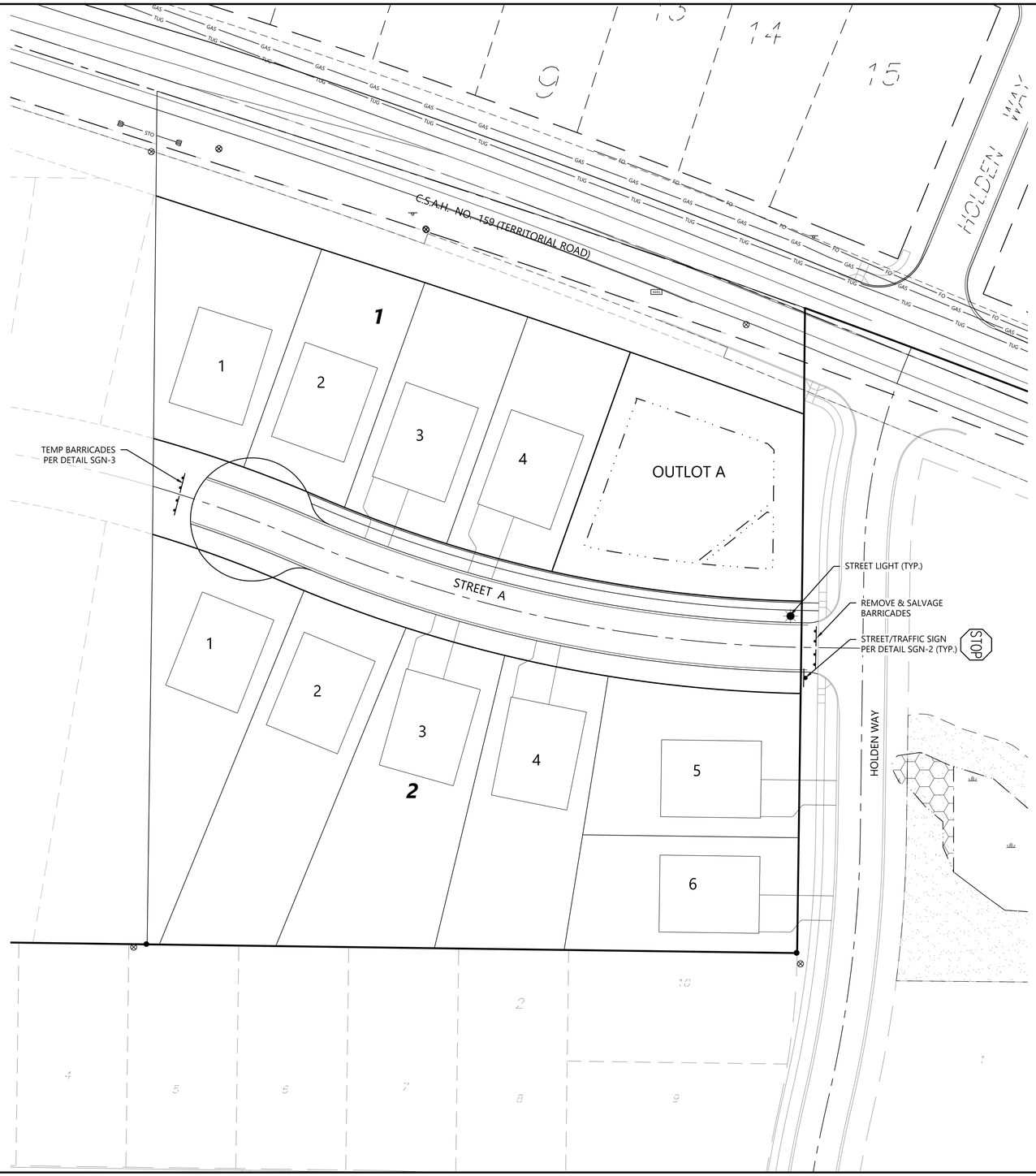
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

## SIGNAGE LIGHTING LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| | | SIGN (SINGLE POST) |
| | | SIGN (DOUBLE POST) |
| | | STREET LIGHT |




1" = 40'

0' 40' 80' 120'

NOT FOR CONSTRUCTION

N:\0033874.01\DWG\CIVIL\PRELIMINARY\0033874.01C_STP01.DWG

NORTHVIEW PRESERVE 2ND ADDITION

DESIGNED: TDD
CHECKED: TDD
DRAWN: DJW/CEL
HORIZONTAL SCALE: 40'
VERTICAL SCALE:

INITIAL ISSUE: 12/15/25
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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

THOMAS D. DESUTTER
DATE: 12/15/25 LICENSE NO. 59640

**NORTHVIEW PRESERVE 2ND ADDITION**
ROGERS, MN

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

SIGNAGE PLAN

PROJECT NUMBER: 0033874.01

SHEET NUMBER: 8 OF 17
DATE: 12/15/25

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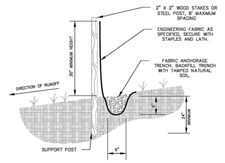
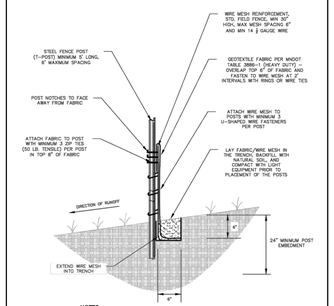



DOUBLE SILT FENCE TO BE REQUIRED NEAR WETLANDS

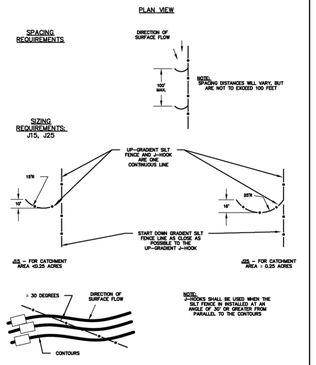
| STANDARD SILT FENCE | Standard Details | EROS–1 |
|---|---|---|



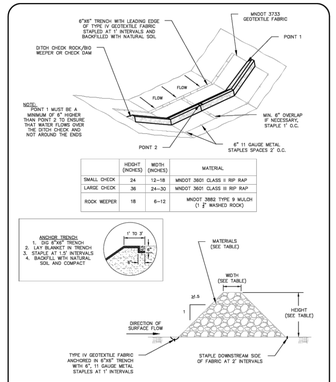

**NOTES:**

HEAVY DUTY SILT FENCE IS FOR USE ON SLOPES GREATER THAN OR EQUAL TO A 4:1 OR WITHIN 200 FT OF ANY TYPE OF WATER OR STREAM.

| HEAVY DUTY SILT FENCE | Standard Details | EROS–2 |
|---|---|---|

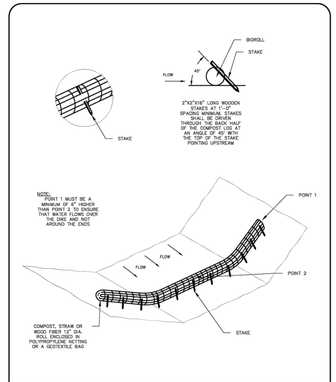



| SILT FENCE J-HOOK | Standard Details | EROS–3 |
|---|---|---|

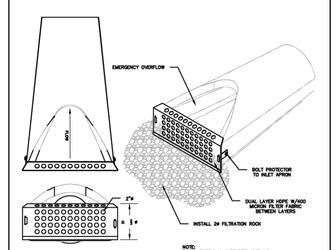



| | HEIGHT (INCHES) | WIDTH (INCHES) | MATERIAL |
|---|---|---|---|
| SMALL CHECK | 24 | 12–18 | MNDOT 3601 CLASS II RIP RAP |
| LARGE CHECK | 36 | 24–30 | MNDOT 3601 CLASS III RIP RAP |
| ROCK WEEPER | 18 | 6–12 | MNDOT 3882 TYPE 9 MULCH (1 2" WASHED ROCK) |

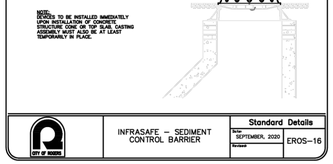
| DITCH CHECK TRIANGULAR SILT DIKE | Standard Details | EROS–7 |
|---|---|---|



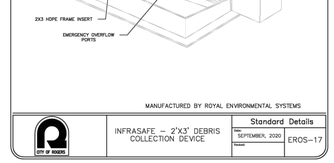

| BIOLOG DITCH CHECK | Standard Details | EROS–8 |
|---|---|---|



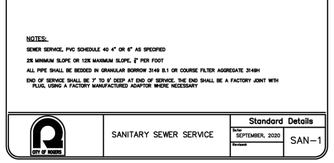

| INFRASAFE — CULVERT INLET PROTECTOR | Standard Details | EROS–9 |
|---|---|---|



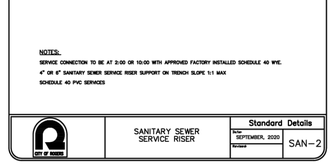

| CONSTRUCTION ROCK ENTRANCE | Standard Details | EROS–10 |
|---|---|---|



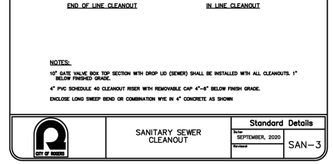

| CONSTRUCTION ROCK ENTRANCE — RESIDENTIAL | Standard Details | EROS–11 |
|---|---|---|



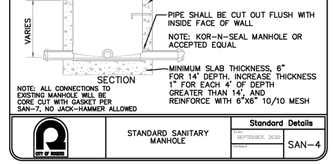

| SLOPE TRACKING | Standard Details | EROS–12 |
|---|---|---|



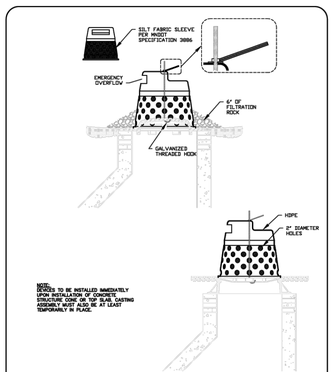

| ROCK FILTER BERM | Standard Details | EROS–13 |
|---|---|---|



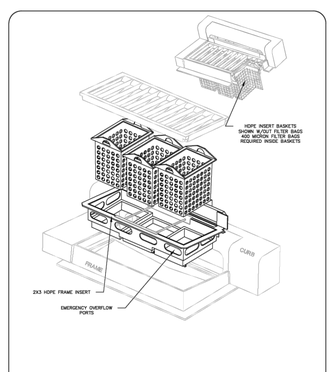

| BOULEVARD CUT | Standard Details | EROS–14 |
|---|---|---|




| CURB INLET PROTECTION | Standard Details | EROS–15 |
|---|---|---|

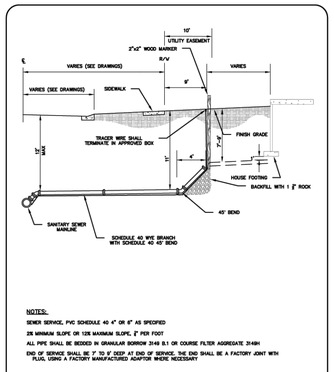



| INFRASAFE — SEDIMENT CONTROL BARRIER | Standard Details | EROS–16 |
|---|---|---|




MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS

| INFRASAFE — 2'X3' DEBRIS COLLECTION DEVICE | Standard Details | EROS–17 |
|---|---|---|




**NOTES:**

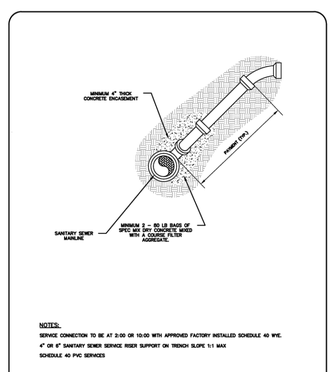
SEWER SERVICE, PVC SCHEDULE 40 4" OR 6" AS SPECIFIED

2% MINIMUM SLOPE OR 1.25 MAXIMUM SLOPE, 2" PER FOOT

ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149 B.1 OR COURSE FILTER AGGREGATE 3149H

END OF SERVICE SHALL BE 7' TO 9' DEEP AT END OF SERVICE. THE END SHALL BE A FACTORY JOINT WITH PLUG, USING A FACTORY MANUFACTURED ADAPTOR WHERE NECESSARY

| SANITARY SEWER SERVICE | Standard Details | SAN–1 |
|---|---|---|



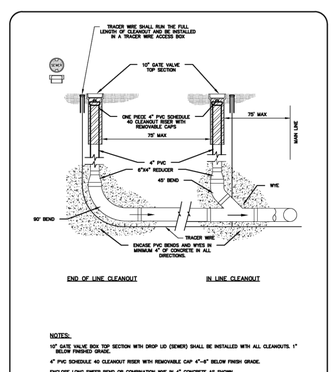

**NOTES:**

SERVICE CONNECTION TO BE AT 2:00 OR 10:00 WITH APPROVED FACTORY INSTALLED SCHEDULE 40 WYE.

4" OR 6" SANITARY SEWER SERVICE RISER SUPPORT ON TRENCH SLOPE 1:1 MAX

SCHEDULE 40 PVC SERVICES

| SANITARY SEWER SERVICE RISER | Standard Details | SAN–2 |
|---|---|---|



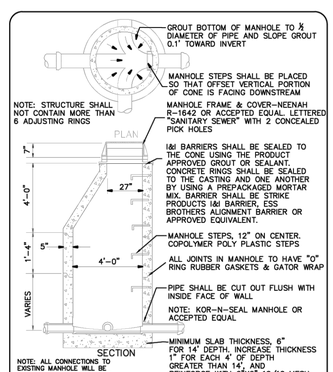

**NOTES:**

10" GATE VALVE BOX TOP SECTION WITH DROP LID (SEWER) SHALL BE INSTALLED WITH ALL CLEANOUTS. 1" BELOW FINISHED GRADE.

4" PVC SCHEDULE 40 CLEANOUT RISER WITH REMOVABLE CAP 4"–6" BELOW FINISH GRADE.

ENCLOSE LONG SWEEP BEND OR COMBINATION WYE IN 4" CONCRETE AS SHOWN

| SANITARY SEWER CLEANOUT | Standard Details | SAN–3 |
|---|---|---|




| STANDARD SANITARY MANHOLE | Standard Details | SAN–4 |
|---|---|---|

NOT FOR CONSTRUCTION

N:\0033874.01\DWG\CIVIL\PRELIMINARY\0033874.01C_DTP01.DWG

NORTHVIEW PRESERVE 2ND ADDITION

DESIGNED: TDD
CHECKED: TDD
DRAWN: DJW/CEL
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 12/15/25
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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

THOMAS D. DESUTTER
DATE: 12/15/25 LICENSE NO. 59640

**NORTHVIEW PRESERVE 2ND ADDITION**
ROGERS, MN

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0033874.01

SHEET NUMBER: 09 OF 17
DATE: 12/15/25

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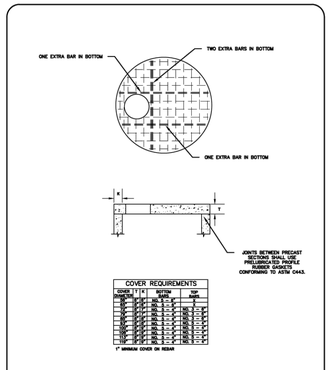
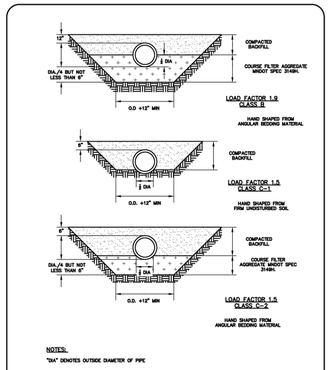
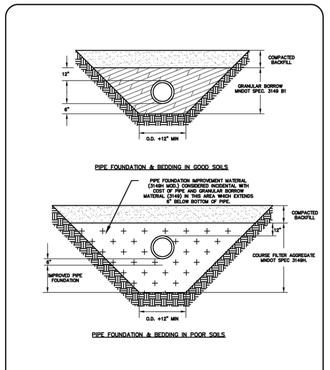


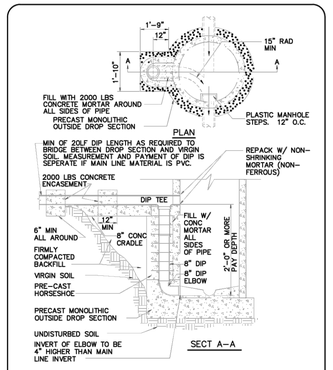

MANHOLE TOP SLAB — Standard Details — Date: SEPTEMBER, 2020 — Revised: — SAN-8




PIPE BEDDING METHODS FOR RCP OR DIP — Standard Details — Date: SEPTEMBER, 2020 — Revised: — SAN-11

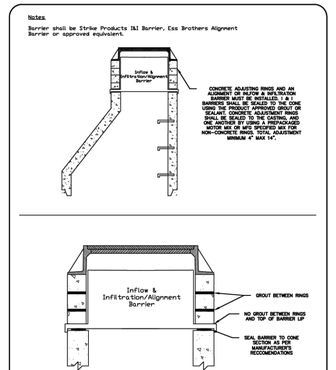



PIPE BEDDING METHODS FOR PVC — Standard Details — Date: SEPTEMBER, 2020 — Revised: — SAN-12

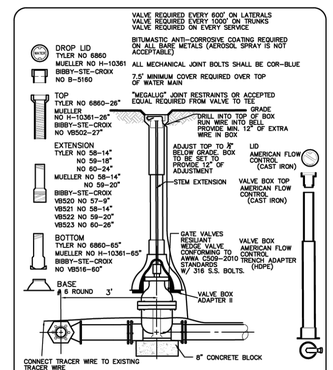



SANITARY MANHOLE OUTSIDE DROP SECTION — Standard Details — Date: SEPTEMBER, 2020 — Revised: — SAN-13

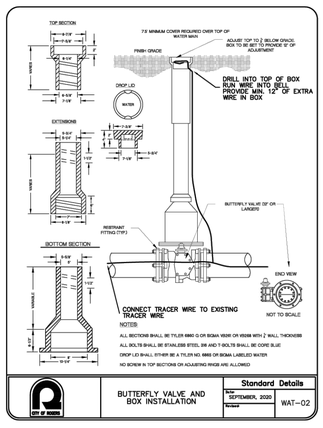
Notes:
Barrier shall be Strike Products I&I Barrier, Ess Brothers Alignment Barrier or approved equivalent.



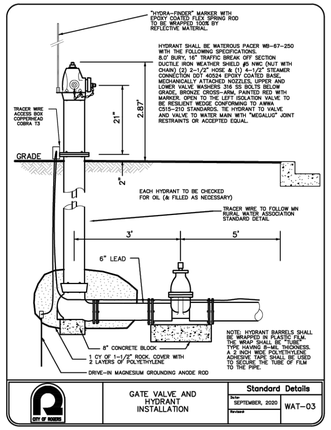

PIPE TO NEW MANHOLE CONNECTION — Standard Details — Date: SEPTEMBER, 2020 — Revised: — SAN-14



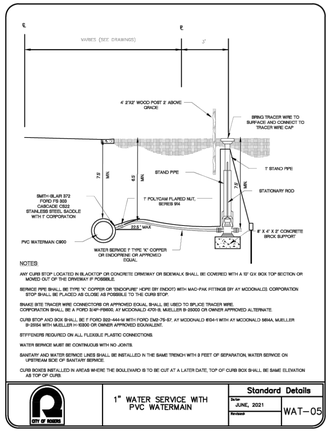

GATE VALVE AND BOX INSTALLATION — Standard Details — Date: SEPTEMBER, 2020 — Revised: November — WAT-01



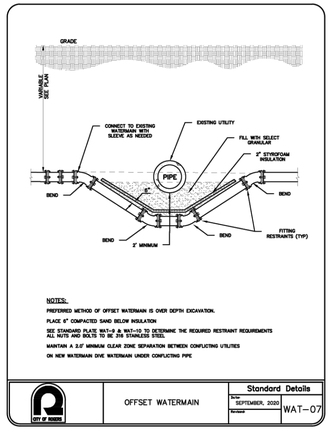

BUTTERFLY VALVE AND BOX INSTALLATION — Standard Details — Date: SEPTEMBER, 2020 — Revised: — WAT-02



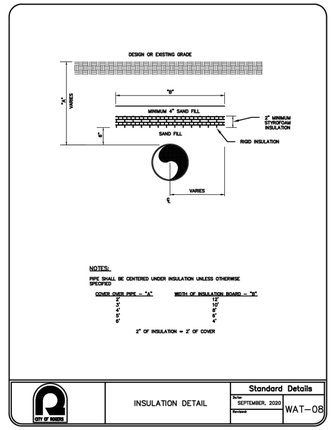

GATE VALVE AND HYDRANT INSTALLATION — Standard Details — Date: SEPTEMBER, 2020 — Revised: — WAT-03



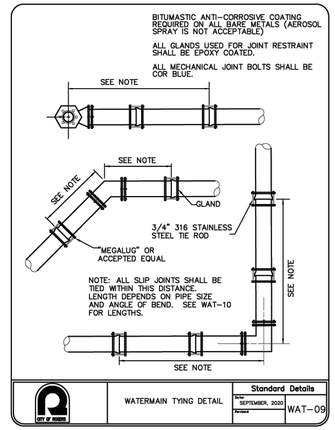

1" WATER SERVICE WITH PVC WATERMAIN — Standard Details — Date: JUNE, 2021 — Revised: — WAT-05




OFFSET WATERMAIN — Standard Details — Date: SEPTEMBER, 2020 — Revised: — WAT-07




INSULATION DETAIL — Standard Details — Date: SEPTEMBER, 2020 — Revised: — WAT-08




WATERMAIN TYING DETAIL — Standard Details — Date: SEPTEMBER, 2020 — Revised: — WAT-09

TRACER WIRE
TRACER WIRE SHALL BE COPPERHEAD #12 AWG CCS COMPLYING WITH ASTM-B-33481, INSULATED THICKNESS FOR SEWER SERVICES AND FORCEMAIN, AND WATER MAIN
- PF2.5OHS HIGH STRENGTH FOR OPEN CUT
- #1245EHS EXTRA HIGH STRENGTH FOR HORIZONTAL DIRECTIONAL DRILLING AND JACK/BORING
- SPLICING 2 WIRES, DRYCONN KING & BLUE
- SPLICING 3 OR MORE, DRYCONN DIRECT BURY LUG YELLOW
- SPLICING USING METAL ALLOYED WIRE CONNECTORS

ALL NEW TRACER WIRE INSTALLATIONS SHALL BE LOCATED USING TYPICAL LOW FREQUENCY (512 HZ) LINE TRACING EQUIPMENT, WITNESSED BY THE CONTRACTOR, ENGINEER AND FACILITY OWNER AS APPLICABLE, PRIOR TO ACCEPTANCE OF OWNERSHIP.

POLYVINYL CHLORIDE PIPE (PVC) — C900
PVC WATER DISTRIBUTION PIPE AND JOINTS SHALL CONFORM TO: AWWA C-900 (DR) ASTM D3139
NOTE: TRACER WIRE ACCESS SHALL NOT EXCEED 500-FT

DUCTILE IRON PIPE
DIP WATER DISTRIBUTION PIPE SHALL BE PRESSURE CLASS 350 AWWA C150/151.

PLASTIC FILM WRAP FOR DIP
WATER DISTRIBUTION PIPE, RISER PIPE, AND HYDRANT BARRELS SHALL BE WRAPPED IN PLASTIC FILM. THE WRAP SHALL BE TUBE TYPE HAVING 8-MIL THICKNESS. A 2 INCH WIDE POLYETHYLENE ADHESIVE TAPE SHALL BE USED TO SECURE THE TUBE OF FILM TO THE PIPE.

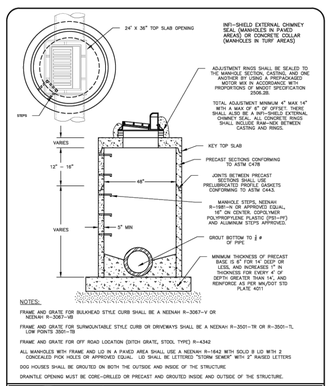
DUCTILE IRON FITTINGS
WATER MAIN FITTINGS SHALL CONFORM TO ANSI A21.53, A21.11 & A21.4. FITTINGS SHALL BE COATED WITH 8 - 9 MM MINIMUM THICKNESS FUSION BONDED EPOXY CONFORMING TO ANSI/AWWA C550 AND C116/A21.16.

THRUST RESTRAINT
ALL WATER MAIN, VALVES, SERVICES, FITTINGS, STUBS, EXTENSIONS, BLIND FLANGES, AND PLUGS USED FOR RETAINS WATER PRESSURE MUST BE TIED WITH "MEGALUG" JOINT RESTRAINTS OR ACCEPTED EQUAL. THE LENGTH OF PIPE TO BE RESTRAINED SHALL BE GREATER OF THE FOLLOWING SHOWN THE MINIMUM LENGTH OF PIPE EACH WAY OF A FITTING TO BE RESTRAINED. JOINT RESTRAINTS TO BE EPOXY COATED AS REQUIRED ON WATER MAIN FITTINGS.

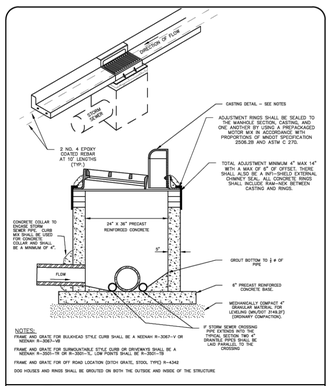
| PIPE DIAMETER | DEAD END OR 90°BEND | TEE BRANCH | 45°BEND | 22-1/2°BEND |
|---|---|---|---|---|
| 4" (SERVICE) | 25 LF | 5 LF | 5 LF | 2 LF |
| 6" | 33 LF | 7 LF | 5 LF | 2 LF |
| 8" | 50 LF | 10 LF | 5 LF | 2 LF |
| 10" | 250 LF | 12 LF | 5 LF | 2 LF |
| 12" | 350 LF | 14 LF | 5 LF | 2 LF |

ALL TEES WITH A VALVE IMMEDIATELY AFTER A TEE BRANCH SHOULD BE TREATED AS A 90 DEGREE BEND.
WHERE RESTRAINED JOINTS ARE REQUIRED AND THE PIPE IS IN A CASING NEAR THE FITTING TO BE RESTRAINED, THE LENGTH OF PIPE IN THE CASING SHALL NOT BE INCLUDED IN THE LENGTH OF PIPE NECESSARY TO DEVELOP SUFFICIENT SOIL FRICTION TO OVERCOME THRUST.
ALL BARE METALS SHALL HAVE TWO COATS OF BITUMASTIC OR ACCEPTED EQUAL (AEROSOL SPRAY IS NOT ACCEPTABLE) ALL MECHANICAL JOINT BOLTS SHALL BE COR-BLUE.
ALL JOINT TIE RODS AND NUTS SHALL BE 316 STAINLESS STEEL.

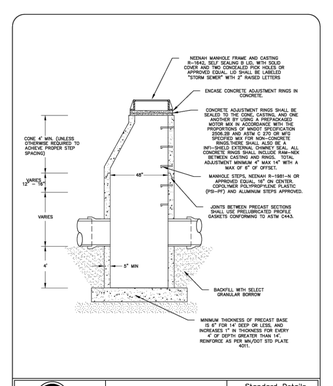
WATER MAIN DETAILS AND TIE SCHEDULE TABLE — Standard Details — Date: SEPTEMBER, 2020 — Revised: — WAT-10



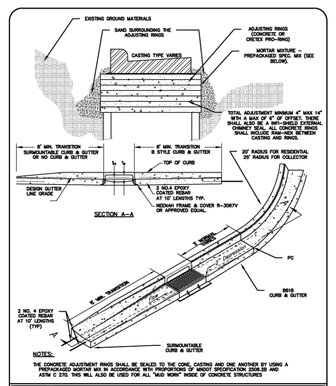

STORM SEWER MANHOLE — Standard Details — Date: SEPTEMBER, 2020 — Revised: — STO-1



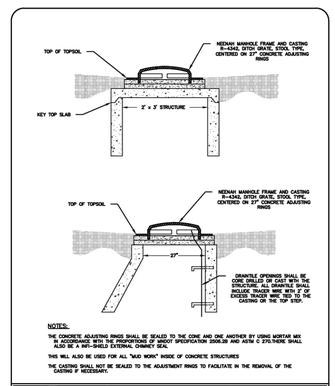

STORM SEWER JUNCTION MANHOLE — Standard Details — Date: JUNE, 2021 — Revised: — STO-2




STANDARD MANHOLE WITH SUMP — Standard Details — Date: SEPTEMBER, 2020 — Revised: — STO-3




CB ADJUSTMENT AND CB PLACEMENT IN CONCRETE CURB AND GUTTER — Standard Details — Date: SEPTEMBER, 2020 — Revised: — STO-5




CATCH BASIN FOR R-4342 CASTING — Standard Details — Date: SEPTEMBER, 2020 — Revised: — STO-6

NOT FOR CONSTRUCTION

N:\0033874.01\DWG\CIVIL\PRELIMINARY\0033874.01C_DTP01.DWG

NORTHVIEW PRESERVE 2ND ADDITION

DESIGNED: TDD
CHECKED: TDD
DRAWN: DJW/CEL
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 12/15/25
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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.
THOMAS D. DESUTTER
DATE: 12/15/25 LICENSE NO. 59640

**NORTHVIEW PRESERVE 2ND ADDITION**
ROGERS, MN

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

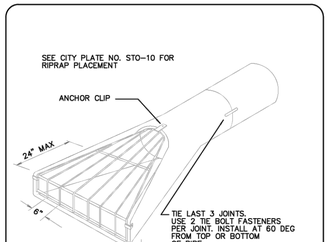
DETAILS

PROJECT NUMBER: 0033874.01

SHEET NUMBER: 10 OF 17
DATE: 12/15/25

© 2025 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

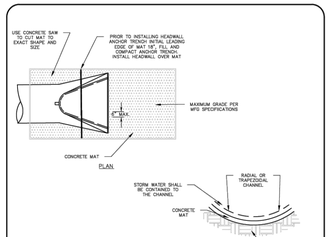



TRASH GUARD SIZING

| PIPE SIZE | BARS | "H" | BOLTS |
|---|---|---|---|
| 12"–18" | ¾" DIA | 4" | ¾" |
| 21"–42" | 1" DIA | 6" | ⅞" |
| 48"–72" | 1–1/4" DIA | 12" | 1" |

FLARED END SECTION AND TRASH GUARD

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STO–7 |
| Revised: | |

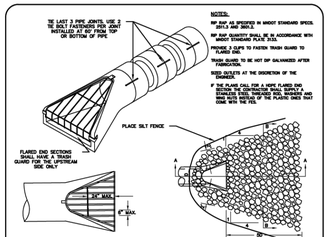



CONSTRUCTION NOTES:

1. GRADE OUTFALL AREA SO THAT WATER WILL FLOW DOWN THE CENTER OF THE CHANNEL AND BE CONTAINED TO THE MAT. REMOVE ALL ROCKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND. THE PREPARED SURFACE SHALL PROVIDE A FIRM UNYIELDING FOUNDATION FOR THE MATS WITH NO SHARP OR ABRUPT BREAKS IN THE GRADE.
2. PLACE MATS DIRECTLY TO THE PREPARED SOIL PRIOR TO CONCRETE MAT INSTALLATION. USE SEED PER PROJECT SPECIFICATIONS.
3. PRIOR TO INSTALLING HEADWALL, ANCHOR TRENCH INITIAL LEADING EDGE OF MAT 18", FILL AND COMPACT ANCHOR TRENCH. INSTALL HEADWALL OVER MAT.
4. INSTALL CONCRETE MAT ROLLS, AVAILABLE WIDTHS ARE 5.5', 8', 10', 12', & 16' AVAILABLE IN CUSTOM LENGTHS. A MINIMUM OF 4" OVERLAP IS REQUIRED AT ALL SIDE AND END JOINTS.
5. APPLICATIONS WHERE OUTFALLS FLOW INTO RETENTION PONDS, EXTEND CONCRETE MAT A MINIMUM OF 3' BELOW LOW WATER ELEVATION.

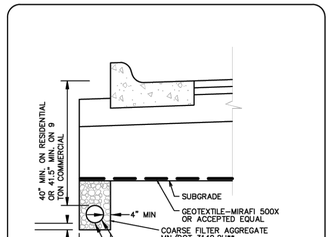
CONCRETE EROSION MAT OUTLET INSTALLATION DETAIL

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STO–8 |
| Revised: | |




RIPRAP AT OUTLETS

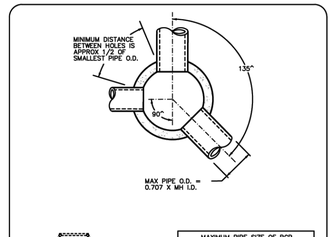
| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STO–10 |
| Revised: | |




** COURSE FILTER AGGREGATE INCIDENTAL TO 4" CORRUGATED POLYETHYLENE PIPE

POLYETHYLENE PERFORATED PIPE

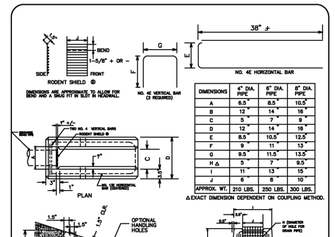
| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STO–11 |
| Revised: | |




| MANHOLE DIA. | MAXIMUM PIPE SIZE OF RCP FROM STRAIGHT THRU TO 135° ANGLE | IF 90° ANGLE | IF 180° ANGLE |
|---|---|---|---|
| 4 FT | 24"RCP | 18"RCP | 24"RCP |
| 5 FT | 33"RCP | 27"RCP | 33"RCP |
| 6 FT | 36"RCP | 33"RCP | 36"RCP |
| 7 FT | 48"RCP | 36"RCP | 48"RCP |
| 8 FT | 54"RCP | 42"RCP | 54"RCP |

MANHOLE SIZING CHART

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STO–12 |
| Revised: | |

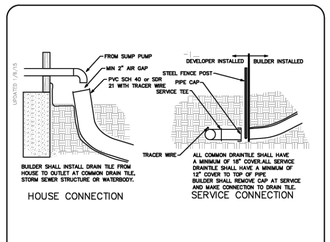



NOTES:

1. ALL CONCRETE MATERIALS SHALL BE 3,000 PSI MIX DESIGNATION 3966 AND/OR OTHER MIX AS APPROVED BY THE CITY ENGINEER UNLESS OTHERWISE SPECIFIED. ALL CONCRETE SHALL BE AIR ENTRAINED TO PROVIDE A COMPRESSIVE STRENGTH OF 5000 PSI. THE EXPOSED SURFACE SHALL BE SMOOTH, FREE FROM HONEYCOMB, AND SHALL BE CAREFULLY FINISHED TO A UNIFORM SURFACE. NO PLASTERING SHALL BE PERMITTED. THE FABRICATOR SHALL PROVIDE A QUALITY CONTROL PROGRAM APPROVED BY THE MATERIALS ENGINEER.
2. THE PRECAST SHIELD SHALL BE FABRICATED FROM CARBON STEEL FLATTENED EXPANDED METAL, STYLE 3/4 LWD 16. IT SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. ALL DIMENSIONS SHALL BE SUCH AS TO PROVIDE A SNUG FIT IN THE MANHOLE OR CATCH BASIN. THE SCREEN SHALL BE SCREEN UP FITTING FLUSH WITH THE CASTING TOP AND THE BOTTOM FITTING TIGHT TO THE FLOW LINE.
3. THE MANUFACTURER'S NAME AND DATE OF PRODUCTION (MONTH AND YEAR) SHALL BE CLEARLY CAST (NOT INK STAMPED) INTO EITHER THE BOTTOM OF EACH HEADWALL OR NEAR THE BOTTOM OF THE LARGE END. IF A MANUFACTURER HAS MORE THAN ONE PLANT, THEY SHALL BE APPROPRIATELY CODED.

PRECAST CONCRETE HEADWALL FOR SUBSURFACE DRAINS

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STO–13 |
| Revised: | |




SUMP PUMP DISCHARGE REQUIREMENTS

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STO–14 |
| Revised: | |

## CITY OF ROGERS MINIMUM DRAIN TILE REQUIREMENTS

(REQUIREMENTS FOR ALL NEW HOMES AS OF JANUARY, 2016)

- PIPE SIZE – 4" PVC
- TYPE OF PIPE – SCH 40 OR ASTM 1785, OR SDR 21
- DEPTH OF PIPE – 12" TO TOP OF PIPE FROM FINISH GRADE
- TRACER WIRE – MINIMUM GAUGE #12 COPPERHEAD COPPER CLAD STEEL TRACER WIRE, GREEN IN COLOR.

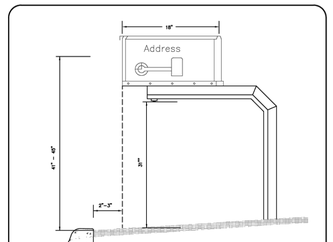
NOTE: ALL STORM SEWER PIPE CROSSINGS THAT PENETRATE THE TYPICAL SECTION SHALL INCLUDE DRAINTILE THAT RUNS PARALLEL TO THE CROSSING. THIS DRAINTILE SHALL TIE INTO BOTH DRAINAGE STRUCTURES AND BE PLACED AT THE BOTTOM OF THE PIPE TRENCH.

NOTE: CORRECT FITTINGS MUST BE USED WITH ALL PIPE. NO TAPING OR SPLICING WILL BE ACCEPTED. A TRACER WIRE SHALL BE INSTALLED ALONG WITH THE PIPE, THIS WIRE MUST BE COPPERHEAD #12 AWG CCS #1230HS COMPLYING WITH ASTM–D–1248, 30 VOLT RATING BE EXPOSED A MINIMUM LENGTH OF 12 INCHES AT THE HOUSE AND SHALL DEAD END AT THE CONNECTION OR TILE DISCHARGE. NO WIRE SHALL BE ACCEPTED EXCEPT AS SPECIFIED ABOVE.

NOTE: THE TRENCH MUST BE LEFT OPEN AT ALL CONNECTIONS FOR INSPECTION PURPOSES. IF A TILE LINE IS TO DEAD END INTO A POND OR WET LAND A FENCE POST SHALL CLEARLY MARK ITS END. ALL INSPECTIONS SHALL REQUIRE A 24 HOUR NOTICE. ALL TRENCHES MUST BE BACK FILLED WITHIN 24 HOURS. IT IS RECOMMENDED THAT A REPRESENTATIVE OF THE BUILDER BE PRESENT AT ALL INSPECTIONS.

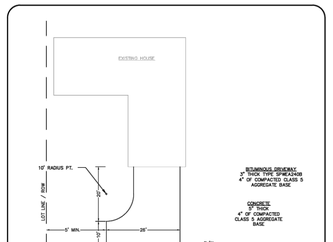
SUMP PUMP DISCHARGE REQUIREMENTS

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STO–14A |
| Revised: | |



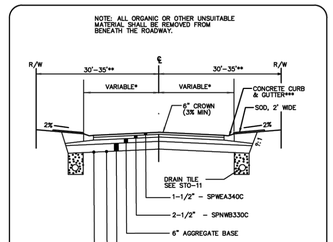

URBAN MAILBOX INSTALLATION

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STR–2 |
| Revised: | |




TURN–AROUND DRIVEWAY

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STR–3 |
| Revised: | |

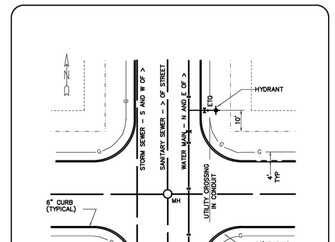



* 16' FOR RESIDENTIAL URBAN
10.5' FOR LOW VOLUME MINOR COLLECTOR
21' FOR HIGH VOLUME MINOR COLLECTOR
** 30' FOR RESIDENTIAL URBAN
40' FOR MINOR COLLECTORS
*** SURMOUNTABLE FOR RESIDENTIAL URBAN
B618 OR SURMOUNTABLE FOR MINOR COLLECTORS

BITUMINOUS STREET WITH CONCRETE CURB AND GUTTER

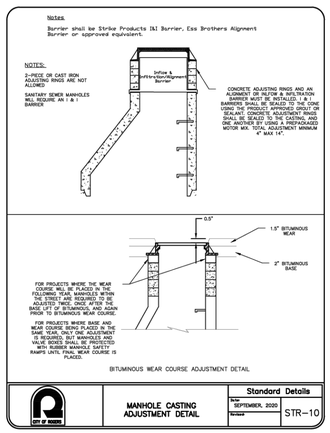
TYPICAL SECTION FOR COLLECTOR & RESIDENTIAL STREETS –URBAN SECTION

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2019 | STR–7A |
| Revised: | |



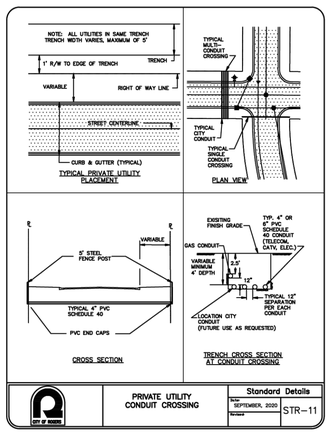

TYPICAL INTERSECTION

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STR–9 |
| Revised: | |



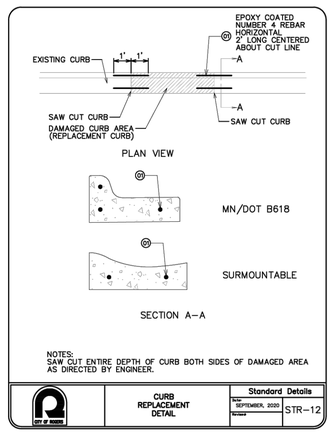

MANHOLE CASTING ADJUSTMENT DETAIL

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STR–10 |
| Revised: | |




PRIVATE UTILITY CONDUIT CROSSING

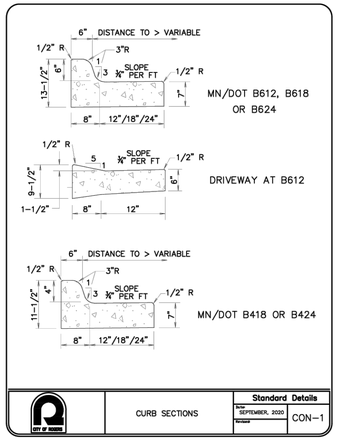
| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STR–11 |
| Revised: | |




NOTES:
SAW CUT ENTIRE DEPTH OF CURB BOTH SIDES OF DAMAGED AREA AS DIRECTED BY ENGINEER.

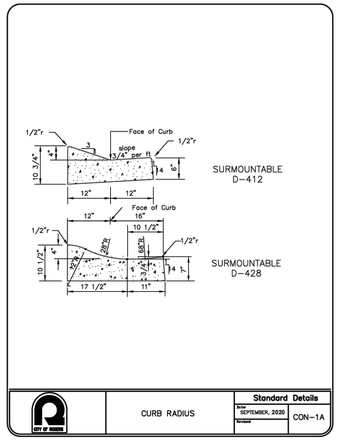
CURB REPLACEMENT DETAIL

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | STR–12 |
| Revised: | |



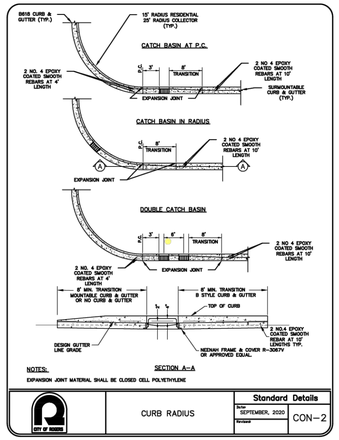

CURB SECTIONS

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | CON–1 |
| Revised: | |




CURB RADIUS

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | CON–1A |
| Revised: | |




CURB RADIUS

| Standard Details | |
|---|---|
| Date: SEPTEMBER, 2020 | CON–2 |
| Revised: | |

NOT FOR CONSTRUCTION

N:\0033874.01\DWG\CIVIL\PRELIMINARY\0033874.01C-DTP01.DWG

NORTHVIEW PRESERVE 2ND ADDITION

DESIGNED: TDD
CHECKED: TDD
DRAWN: DJW/CEL
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/15/25
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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

THOMAS D. DESUTTER
DATE: 12/15/25 LICENSE NO. 59640

**NORTHVIEW PRESERVE 2ND ADDITION**
ROGERS, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Toll Free (888) 937-5150 Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0033874.01

SHEET NUMBER: 09 OF 17
DATE: 12/15/25

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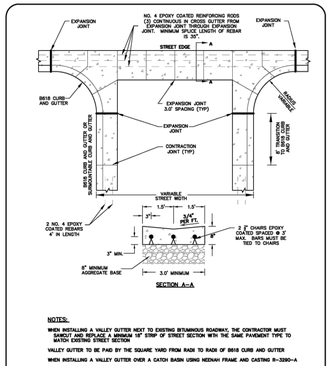
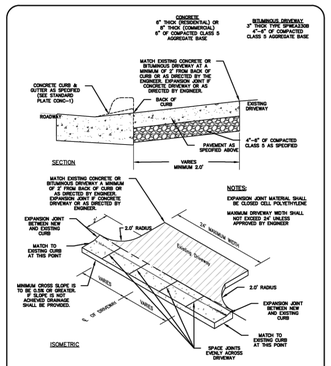
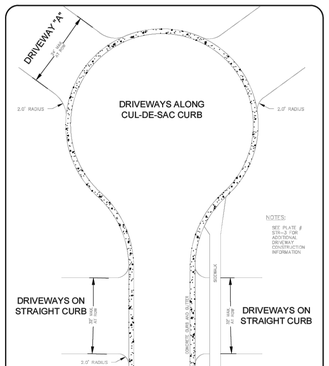


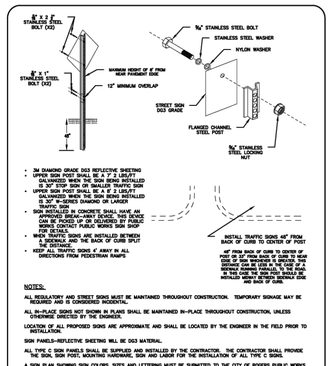

| | | |
|---|---|---|
| CITY OF ROGERS | CONCRETE VALLEY GUTTER | Standard Details<br>Date: JUNE, 2021<br>Revised:<br>CON-9 |



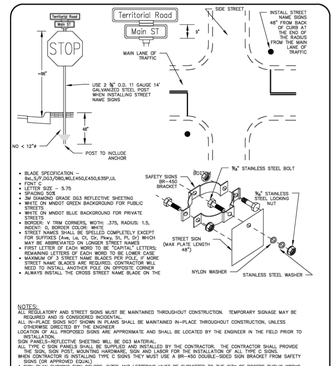

| | | |
|---|---|---|
| CITY OF ROGERS | RESIDENTIAL AND COMMERCIAL DRIVEWAY | Standard Details<br>Date: SEPTEMBER, 2020<br>Revised:<br>CON-10 |




| | | |
|---|---|---|
| CITY OF ROGERS | RESIDENTIAL AND COMMERCIAL DRIVEWAY ALONG CUL-DE-SAC | Standard Details<br>Date: SEPTEMBER, 2020<br>Revised:<br>CON-11 |




| | | |
|---|---|---|
| CITY OF ROGERS | TRAFFIC SIGN INSTALLATION | Standard Details<br>Date: SEPTEMBER, 2020<br>Revised:<br>SGN-1 |


Territorial Road
Main ST
SIDE STREET
INSTALL STREET NAME BLADE 48" FROM BACK OF CURB AT THE END OF THE RADIUS FROM THE MAIN LANE OF TRAFFIC
MAIN LANE OF TRAFFIC
STOP
USE 2 ¾" O.D. 11 GAUGE 14' GALVANIZED STEEL POST WHEN INSTALLING STREET NAME SIGNS
POST TO INCLUDE ANCHOR
NO < 12"#
BLADE SPECIFICATION =
FHLLSFJSIGLSWLSWLLSWLLSWL

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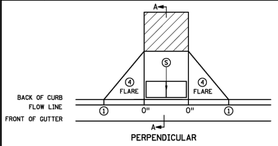
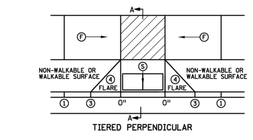
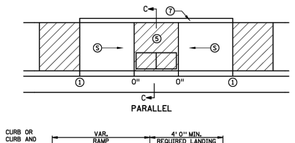


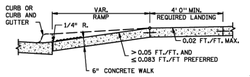

PERPENDICULAR



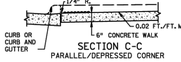

TIERED PERPENDICULAR



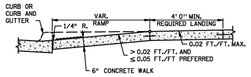

PARALLEL



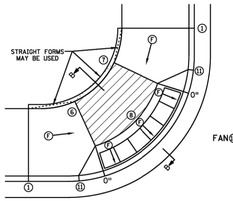

SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL



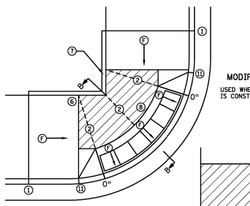

SECTION C-C
PARALLEL/DEPRESSED CORNER



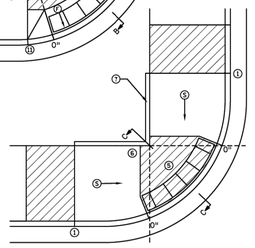

SECTION B-B
FAN




FAN 16




MODIFIED FAN 16
USED WHEN RIGHT-OF-WAY IS CONSTRAINED




DEPRESSED CORNER

DIAGONAL
SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAN HAVE RUNNING SLOPES GREATER THAN 5.00%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 1' FROM THE BACK OF CURB, WITH 8' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE. ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.00%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.00%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2.00) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR, FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE. MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

1. MATCH FULL HEIGHT CURB.
2. 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
3. 3" HIGH CURB WHEN USING A 3'LONG RAMP, 4" HIGH CURB WHEN USING A 4'LONG RAMP.
4. SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND DEPRESSED CURBS.
5. DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE THE DETECTABLE WARNING.
6. THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
7. WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WITH FEASIBLE. CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
8. A 7" MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
9. PAVE FULL RAMP WIDTH.
10. 1:6 SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
11. INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2" INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.00% MINIMUM AND 8.33% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.00%.
- (F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.00% AND LESS THAN 5.00% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.00% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

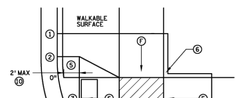
REVISION:
APPROVED: 11-04-2021
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

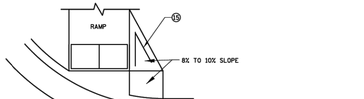
STANDARD PLAN 5-297.250 | 1 OF 6
APPROVED: 11-04-2021
REVISED:
TOM SOLBERG, P.E. STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH ) SHEET NO. OF SHEETS



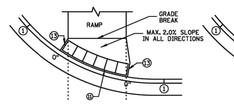

COMBINED DIRECTIONAL




DIRECTIONAL RAMP WALKABLE FLARE

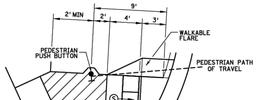
STANDARD ONE-WAY DIRECTIONAL 9

IF NON-CONCRETE BLVD. IS CONSTRUCTED AND IS LESS THAN 2' IN WIDTH AT TOP OF CURB TRANSITION, PAVE CONCRETE RAMP WIDTH TO ADJACENT BACK OF CURB.

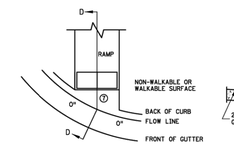



DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED 12

ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB




SEMI-DIRECTIONAL RAMP 3 4 5
3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB
PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)




CURB FOR DIRECTIONAL RAMPS 14

SECTION D-D

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAN HAVE RUNNING SLOPES GREATER THAN 5.00%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 1' FROM THE BACK OF CURB, WITH 8' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE. ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.00%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.00%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY, FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROCEDUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES 6 & 12 FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

1. MATCH FULL CURB HEIGHT.
2. 3" HIGH CURB WHEN USING A 3'LONG RAMP.
3. 4" HIGH CURB WHEN USING A 4'LONG RAMP.
4. 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES) 6" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).
5. THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IT THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
6. WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.
6. GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
7. MAX 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
8. 8% TO 10% WALKABLE FLARE.
9. PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
10. FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO A WALKABLE SURFACE AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. IF 3" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
11. FOR DIRECTIONAL RAMPS WITH DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALKWAY. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
12. THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
13. TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.
14. PLACE 2 NO. 4 BARS 4 INCHES FROM SIDE OF FLARE WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (INDUSTRIAL).

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.00% MINIMUM AND 8.33% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.00%.
- (F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.00% AND LESS THAN 5.00% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.00% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

REVISION:
APPROVED: 11-04-2021
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STANDARD PLAN 5-297.250 | 2 OF 6
APPROVED: 11-04-2021
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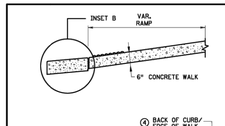
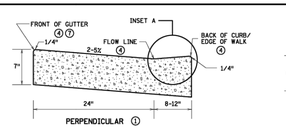
TOM SOLBERG, P.E. STATE DESIGN ENGINEER

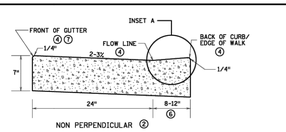
PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H. ) SHEET NO. OF SHEETS

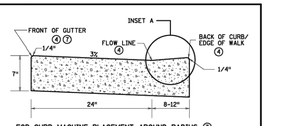



PERPENDICULAR 1

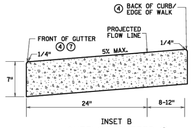



NON PERPENDICULAR 2




FOR CURB MACHINE PLACEMENT AROUND RADIUS 3
(REGARDLESS OF RAMP TYPE)

PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL

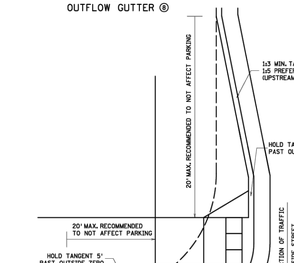



INSET B
OUTFLOW GUTTER 8

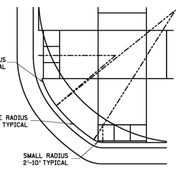
INSET A

ONLY ALLOWED PER ENGINEER'S APPROVAL

PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER
FOR USE ON CURB RAMP RETROFITS




ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) 11




COMBINED DIRECTIONAL 10
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

1. FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
2. FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.
3. BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
4. THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
5. ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
6. VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
7. TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
8. SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
9. DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1" MINIMUM FROM ALL JOINTS.
10. HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
11. CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

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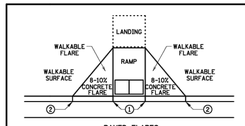
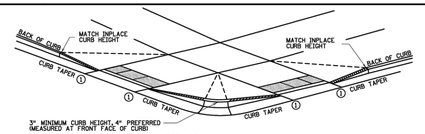
PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH ) SHEET NO. OF SHEETS

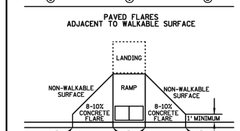



PAVED FLARES
ADJACENT TO WALKABLE SURFACE

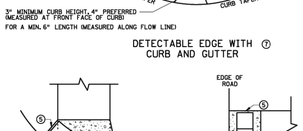



3" MINIMUM CURB HEIGHT, 4" PREFERRED (MEASURED AT FRONT FACE OF CURB)
FOR A MIN. 6' LENGTH (MEASURED ALONG FLOW LINE)

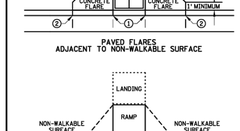
DETECTABLE EDGE WITH 7
CURB AND GUTTER



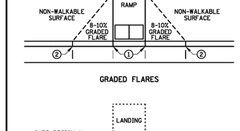

PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE




DETECTABLE EDGE WITHOUT CURB AND GUTTER

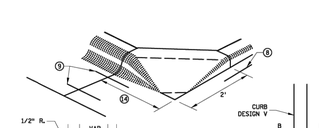



GRADED FLARES

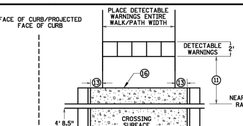



RETURNED CURB 4

TYPICAL SIDE TREATMENT OPTIONS 3 10




PEDESTRIAN APPROACH NOSE DETAIL
(FOR RETURNED CURB SIDE TREATMENT)




RAILROAD CROSSING
PLAN VIEW

NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3 INCH CURB HEIGHT, INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2" INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

1. 0" CURB HEIGHT, SEE INSET A ON SHEET 3 OF 6.
2. FULL CURB HEIGHT.
3. SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
4. TYPICALLY USED FOR MEDIANS AND ISLANDS.
5. WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
6. 3' NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS. DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
7. ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS, AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
8. DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
9. DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
10. SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"-3" AT 8-10% THEN LESS THAN 8% FROM 3" CURB TO FULL CURB HEIGHT.
11. NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
12. WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRIT

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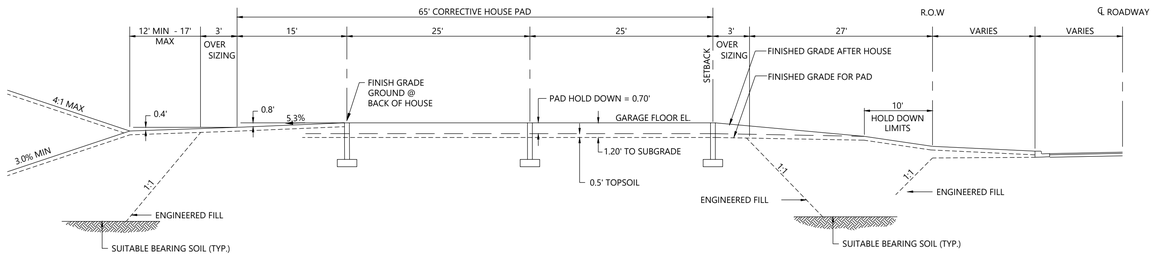
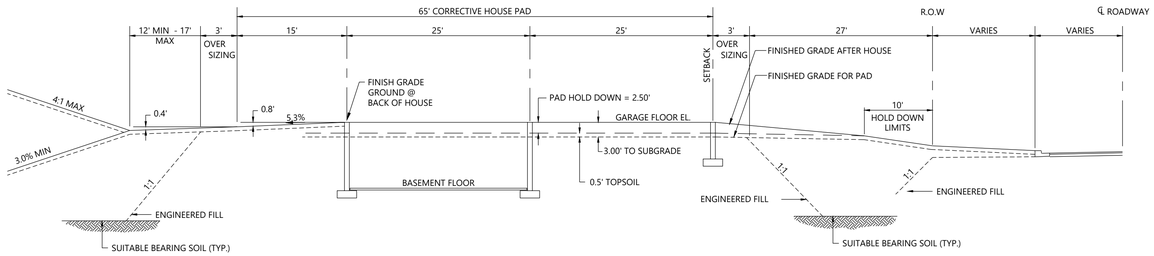



SLAB ON GRADE (SOG) 70' Wide Lots

N.T.S.




RAMBLER (R) 70' Wide Lots

NOT FOR CONSTRUCTION

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NORTHVIEW PRESERVE 2ND ADDITION

DESIGNED: TDD
CHECKED: TDD
DRAWN: DJW/CEL
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 12/15/25
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

**SUMMERGATE COMPANIES LLC**

17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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

THOMAS D. DESUTTER
DATE: 12/15/25 LICENSE NO. 59640

**NORTHVIEW PRESERVE 2ND ADDITION**

ROGERS, MN

Westwood
Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

PAD HOLD DOWNS

PROJECT NUMBER: 0033874.01

SHEET NUMBER: 14 OF 17

DATE: 12/15/25

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## TREE PRESERVATION REQUIREMENTS

(B) TREE AND WOODLAND PRESERVATION
THE FOLLOWING RESTRICTIONS SHALL APPLY TO ALL RESIDENTIAL DEVELOPMENT OCCURRING IN WOODED AREAS:

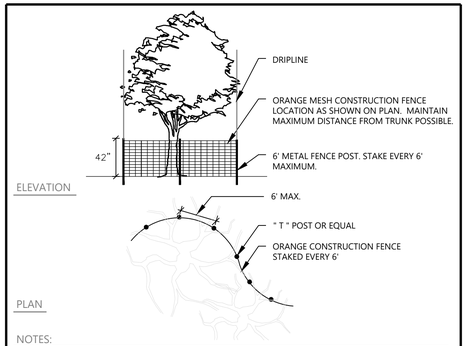
(1) STRUCTURES SHALL BE LOCATED IN SUCH A MANNER THAT THE MAXIMUM NUMBER OF TREES SHALL BE PRESERVED

(2) PRIOR TO THE GRANTING OF A BUILDING PERMIT, IT SHALL BE THE DUTY OF THE PERSON SEEKING THE PERMIT TO DEMONSTRATE THAT THERE ARE NO FEASIBLE OR PRUDENT ALTERNATIVES TO THE CLEAR-CUTTING OF TREES ON THE SITE AND THAT IF TREES ARE CUT, THE PERSON WILL RESTORE THE DENSITY OF TREES TO THAT WHICH EXISTED BEFORE DEVELOPMENT BUT IN NO CASE SHALL THE PERSON BE COMPELLED TO RAISE THE DENSITY ABOVE 10 TREES PER ACRE

(3) FORESTATION, REFORESTATION OR LANDSCAPING SHALL UTILIZE A VARIETY OF TREE SPECIES AND SHALL NOT UTILIZE ANY SPECIES PRESENTLY UNDER DISEASE EPIDEMIC. SPECIES PLANTED SHALL BE HARDY UNDER LOCAL CONDITIONS AND COMPATIBLE WITH THE LOCAL LANDSCAPE.

(4) A TREE INVENTORY WILL BE PREPARED.

## TREE PROTECTION DETAIL




NOTES:

1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM THE CITY.
3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.

| Westwood | TREE PROTECTION | LAST REVISED: 05/28/15 |
|---|---|---|
| | | TP08 |

## TREE INVENTORY CALCULATIONS

| TREE INVENTORY CALCULATIONS | |
|---|---|
| TOTAL ON-SITE SIGNIFICANT CALIPER INCHES | 491 INCHES |
| | |
| HEALTHY SIGNIFICANT TREE REMOVAL ON-SITE | 286 INCHES |
| OTHER SIGNIFICANT TREE REMOVAL ON-SITE | 205 INCHES |
| | |
| TOTAL CALIPER INCHES TO BE REMOVED | 491 INCHES |
| TOTAL CALIPER INCHES TO BE SAVED | 0 INCHES |
| | |
| TOTAL TREES ON-SITE | 35 TREES |
| TOTAL TREES REMOVED | 35 TREES |
| TOTAL TREES SAVED | 0 TREES |
| TOTAL TREES OFF-SITE | 4 TREES |

## LEGEND

- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

## TREE INVENTORY DATA

| TREE TAG | SPECIES | SIZE (DBH) | MULTI | NOTES | TREE TYPE | STATUS |
|---|---|---|---|---|---|---|
| 7959 | Silver Maple | 24 | | bd 40%, stripped bark | Deciduous | Removed-Exempt-Unhealthy |
| 7960 | Silver Maple | 17 | | | Deciduous | Removed |
| 7964 | Eastern Red Cedar | 9 | | 20 ft | Coniferous | Removed |
| 7965 | Eastern Red Cedar | 10 | | 20 ft | Coniferous | Removed |
| 8001 | Colorado Spruce | 3 | | 10 ft | Coniferous | Offsite |
| 8002 | White Spruce | 2 | | 10 ft | Coniferous | Offsite |
| 8003 | White Spruce | 2 | | 10 ft | Coniferous | Offsite |
| 8021 | Amur Maple | 10 | | bd 5' split from crotch down trunk, with ro | Deciduous | Removed-Exempt-Invasive |
| 8022 | Colorado Spruce | 12 | | 40 ft | Coniferous | Removed |
| 8023 | Siberian Elm | 19 | | | Deciduous | Removed-Exempt-Invasive |
| 8024 | Siberian Elm | 14 | | | Deciduous | Removed-Exempt-Invasive |
| 8025 | Siberian Elm | 15 | | | Deciduous | Removed-Exempt-Invasive |
| 8036 | Silver Maple | 22 | | | Deciduous | Removed |
| 8037 | Silver Maple | 21 | | | Deciduous | Removed |
| 8038 | Silver Maple | 20 | | | Deciduous | Removed |
| 8040 | Silver Maple | 16 | | | Deciduous | Removed |
| 8044 | Silver Maple | 13 | | | Deciduous | Removed |
| 8045 | White Spruce | 10 | | 35 ft | Coniferous | Removed |
| 8046 | White Spruce | 7 | | 20 ft | Coniferous | Removed |
| 8047 | White Spruce | 6 | x | 25 ft | Coniferous | Removed |
| 8049 | Box elder | 13 | | | Deciduous | Removed |
| 8050 | Box elder | 6 | | | Deciduous | Removed |
| 8051 | Siberian Elm | 18 | | | Deciduous | Removed-Exempt-Invasive |
| 8052 | Siberian Elm | 6 | | | Deciduous | Removed-Exempt-Invasive |
| 8053 | Balsam Fir | 7 | | 35 ft | Coniferous | Removed |
| 8054 | Balsam Fir | 8 | | 35 ft | Coniferous | Removed |
| 8055 | Siberian Elm | 13 | | | Deciduous | Removed-Exempt-Invasive |
| 8056 | Box elder | 24 | | | Deciduous | Removed |
| 8057 | Siberian Elm | 14 | | | Deciduous | Removed-Exempt-Invasive |
| 8058 | Siberian Elm | 16 | | | Deciduous | Removed-Exempt-Invasive |
| 8059 | Siberian Elm | 15 | | | Deciduous | Removed-Exempt-Invasive |
| 8061 | Colorado Spruce | 11 | | 40 ft | Coniferous | Removed |
| 8062 | Colorado Spruce | 12 | | 40 ft | Coniferous | Removed |
| 8063 | Siberian Elm | 12 | | | Deciduous | Removed-Exempt-Invasive |
| 8064 | Siberian Elm | 16 | | | Deciduous | Removed-Exempt-Invasive |
| 8065 | Siberian Elm | 13 | | | Deciduous | Removed-Exempt-Invasive |
| 8066 | Box elder | 16 | | | Deciduous | Removed |
| 8067 | Box elder | 26 | x | | Deciduous | Removed |
| 8068 | Silver Maple | 26 | | | Deciduous | Offsite |

*ABBREVIATIONS:
PD=PHYSICALLY DAMAGED
BD=BIOLOGICALLY DAMAGED
DD=DEAD
X=MULTI-TRUNKED

N

1" = 40'

0' 40' 80' 120'

NOT FOR CONSTRUCTION

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811 or call811.com
Common Ground Alliance

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NORTHVIEW PRESERVE 2ND ADDITION

| | |
|---|---|
| DESIGNED: | TDD |
| CHECKED: | TDD |
| DRAWN: | DJW/CEL |
| HORIZONTAL SCALE: | 40.00002' |
| VERTICAL SCALE: | 8' OR 4' |

INITIAL ISSUE: 12/15/25
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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

CORY L. MEYER
DATE: 12/15/25 LICENSE NO. 26971

**NORTHVIEW PRESERVE 2ND ADDITION**
ROGERS, MN

**Westwood**
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY TREE PRESERVATION PLAN & DATA
PROJECT NUMBER: 0033874.01

SHEET NUMBER: 15 OF 17
DATE: 12/15/25

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## FINAL LANDSCAPE SCHEDULE - BY DEVELOPER

| CODE | QTY | COMMON / BOTANICAL NAME | SIZE | ROOT | SPACING O.C. | MATURE SIZE |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES - 18 | | | | | | |
| REO^ | 3 | RED OAK / QUERCUS RUBRA | 2.5" CAL. | B&B | AS SHOWN | H 50`-70` W 40`-50` |
| RSM^ | 6 | RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED' | 2.5" CAL. | B&B | AS SHOWN | H 45` W 35` |
| REL | 2 | REDMOND LINDEN / TILIA AMERICANA 'REDMOND' | 2.5" CAL. | B&B | AS SHOWN | H 40`-60` W 30`-40` |
| SKH^ | 7 | SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' | 2.5" CAL. | B&B | AS SHOWN | H 50` W 30`-35` |
| EVERGREEN TREES - 16 | | | | | | |
| BHS | 5 | BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA | 6` HT. | B&B | AS SHOWN | H 35`-45` W 20`-25` |
| COS | 5 | COLORADO SPRUCE / PICEA PUNGENS | 6` HT. | B&B | AS SHOWN | H 40`-60` W 15`-30` |
| CCF | 6 | CONCOLOR FIR / ABIES CONCOLOR | 6` HT. | B&B | AS SHOWN | H 40`-50` W 15`-30` |

## FINAL LANDSCAPE SCHEDULE - BY HOME BUILDER

| CODE | QTY | COMMON / BOTANICAL NAME | SIZE | ROOT | SPACING O.C. | MATURE SIZE |
|---|---|---|---|---|---|---|
| DECIDUOUS YARD TREES - 10 | | | | | | |
| ACE* | 1 | ACCOLADE ELM / ULMUS JAPONICA X WILSONIANA 'MORTON' TM | 2.5" CAL | B&B | AS SHOWN | H 70` W 40`-50` |
| ASL* | 3 | AMERICAN SENTRY LINDEN / TILIA AMERICANA 'MCKSENTRY' | 2.5" CAL. | B&B | AS SHOWN | H 60` W 30`-40` |
| HAK* | 1 | HACKBERRY / CELTIS OCCIDENTALIS | 2.5" CAL. | B&B | AS SHOWN | H 50`-75` W 50` |
| NRM* | 2 | NORTHWOOD RED MAPLE / ACER RUBRUM 'NORTHWOOD' | 2.5" CAL. | B&B | AS SHOWN | H 40`-60` W 40` |
| REO* | 1 | RED OAK / QUERCUS RUBRA | 2.5" CAL. | B&B | AS SHOWN | H 50`-70` W 40`-50` |
| SWO* | 2 | SWAMP WHITE OAK / QUERCUS BICOLOR | 2.5" CAL. | B&B | AS SHOWN | H 50`-60` W 60`-80` |

ABBREVIATIONS: B.B. = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM O.C. = ON CENTER SP. = SPREAD QTY.= QUANTITY CONT. = CONTAINER

NOTES: 1) QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
2) LABELS WITH ^ INDICATE DECIDUOUS STREET TREE, NO CHANGES IN SPECS. FROM OTHER DECIDUOUS TREES.
3) LABELS WITH * INDICATE DECIDUOUS YARD TREE, NO CHANGES IN SPECS. FROM OTHER DECIDUOUS TREES.

## LANDSCAPE REQUIREMENTS & PROVISIONS

**LANDSCAPING DESIGN REQUIREMENTS - CITY OF ROGERS, MINNESOTA**

**SITE DESCRIPTION**

ZONING DISTRICT: R-2 (EXISTING)

TOTAL GROSS ACRES: 4.74 AC

| SINGLE FAMILY RESIDENTIAL REQUIREMENTS: | REQUIRED | PROVIDED | NOTES |
|---|---|---|---|
| B. THE FRONT, SIDE, AND REAR YARDS OF EACH SITE NOT UTILIZED FOR BUILDING, PARKING (WHERE PERMITTED) OR OTHER IMPROVEMENTS SHALL BE LANDSCAPED UTILIZING AN EFFECTIVE COMBINATION OF STREET TREES, GRASS, GROUND COVER AND SHRUBBERY. UNDEVELOPED AREAS IN THE INTERIOR OF THE SITE SHALL BE SEEDED WITH APPROPRIATE GRASSES AND MAINTAINED NEAT AND ORDERLY SO AS TO CONTROL DUST ON SITES. ALL TREE TRIMMINGS, STUMPS, AND CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED AND NOT BE ACCUMULATED OR STORED ON SITE. | NA | 44 TOTAL TREES<br>16 OVERSTORY STREET TREES<br>2 OVERSTORY DECIDUOUS TREES<br>16 EVERGREEN TREES<br>10 DECID. YARD TREES (BY HOME BUILDER) | TREES TO BE DISTRIBUTED BETWEEN FRONT YARD & REAR YARDS OF SINGLE FAMILY LOTS, IN ADDITION TO OUTLOTS FOR STREET TREE & BUFFERING PURPOSES |
| **SCREENING REQUIREMENTS:** | **REQUIRED** | **PROVIDED** | **NOTES** |
| (7) THERE SHALL BE NO RESTRICTIONS ON NATURAL HEDGES OR PLANTINGS UTILIZED AS FENCES IN ANY RESIDENTIAL ZOING DISTRICT (R1, R2, R3, R4, R5), EXCEPT THAT NO SUCH HEDGES OR PLANTINGS SHALL BE LOCATED WITHIN THE SIGHT VISABILITY TRIANGLE AND THE SPECIES SHALL NOT BE AN INVASIVE SPECIES. | NA | NA | TREES TO BE LOCATED OUTSIDE THE 50' VISABILITY TRIANGLE AS NOTED ON THE PLANS. |
| **REFORESTATION & LANDSCAPING** | **REQUIRED** | **PROVIDED** | **NOTES** |
| TREE REFORESTATION SHALL BE RESTORE THE DENSITY OF TREES TO THAT WHICH EXISTED BEFORE DEVELOPMENT BUT IN NO CASE SHALL THE PERSON BE COMPELLED TO RAISE THE DENSITY ABOVE TEN TREES PER ACRE. | 7.4 TREES/AC. (36TREES) | 44 TOTAL TREES | PROPOSED REFOREST TREES PART OF SINGLE FAMILY RESIDENTIAL REQUIRMENTS. TREES TO PLANTED IN INDIVIDUAL LOTS & OUTLOTS. |
| TOTAL SITE AREA: 4.74 AC.<br>TOTAL NUMBER OF EXISTING TREES ON-SITE: 35 TREES<br>CURRENT TREE DENSITY: (35 TREES / 4.74 AC.) = 7.4 TREE/AC. | | | |

## NOTES

1. STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
2. STREET TREES (WITHIN SINGLE FAMILY LOTS) TO BE PLANTED MIN. 11' FROM R.O.W., AND OUTSIDE THE D&U EASEMENT. NO TREES ARE ALLOWED WITHIN THE RIGHT-OF-WAY.
2. STREET TREES WITHIN OUTLOT A TO BE PLANTED MIN. 4' FROM R.O.W. NO TREES ARE ALLOWED WITHIN THE RIGHT-OF-WAY.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. TREES LOCATED AT FRONT OF INDIVIDUAL LOTS SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
5. LOT YARD TREES WILL BE PLANTED BY BUILDER AFTER CONSTRUCTION ON LOTS IS COMPLETE. TIMING OF INSTALLATION WILL BE DEPENDENT UPON SEASON AND PLANT AVAILABILITY.
6. NO STREET TREES OR YARD TREES ARE ALLOWED WITHIN THE 50' SIGHT TRIANGLES.
7. DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
8. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
9. NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL.
10. NO TREES SHOULD BE LOCATED WITHIN STORM POND ACCESS ROUTE.
11. NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.

## NATIVE SEEDING LEGEND

MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX
TOTAL AREA (0.1 AC)

MNDOT WET DITCH (WD) SEED MIX
TOTAL AREA (0.3 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

* ALL DISTURBED AREAS WITHIN CITY ROW ALONG TERRITORIAL ROAD TO BE SEEDED WITH MESIC GENERAL ROADSIDE MIX (25-141)

## PLANT LEGEND

OVERSTORY DECIDUOUS STREET TREES
DECIDUOUS YARD TREES (BY HOME BUILDER)
DECIDUOUS OVERSTORY TREES
EVERGREEN TREES
EXISTING CONIFEROUS TREE TO REMAIN
EXISTING DECIDUOUS TREE TO REMAIN
PREVIOUS ADDITION: OVERSTORY DECIDUOUS STREET TREES
PREVIOUS ADDITION: DECIDUOUS YARD TREES (BY HOME BUILDER)
PREVIOUS ADDITION: DECIDUOUS OVERSTORY TREES
PREVIOUS ADDITION: EVERGREEN TREES

1" = 40'

0' 40' 80' 120'

NOT FOR CONSTRUCTION

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NORTHVIEW PRESERVE 2ND ADDITION

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CHECKED: TDD
DRAWN: DJW/CEL
HORIZONTAL SCALE: 40.00002'
VERTICAL SCALE: 8' OR 4'

INITIAL ISSUE: 12/15/25
REVISIONS:

PREPARED FOR:

**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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

CORY L. MEYER
DATE: 12/15/25 LICENSE NO. 26971

**NORTHVIEW PRESERVE 2ND ADDITION**
ROGERS, MN

**Westwood**
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0033874.01

SHEET NUMBER: 16 OF 17
DATE: 12/15/25

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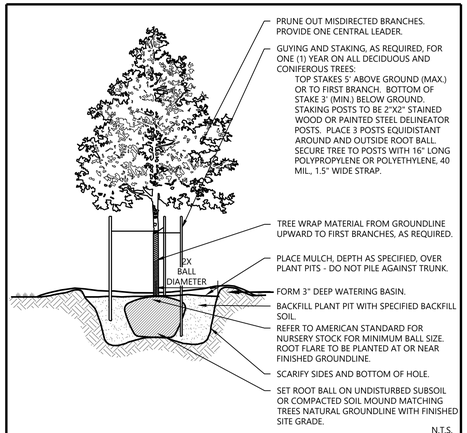
Common Ground Alliance

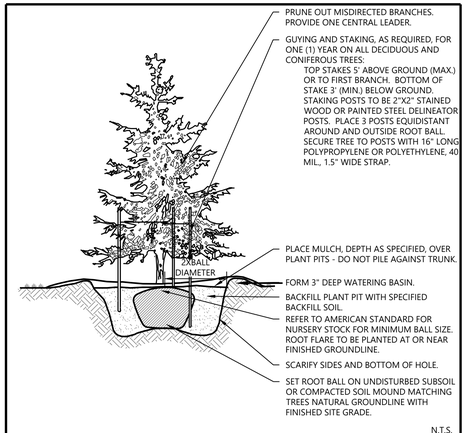
# PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
14. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
15. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
16. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
18. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
19. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
20. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
21. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

# PLANTING DETAILS




| Westwood | DECIDUOUS TREE PLANTING | LAST REVISED: 10/19/18 LA28 |
|---|---|---|




| Westwood | EVERGREEN TREE PLANTING | LAST REVISED: 10/19/18 LA29 |
|---|---|---|

NOT FOR CONSTRUCTION

N:\0033874.01\DWG\CIVIL\PRELIMINARY\0033874.01C-PLP01.DWG

NORTHVIEW PRESERVE 2ND ADDITION

DESIGNED: TDD
CHECKED: TDD
DRAWN: DJW/CEL
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE:

INITIAL ISSUE: 12/15/25
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

**SUMMERGATE COMPANIES LLC**
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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

CORY L. MEYER
DATE: 12/15/25 LICENSE NO. 26971

**NORTHVIEW PRESERVE 2ND ADDITION**
ROGERS, MN

**Westwood**
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY
LANDSCAPE NOTES & DETAILS
PROJECT NUMBER: 0033874.01

SHEET NUMBER: 17 OF 17
DATE: 12/15/25

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.17

**Subject**: Approval of Resolution 2026-37 Approving Final Plat of Northview Preserve 3rd Addition (Replat of Three Lots in 1st Addition)
**Prepared By**: Alec Henderson, City Planner

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**Recommended Council Action**
Motion to approve Resolution 2026-37 Approving the Final Plat for Northview Preserve 3rd Addition.

**Overview / Background / Analysis**
Summergate Development has submitted a Final Plat application for Northview Preserve 3rd Addition, which is a replat of Lot 5, Block 1, Lots 1 and 2, Block 6, and the Bluebird Way right-of-way from the recorded Northview Preserve plat (vacation considered under public hearing on this meeting). The replat reconfigures three lots and the Bluebird Way road stub into three lots and a realigned Bluebird Way right-of-way. The right-of-way is shifted to the south so that the entire 60-foot ROW connects to the Gmach Farm property (PID 28-120-23-11-0002) to the west, rather than straddling the shared Gmach/Rebensdorf property line.

There is no gain or loss of lots from the approved Northview Preserve preliminary plat. The 3rd Addition plat is substantially similar to the original preliminary plat, and the realignment of Bluebird Way improvements and utilities is being treated as a construction plan change rather than a preliminary plat amendment. The replat can therefore be processed with a new final plat under Sec. 125-34.

To accomplish the realignment, two associated vacations are required. The existing 60-foot right-of-way of Bluebird Way as dedicated on the Northview Preserve plat must be vacated, and the drainage and utility easements on the affected lots must be vacated. The new right-of-way and easements are re-dedicated on the 3rd Addition plat consistent with City standards.

The terms and conditions of the Northview Preserve 1st Addition Subdivision Agreement apply to the 3rd Addition, and no separate subdivision agreement is required.

**Staff Recommendation**
Staff recommend the approval of Resolution 2026-37 Approving the Final Plat for Northview Preserve 3rd Addition.

**Financial Impact**: Not applicable. **Source Fund**: Not applicable.

**Budgeted?** N/A

**Supporting Documentation**

A. Resolution_2026-37_Nortrhview_Preserve_3rd_Final_Plat
B. Northview Preserve 3rd Addition Final Plat

**RESOLUTION NO. 2026-37**

**A RESOLUTION GRANTING APPROVAL OF THE FINAL PLAT FOR NORTHVIEW PRESERVE 3RD ADDITION**

**WHEREAS,** the Summergate Development/Summergate Companies LLC ("Developer") submitted an application requesting approval of a Final Plat for NORTHVIEW PRESERVE 3RD ADDITION ("Plat"), a replat of Lot 5, Block 1, Lot 1 and Lot 2, Block 6, and the Bluebird Way right-of-way from the recorded plat of NORTHVIEW PRESERVE, Hennepin County, Minnesota, and legally described on Exhibit A (the "Subject Property/Property"); and,

**WHEREAS,** the 3rd Addition replat reconfigures three lots and the Bluebird Way road stub into three lots and a realigned Bluebird Way right-of-way, shifting the right-of-way to the south so the entire 60-foot right-of-way connects to the property to the west, as shown in Exhibit B; and,

**WHEREAS,** there is no gain or loss of lots from the approved Northview Preserve preliminary plat and the 3rd Addition plat is substantially similar to the original preliminary plat; and,

**WHEREAS,** the Northview Preserve development received preliminary plat approval through Resolution 2025-07 on February 11th, 2025 and the realignment of Bluebird Way improvements and utilities is being treated as a construction plan change; and,

**WHEREAS,** vacation of the 60-foot right-of-way of Bluebird Way and vacation of the drainage and utility easements on Lot 5, Block 1 and Lots 1 and 2, Block 6, Northview Preserve, are required to accomplish the realignment and considered under Resolution 2026-36; and,

**WHEREAS,** the terms and conditions of the Northview Preserve Subdivision Agreement executed in connection with the 1st Addition Final Plat shall apply to the 3rd Addition.

**NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA,** that the Final Plat for Northview Preserve 3rd Addition is hereby approved and is conditioned upon the Developer complying with the plat opinion and complete revisions to the Plat and development plans as may be required by the City Attorney and/or City Engineer.

**BE IT FURTHER RESOLVED,** the Final Plat shall not be released for recording until all fees, escrows, and financial security obligations due with Northview Preserve 3rd Addition are received by the City; recording of the Final Plat with the land records office of Hennepin County must occur within 30 days of its release by the City to Developer.

**BE IT FURTHER RESOLVED,** the terms and conditions of the Northview Preserve Subdivision Agreement, as executed in connection with the Northview Preserve Final Plat, shall apply to the Northview Preserve 3rd Addition.

**BE IT FURTHER RESOLVED,** the approval of the Final Plat is conditioned on the vacation of drainage and utility easements and right of way as considered under Resolution 2026-36.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this April 14th, 2026.

_____
Shannon Klick, Mayor

ATTEST:

_____
Stacie Brown, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION**

Existing Legal Description

Lot 5, Block 1, Lot 1 and Lot 2, Block 6 and Bluebird Way as dedicated on the plat of NORTHVIEW PRESERVE, according to the recorded plat thereof, Hennepin County, Minnesota.

Abstract Property

# NORTHVIEW PRESERVE 3RD ADDITION

C.R. DOC. NO. _____

**KNOW ALL PERSONS BY THESE PRESENTS:** That Summergate Development, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 5, Block 1, Lot 1 and Lot 2, Block 6 and Bluebird Way as dedicated on the plat of NORTHVIEW PRESERVE, according to the recorded plat thereof, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as **NORTHVIEW PRESERVE 3RD ADDITION** and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

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

Signed: **SUMMERGATE DEVELOPMENT, LLC**

By _____

Its _____

**STATE OF MINNESOTA**
**COUNTY OF _____**
This instrument was acknowledged before me this _____ day of _____, 20_____, by _____, its _____ of Summergate Development, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signature) _____ (Name Printed)

Notary Public _____ County, Minnesota

My Commission Expires: _____

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

Dated this _____ day of _____, 20_____.

_____
Ernest M. Wirtz Jr, Land Surveyor
Minnesota License No. 43119

**STATE OF MINNESOTA**
**COUNTY OF _____**
This instrument was acknowledged before me on this _____ day of _____, 20_____, by Ernest M. Wirtz Jr.

_____ (Signature) _____ (Name Printed)

Notary Public _____ County, Minnesota

My Commission Expires: _____

**CITY COUNCIL, CITY OF ROGERS, MINNESOTA**
This plat of **NORTHVIEW PRESERVE 3RD ADDITION** was approved and accepted by the City Council of the City of Rogers Minnesota at a regular meeting thereof held this _____ day of _____, 20_____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

**CITY COUNCIL, CITY OF ROGERS, MINNESOTA**

By _____ Mayor By _____ Clerk

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

Daniel Kogan, County Auditor By _____ Deputy

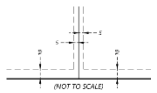
**SURVEY DIVISION**, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor By _____

**COUNTY RECORDER**, Hennepin County, Minnesota
I hereby certify that the within plat of **NORTHVIEW PRESERVE 3RD ADDITION** was recorded in this office this _____ day of _____, 20_____, at ___ o'clock ___M.

Amber Boogie, County Recorder By _____ Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

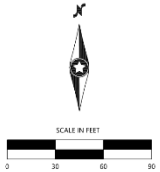


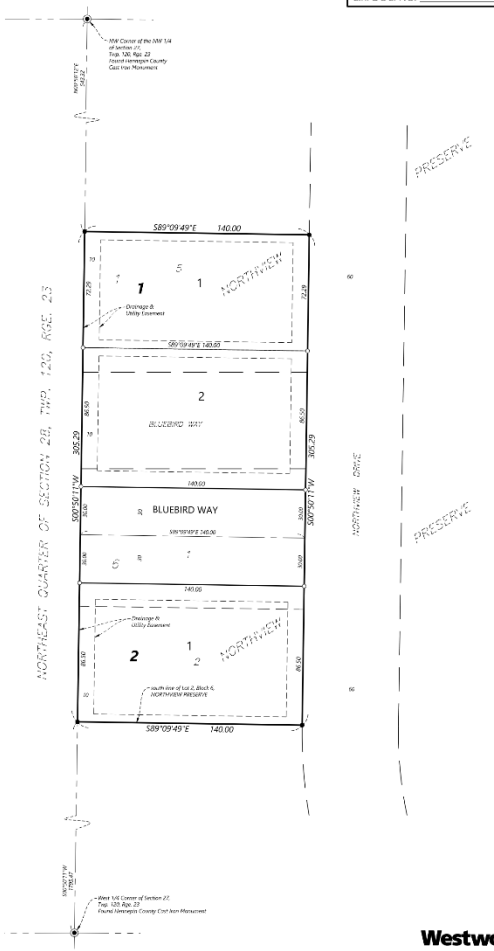

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT

○ DENOTES SET 1/2 INCH BY 14 INCH REBAR WITH CAP INSCRIBED LICENSE NUMBER 43119 TO BE SET IN ACCORDANCE WITH MN STATE STATUTE 505.021, SUBD. 10

● DENOTES FOUND MONUMENT, AS NOTED ON PLAT

THE SOUTH LINE OF LOT 2, BLOCK 6, NORTHVIEW PRESERVE, IS ASSUMED TO BEAR S 89°09'49" E




**Westwood**
**Professional Services, Inc.**

Sheet 1 of 1 Sheets

EXHIBIT B

FINAL PLAT

# NORTHVIEW PRESERVE 3RD ADDITION

C.R. DOC. NO. _____

***KNOW ALL PERSONS BY THESE PRESENTS***: *That Summergate Development, LLC, a Minnesota limited liability company, owner of the following described property:*

*Lot 5, Block 1, Lot 1 and Lot 2, Block 6 and Bluebird Way as dedicated on the plat of NORTHVIEW PRESERVE, according to the recorded plat thereof, Hennepin County, Minnesota.*

*Has caused the same to be surveyed and platted as* ***NORTHVIEW PRESERVE 3RD ADDITION*** *and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.*

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

*Signed:* ***SUMMERGATE DEVELOPMENT, LLC***

*By* _____

*Its* _____

***STATE OF MINNESOTA***
***COUNTY OF*** _____
*This instrument was acknowledged before me this _____ day of _____, 20_____, by _____, its _____ of Summergate Development, LLC, a Minnesota limited liability company, on behalf of the company.*

_____ _____
*(Signature)* *(Name Printed)*

*Notary Public, _____ County, Minnesota*

*My Commission Expires _____*

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

*Dated this _____ day of _____, 20_____.*

_____
*Ernest M. Wirtz Jr, Land Surveyor*
*Minnesota License No. 63119*

***STATE OF MINNESOTA***
***COUNTY OF*** _____
*This instrument was acknowledged before me on this _____ day of _____, 20_____, by Ernest M. Wirtz Jr.*

_____ _____
*(Signature)* *(Name Printed)*

*Notary Public, _____ County, Minnesota*

*My Commission Expires _____*

***CITY COUNCIL, CITY OF ROGERS, MINNESOTA***
*This plat of* ***NORTHVIEW PRESERVE 3RD ADDITION*** *was approved and accepted by the City Council of the City of Rogers Minnesota at a regular meeting thereof held this _____ day of _____, 20_____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.*

***CITY COUNCIL, CITY OF ROGERS, MINNESOTA***

*By* _____ *By* _____
*Mayor* *Clerk*

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

*Daniel Rogan, County Auditor* *By* _____
*Deputy*

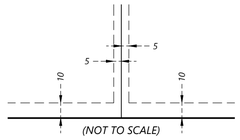
***SURVEY DIVISION****, Hennepin County, Minnesota*
*Pursuant to MN. STAT. Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20_____.*

*Chris F. Mavis, County Surveyor* *By* _____

***COUNTY RECORDER****, Hennepin County, Minnesota*
*I hereby certify that the within plat of* ***NORTHVIEW PRESERVE 3RD ADDITION*** *was recorded in this office this _____ day of _____, 20_____, at ___ o'clock ____M.*

*Amber Bougie, County Recorder* *By* _____
*Deputy*

*DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:*




*(NOT TO SCALE)*

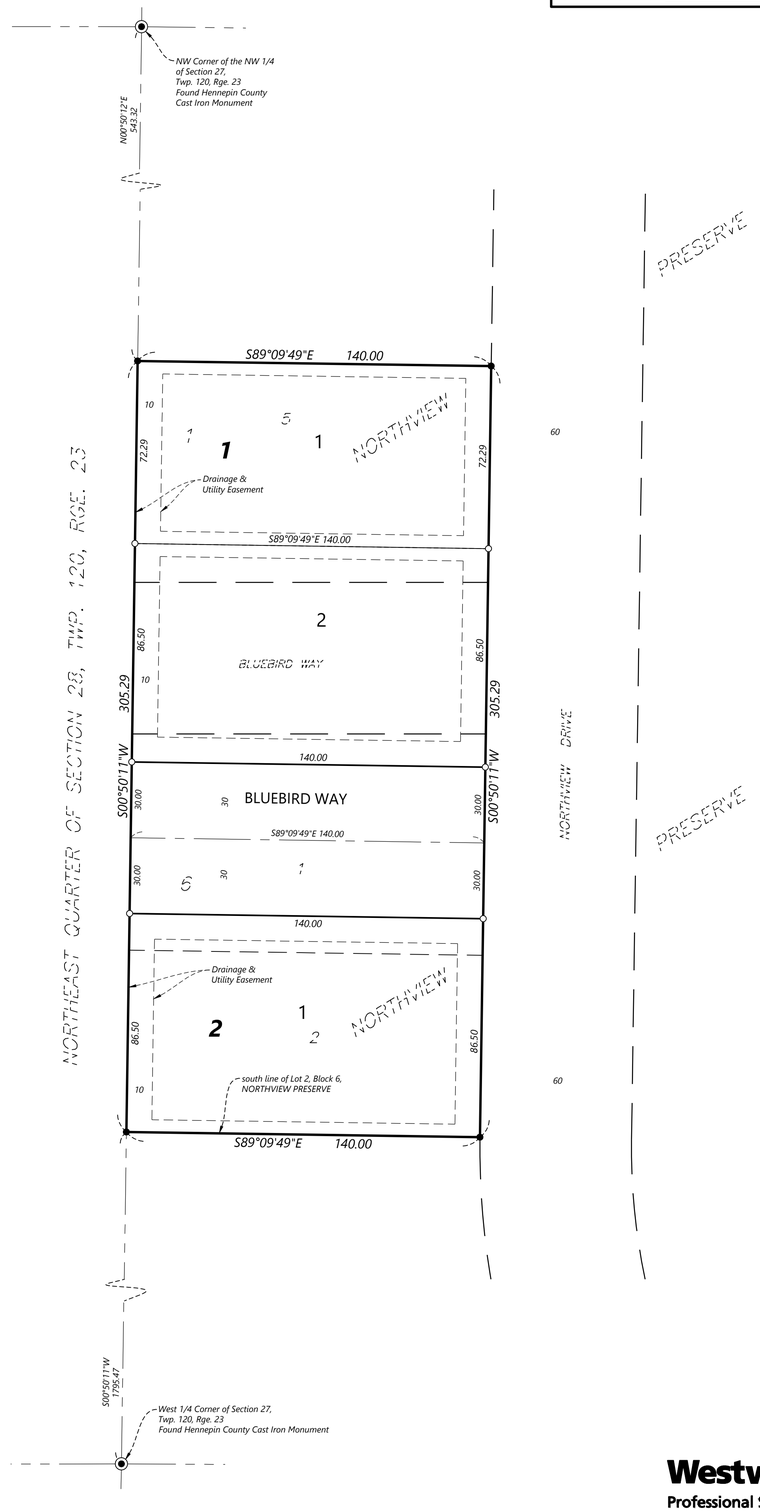
*BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT*

- *DENOTES SET 1/2 INCH BY 14 INCH REBAR WITH CAP INSCRIBED LICENSE NUMBER 63119 TO BE SET IN ACCORDANCE WITH MN STATE STATUTE 505.021, SUBD. 10*
- *DENOTES FOUND MONUMENT, AS NOTED ON PLAT*

*THE SOUTH LINE OF LOT 2, BLOCK 6, NORTHVIEW PRESERVE, IS ASSUMED TO BEAR S 89°09'49" E*

SCALE IN FEET

0 30 60 90




**Westwood**
**Professional Services, Inc.**

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.18

**Subject**: Approval of Ordinance 2026-09 Amending City Code Sec. 125-42 Variances and Authorization for the Summary Publication of the Ordinance
**Prepared By**: Alec Henderson, City Planner

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**Recommended Council Action**
Motion to approve Ordinance 2026-09 amending City Code Sec. 125-42 Variances.

Motion to approve Resolution 2026-35 authorizing the summary publication of Ordinance 2026-09.

**Overview / Background / Analysis**
City Staff is proposing amendments to Section 125-42 (Variances) of the Rogers Zoning Code to align the City's variance criteria with the requirements of Minn. Stat. § 462.357, Subd. 6. The proposed changes are set forth in Ordinance No. 2026-09, which has been reviewed by the City Attorney.

In 2011, the Minnesota Legislature amended § 462.357, Subd. 6 (Laws 2011, ch. 19) in response to the Minnesota Supreme Court's decision in Krummenacher v. City of Minnetonka, 783 N.W.2d 721 (Minn. 2010). That amendment replaced the "undue hardship" variance standard with a "practical difficulties" standard and defined the term using a three-factor test: (1) the property owner proposes to use the property in a reasonable manner not permitted by the ordinance; (2) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (3) the variance, if granted, will not alter the essential character of the locality. The amendment also clarified that conditions imposed on variances must be directly related to, and bear a rough proportionality to, the impact created by the variance.

The current language in Sec. 125-42(c) has not been adequately updated to reflect these statutory changes and contains several provisions that do not align with state law. Specifically, the existing criteria still reference the outdated "non-economic undue hardship" standard, include two extra-statutory findings—a public interest balancing test in (c)(5) and an "injurious to other property / orderly subdivision" test in (c)(6)—that have no basis in § 462.357, Subd. 6 and are not part of the League of Minnesota Cities model ordinance framework.

**<u>Summary of Proposed Changes to Sec 125-42</u>**

**Subsection (a) — Purpose.** Replaces "literal provisions" with "requirements" to mirror the statute's language. Adds a reference to Comprehensive Plan consistency and

clarifies the “practical difficulties” framework established by the 2011 statutory amendments.

**Subsection (b) — Procedure.** Minor updates including changing “may refer” to “shall refer” in (b)(2) to clarify that Planning Commission referral to City Council is mandatory rather than discretionary. In (b)(4), “Board” is replaced with “City Council” to reflect the City’s current practice.

**Subsection (c) — Criteria for Granting a Variance.** This subsection contains the most substantive changes:

The introductory clause is revised to remove “include, but are not limited to” language, which implied the listed criteria were merely illustrative. Because variance findings are a quasi-judicial function, the criteria should be definitive and tied directly to the statutory standard.

Criterion (c)(2) replaces the outdated “non-economic undue hardship” standard with “practical difficulties” and defines the term using the three-factor test from § 462.357, Subd. 6: reasonable use, unique circumstances not created by the landowner, and no alteration of the essential character of the locality. The former (c)(3) and (c)(4), which addressed uniqueness and essential character as standalone criteria, are consolidated into the three-factor test under (c)(2).

Former criteria (c)(5) and (c)(6) are deleted. The public interest balancing test in (c)(5) and the “injurious to other property / orderly subdivision” test in (c)(6) have no basis in § 462.357, Subd. 6 and are not part of the League of Minnesota Cities model variance framework. These extra-statutory criteria introduce subjective policy considerations into what should be a quasi-judicial determination and could expose the City to legal challenge if a denial relied upon them.

New criteria (c)(3) through (c)(6) codify provisions expressly stated in the statute that were previously absent from the Rogers code: the economic considerations limitation, the solar access and earth-sheltered construction provisions, the prohibition on use variances, and the proportionality standard for conditions imposed on approved variances.

**Staff Recommendation**
The Planning Commission unanimously recommended approval of the Ordinance to align our variance section with state law. Additionally, city staff recommend approval of the proposed ordinance and summary publication.

**Financial Impact**: Not applicable. **Source Fund**: Not applicable.

**Budgeted?** N/A

**Supporting Documentation**

A. Ord 2026-09 - Amending Sec 125-42-Variances
B. Resolution 2026-35 Authorizing Summary Publication of Ordinance 2026-09

**CITY OF ROGERS**
**ORDINANCE NO. 2026-09**

**AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE SECTION 125-42 VARIANCES**

THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, HEREBY ORDAINS:

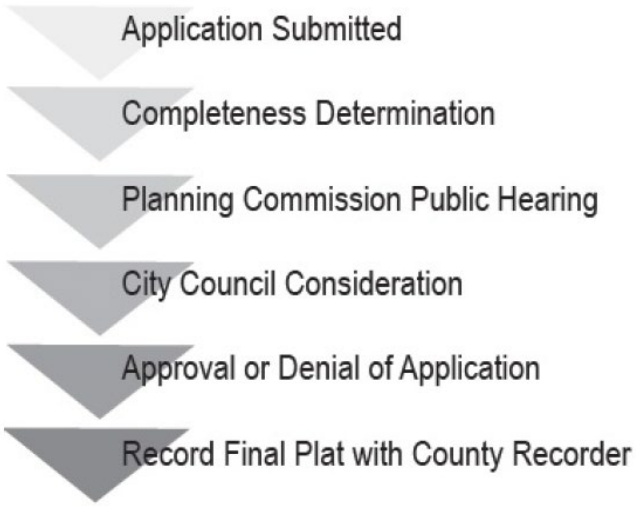
**SECTION 1**. Section 125-42 Variances is hereby amended. The ~~strikethrough~~ text indicates removal of text and the underlined text indicates added text:

## Sec. 125-42. Variances

(a) *Purpose.* The purpose of this Section is to provide for deviations from the ~~literal~~ requirements ~~provisions~~ of this Chapter in instances where their strict enforcement would cause practical difficulties in complying with the zoning ordinance because of circumstances unique to the individual property under consideration, and to grant such variances only when it is demonstrated that such actions will be in keeping with the spirit and intent of this Chapter and consistent with the Comprehensive Plan.

Variances for subdivision shall be granted only with respect to the standards for subdivision plat approval, and not for the process for obtaining subdivision plat approval.

**VARIANCES**



Note limitations in Code

Prohibited form of function

(b) *Procedure.*

(1) The applicant shall fill out and submit to the Zoning Administrator the application form and all information as required on the form unless a waiver of certain information is granted by the Zoning Administrator.

(2) The Zoning Administrator shall refer the application to the Planning Commission for review, which then ~~may~~ shall refer it to the City Council.

Application & Fee required

(3) The application will be subject to the procedure outlined in Sec. 125-21. General Review Procedures.

(4) The ~~Board~~ City Council shall make written findings of fact in any case of an application for a variance and shall state therein the reasons for its decision; the order issued shall include the legal description of the land involved. Any such order shall be filed with the Zoning Administrator.

(5) No application for the same variance as ruled upon by the City Council shall be resubmitted for a period of 12 months from the date of denial of the previous application unless there has been a substantial change in circumstances as it relates to the request.

Note limitations in Code

(6) An approved variance will become null and void if after 1 year no construction begins that is related to the variance unless an extension is granted by City Council.

(c) *Criteria for granting a variance.* The Planning Commission shall ~~hear and the City Council shall make findings of fact that the proposed variance from the literal provisions of this Chapter be granted or denied pursuant to the requirements of Minn. Stats. Section 462.357 and any amendments thereto, which include, but are not limited to the following considerations~~ review and make a recommendation and the City Council shall make findings of fact on whether to grant or deny the proposed variance. Variances shall only be permitted when the applicant demonstrates the following criteria are met pursuant to Minn. Stat. Section 462.357, Subd. 6:

(1) ~~Variances shall only be permitted when they are in harmony with the general purpose and intent of City code and consistent with the Comprehensive Plan.~~ The variance is in harmony with the general purpose and intent of this Chapter and consistent with the Comprehensive Plan.

(2) ~~Variances may only be permitted when the~~ The applicant establishes that there are ~~non-economic undue hardship in complying with the zoning ordinance, meaning the property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.~~ practical difficulties in complying with this Chapter. "Practical difficulties," as used in connection with the granting of a variance, means that:

i. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;

ii. The plight of the landowner is due to circumstances unique to the property not created by the property owner; and

iii. The variance, if granted, will not alter the essential character of the locality.

~~(3) The plight of the property owner must be due to circumstances that are unique to the lot or parcel and is not created by the property owner.~~

~~(4) The variances must not alter the essential character of the locality including all zoning district and overlay district provisions.~~

~~(5) Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is granted; and~~

~~(6) The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.~~

(3) Economic considerations alone do not constitute practical difficulties.

(4) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in Minn Stat. Section 216.06, Subd. 14, when in harmony with this Chapter.

(5) A variance shall not permit any use that is not allowed under this Chapter for property in the zoning district where the subject property is located.

(6) The City Council may impose conditions in granting of variances. A condition must be directly related to and must bear rough proportionality to the impact created by the variance.

**SECTION 2.** This Ordinance shall take effect and be in force immediately after its passage and publication in accordance with applicable law.

Dated the 14th day of April, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

**RESOLUTION 2026-35**

**A RESOLUTION AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE NO. 2026-09**

**WHEREAS**, the City Council of the City of Rogers adopted Ordinance No. 2026-09 titled "AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE SECTION 125-42 VARIANCES", and

**WHEREAS**, in the case of lengthy ordinances or those containing charts or maps, Minnesota state law allows the City Council to approve, by a four-fifths vote, the publication of an Ordinance by title and summary only; and

**WHEREAS**, the expense to publish the complete text of Ordinance No. 2026-07 is not justified; and

**WHEREAS**, the following summary clearly informs the public of the intent and effect of the ordinance.

**NOW THEREFORE, IT IS HEREBY RESOLVED**, by the City Council of the City of Rogers, Hennepin County, Minnesota, that the following summary is hereby approved for official publication:

**Summary of Ordinance 2026-09**

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**AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE SECTION 125-84 RELATED TO ACCESSORY STRUCTURES AND FENCES**

On the 14th day of April, 2026, the Rogers City Council passed Ordinance No. 2026-09, An Ordinance Amending the City of Rogers City Code Section 125-42 Variances. The amendment better aligns the variance section with Minn. Stat. Section 462.357, Subd. 6.

The full text of the Ordinance may be reviewed at City Hall, located at 22350 South Diamond Lake Road, Rogers, MN 55374. The ordinance can also be viewed online at our website http://rogersmn.gov.

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Moved by Councilmember , seconded by Councilmember ;

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 14th day of April, 2026.

ATTEST:

_____
Shannon Klick, Mayor

_____
Stacie Brown, City Clerk

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.19

**Subject**: Approval of Ordinance 2026-04 Amending City Code Sections 125-54, 125-55, and 125-84 Related to Accessory Structures and Fences and Authorization to Publish the Summary Ordinance

**Prepared By**: Alec Henderson, City Planner

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**Recommended Council Action**

Motion to approve Ordinance 2026-04 amending City Code Sections 125-54, 125-55, and 125-84 related to accessory structures and fences.

Motion to approve Resolution 2026-21 authorizing the summary publication of the ordinance.

**Overview / Background / Analysis**

City Staff is proposing ordinance amendments to Section 125-84 as it relates to accessory structures and fences. The City has received multiple variance requests related to accessory structure size and number. When variances are repeatedly requested and approved, it is generally an indication that code amendments are warranted to respond to changes in market conditions or community attitudes toward a regulation. In response to these recurring variances, the City is proposing to increase permitted accessory structure sizes in the AG District, R1 District, and R2 district parcels over 2 acres.

Following Planning Commission review, the City Council directed additional amendments including: allowing detached accessory structures to be located in the front yard or side yard of residential properties (subject to the front setback of the applicable district), and increasing the maximum detached accessory structure size for R2 properties under 2 acres from 528 to 650 square feet.

The changes to fences are proposed for a number of reasons. The City has already administratively ceased requiring permits or fees for residential fences at or under 6 feet in height. Fences over 7 feet require a building permit per building code, and are currently only permitted on non-residential properties. Despite prior requirements for fence permit submittals with site plans, multiple property line disputes have arisen in connection with fence installations. The City does not have a licensed surveyor on staff and therefore cannot legally resolve property boundary disputes. Additionally, the City has not conducted fence installation inspections for residential fences, nor is there staff capacity to do so. In order to align code with current practice and reduce administrative burden, the City proposes codifying relaxed fence standards.

## Primary Issues to Consider

1. Proposed changes to the accessory structures section
2. Proposed changes to the fences section

## Analysis of Primary Issues

### 1. Proposed Changes to Accessory Structures — Section 125-84(a)

**Size increases — AG District.** The bulk of the size changes are to accessory structure allotments in the AG and R1 districts. Based on past variance approvals, staff recommends doubling the square footage allotment for AG properties up to 1.99 acres, increasing allotments to approximately 2% of base acreage for properties between 2.00 and 4.99 acres, and approximately 1.5% of base acreage for larger thresholds.

Agriculturally Zoned Properties

| Acreage | Square Feet (proposed) |
|---|---|
| Up to 1.99 | ~~800~~ 1,600 |
| 2.00 - 3.99 | ~~1,300~~ 1,800 |
| 4.00 - 4.99 | ~~1,700~~ 2,600 |
| 5.00 - 6.99 | ~~1,900~~ 3,200 |
| 7.00 - 7.99 | ~~3,100~~ 4,500 |
| 8.00 - 8.99 | ~~3,600~~ 5,200 |
| 9.00 - 9.99 | ~~3,900~~ 7,800 |
| 10.00 + | ~~4,200~~ 8,700 |

**Size increases — R1 District (and R2 parcels over 2 acres).** The Planning Commission reviewed and supported the same size increases for R1 as for AG, but recommended a modest reduction in allotments for properties of 5 acres and above, calibrated to approximately 1.4% of base acreage. The Commission also recommended adding a Conditional Use Permit pathway to allow up to 2% of base acreage without requiring a variance. Staff supports this mechanism as a more proportionate and efficient process than the variance route.

R1 Properties (and R2 properties over 2 acres)

| Acreage | Square Feet (proposed) |
|---|---|
| Up to 1.99 | ~~800~~ 1,600 |
| 2.00 - 3.99 | ~~1,300~~ 1,800 |
| 4.00 - 4.99 | ~~1,700~~ 2,600 |
| 5.00 - 6.99 | ~~1,900~~ 3,000 |
| 7.00 - 7.99 | ~~3,150~~ 4,200 |
| 8.00 - 8.99 | ~~3,600~~ 4,800 |
| 9.00 - 9.99 | ~~3,900~~ 5,500 |
| 10.00 + | ~~4,200~~ 6,000 |

**CUP pathway example:** A homeowner with 7.5 acres in the R1 District seeking more than the 4,200 sq. ft. base allotment could apply for a Conditional Use Permit for up to

6,098 sq. ft. (2% of base acreage). Square footage above that threshold would require a variance.

**Council-directed changes — front and side yard placement.** Following Planning Commission review, the City Council directed an amendment to allow detached accessory structures to be located in the front yard or side yard of properties in the AG, R1, R2, R3, and R4 districts, provided the structure meets the front setback of the applicable zoning district. This change eliminates the prior prohibition on front yard and side yard placement for detached accessory structures in urban residential districts. The district tables in Sections 125-54 and 125-55 have been amended accordingly to add an explicit front setback line for accessory structures and to remove the prior rear-yard-only restriction. The use standards in Section 125-84(a)(3) are amended to remove the CUP requirement for non-rear-yard placement and replace it with a direct reference to the applicable district setback standards.

**Council-directed changes — R2 urban residential detached structure size.** For R2, R3, and R4 parcels under 2 acres, the maximum size for a detached accessory structure is increased from 528 to 650 square feet, reflecting current market expectations for usable storage and garage space on smaller urban lots.
Other changes to accessory structures include:

- Increasing the permitted number of accessory structures by one for R1 and AG properties: up to two structures on parcels of 3 acres or less, and up to three structures on parcels greater than 3 acres.
- Clarification of how lot area is calculated for accessory structure sizing purposes, including removal of wetlands from the exclusion and addition of a cross-reference to Chapter 109 (Wetland Protection) for wetland setback compliance.
- Reduction of internal inconsistencies between setback requirements across sections.
- Revised language for attached garages in the urban residential district, limiting attached garage size to the footprint of the habitable area of the home, with an administrative exception for tuck-under garages.
- Removal of the 10% rear yard coverage cap for detached accessory structures in urban residential districts, which became redundant and inconsistent with front and side yard placement now being permitted.
- Correction of the internal cross-reference for R2 parcels over 2 acres to properly cite §125-84(a)(2) and §125-84(a)(3) in lieu of the prior shorthand format.

### 2. Proposed Changes to Fences — Section 125-84(f)

The fence section has been substantially reorganized and updated. The substantive changes are as follows:

- Permit threshold raised: only fences 7 feet or taller require a permit. Residential fences at or under 6 feet no longer require a permit, consistent with current administrative practice.

- Front yard — decorative fences now expressly permitted: Decorative fences not exceeding 4 feet in height and 50% opacity are permitted anywhere in the front yard. Such fences must not serve as an enclosure. Permitted decorative fence styles include split rail, picket, and brick; chain-link is not permitted in the front yard.
- Side and rear yards: Privacy and decorative fences up to 6 feet are permitted. Any fence style and opacity is permitted in these yards. Chain-link fences remain permitted at a maximum of 4 feet in height with a minimum gauge of 11.
- Corner lots: The prior fence-specific traffic visibility triangle (30-foot measurement) is replaced with a cross-reference to the existing traffic control standard in Section 125-83(c)(7), which applies a 50-foot sight line. Decorative fences not exceeding 4 feet in height and 50% opacity are deemed not to materially impede vision for purposes of that section.
- Easements: Fences may encroach into drainage and utility easements at the owner's risk. The City may require removal at owner's expense for maintenance access. Fences shall not be placed in trail easements.
- Reorganization: Requirements are now grouped by context (general requirements, residential performance standards, residential design requirements, residential land use separation, commercial and industrial areas) for improved clarity.
- Best practices: A new advisory subsection recommends joint maintenance agreements for shared boundary fences and encourages property owners to notify neighbors of fence improvements. The City recommends informing neighbors of planned fence work and notes that property line disputes remain the responsibility of the owners to resolve.
- The Planning Commission recommended additional clarification to subsection titles, addition of the best practices section, and exempting decorative brick fences from opacity restrictions. These recommendations are reflected in the final ordinance.

**Staff Recommendation**

The Planning Commission unanimously recommended approval of the revised ordinance language at their April 6th meeting.

Staff Recommends approval of the ordinance and summary publication.

**Financial Impact**: NA **Source Fund**: NA

**Budgeted?** N/A

**Supporting Documentation**

A. Ord 2026-04 Sec._125_84.___Accessory_Use_Standards-Rev_Final
B. Resolution 2026-21 Authorizing Summary Publication of Ordinance 2026-04
C. Rogers_Fence_Requirements_Handout

**CITY OF ROGERS**
**ORDINANCE NO. 2026-04**

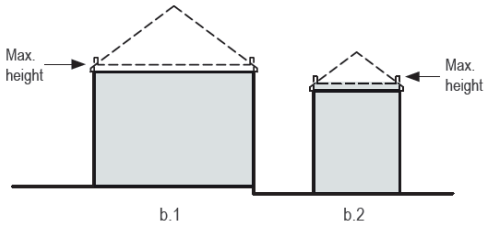
**AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE SECTION 125-54, 125-55 AND 125-84 RELATED TO ACCESSORY STRUCTURES AND FENCES**

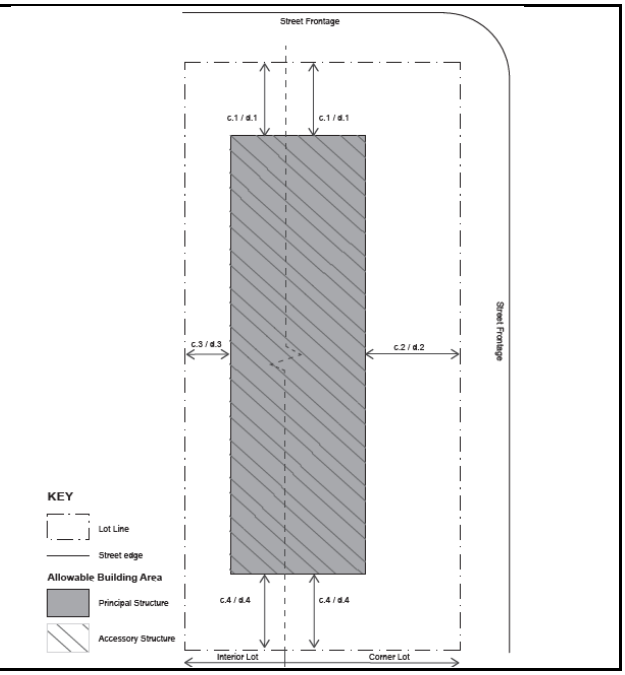
THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, HEREBY ORDAINS:

**SECTION 1**. The district table in Section 125-54 are hereby amended. The ~~strikethrough~~ text indicates removal of text and the underlined text indicates added text:

**Table 5. AG - AGRICULTURAL DISTRICT**

| AG | Agricultural District |
|---|---|

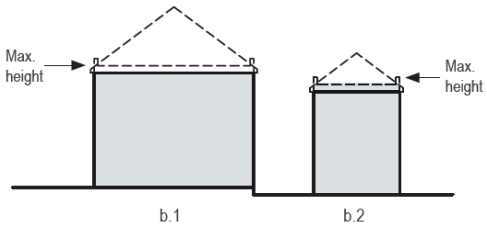
| | |
|---|---|
| **a. LOT STANDARDS**<br>a.1 Lot Size - 20 acre min.<br>a.2 Lot Coverage - NA.<br>a.3 Lot Width - 200 feet min. | |
| **b. BUILDING HEIGHT**<br>b.1 Principal Building - 35 ft. max.<br>b.2 Accessory Building - 30 ft. max.* Maximum heights for various roof types are detailed in Sec. 125-85. Lot and Building Standards: Design Elements.<br>* This height limitation shall not apply to grain elevators, silos, windmills, elevator lags, cooling towers, water towers, chimneys and smokestacks, church spires, or electric transmission lines.<br>Accessory buildings shall not contain dwelling units. |  |
| **c. SETBACKS PRINCIPAL BUILDING**<br>Principal buildings shall be distanced from the lot lines as shaded.<br>c.1 Front Setback, 30 ft. min.**<br>c.2 Side (Street) Setback, Same as Front Setback.<br>c.3 Side (Interior) Setback, 20 ft. min.<br>c.4 Rear Setback, 40 ft. min.<br>** Principal front setback, adjacent to collector street or higher classification: 75 feet.<br>Attached front porches, uncovered steps or stoops shall be allowed to encroach 10 feet maximum within front yard setback.<br>Overhangs may encroach 2 feet within front yard setbacks. | |

| | |
|---|---|
| **d. SETBACKS ACCESSORY*****<br>Accessory buildings or structures such as sheds or garages, off-street parking and trash/refuse containers shall be distanced from the lot lines as shown by diagonal hatching.<br>d.1 Front Setback, 30 ft. min.~~***~~<br>d.2 Side (Street) Setback, 30 ft. min.<br>d.3 Side (Interior) Setback, 20 ft. min.<br>d.4 Rear Setback, 20 ft. min.<br>***All accessory farm structures shall require a 75 foot minimum setback for all required setbacks and shall be a minimum of 50 feet from any principal structure.<br>Agricultural District lots must be served by septic and well: Lot area shall be adequate for primary and alternate treatment system, and well system. |  |

**SECTION 2**. The district tables in Section 125-55 are hereby amended. The ~~strikethrough~~ text indicates removal of text and the underlined text indicates added text:

**Table 6. R1 - RURAL RESIDENTIAL DISTRICT**

| R1 | Rural Residential District |
|---|---|

| | |
|---|---|
| **a. LOT STANDARDS**<br><br>a.1 Lot Size - 1 acre minimum.<br>a.2 Lot Size, for future development in a ghost plat - 10,000 sq. ft. min.<br>a.3 Lot Coverage - 75% max.<br>a.4 Lot Width - 100 feet min. | |
| **b. BUILDING HEIGHT***<br><br>b.1 Principal Building - 35 ft. max.<br>b.2 Accessory Building - 30 ft. max.*<br><br>Maximum heights for various roof types are detailed in Sec. 125-85. Lot and Building Standards: Design Elements.<br><br>* This height limitation shall not apply to grain elevators, silos, windmills, elevator lags, cooling towers, water towers, chimneys and smokestacks, church spires, or electric transmission lines. Accessory buildings shall not contain dwelling units |  |

**c. SETBACKS PRINCIPAL BUILDING**

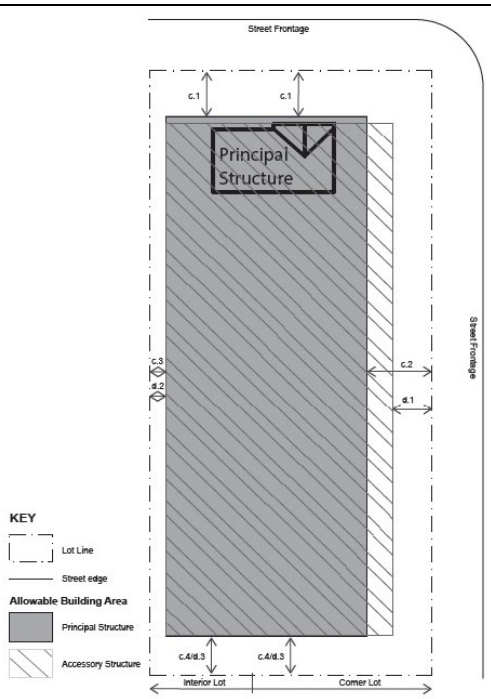
Principal buildings shall be distanced from the lot lines as shaded.

c.1 Principal ~~Font~~Front Setback, 30 ft. min.***
c.2 Side (Street) Setback, Same as Front Setback
c.3 Side (Interior), 10 ft. min.
c.4 Rear Setback, 20 ft. min.

**For setbacks adjacent to County, State, and Federal roadways, see City Code Sec. 125-83C.8

***Principal font setback, adjacent to collector street or higher classification: 75 feet.

Attached front porches, uncovered steps or stoops shall be allowed to encroach 10 feet maximum within front yard setback. Overhangs may encroach 2 feet within front yard setbacks.




**d. SETBACKS ACCESSORY*****

d.1 Front Setback, 25 ft. min.
~~d.1~~ d.2 Side (Street)Setback, 20 ft. min.****
~~d.2~~ d.3 Side (Interior), 10 ft. min.
~~d.3~~ d.4 Rear Setback, 20 ft. min.

~~***Lots five acres or larger may have detached accessory structures in the front yard or side yard with street frontage, provided the accessory is setback at least 200 feet from the road right-of-way.~~

****In no instance shall an accessory structure on a corner lot be located closer to the road right-of-way than an adjacent primary structure fronting the same road right-of-way.

Rural Residential District lots must be served by septic and well: Lot area shall be adequate for primary and alternate treatment system, and well system.

…

**Table 7. R2 - SINGLE FAMILY RESIDENTIAL**

## R2 Single Family Residential District

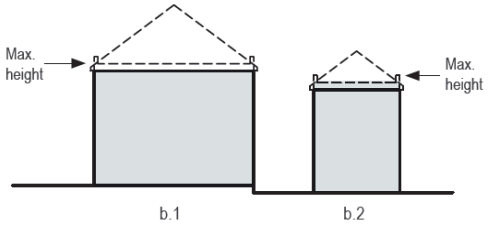
**a. LOT STANDARDS**

a.1 Lot Size - 10,000 sq. ft. min.
a.2 Lot Coverage - 75% max
a.3 Lot Width - 65 ft. min.

**b. BUILDING HEIGHT and CONFIGURATION**

b.1 Principal Building - 35 ft. max.
b.2 Accessory Building - 15 ft. max.
Maximum heights for various roof types are detailed in Sec. 125-85. Lot and Building Standards: Design Elements.

Attached accessory structures shall be limited in size to 100% of the principal structure.



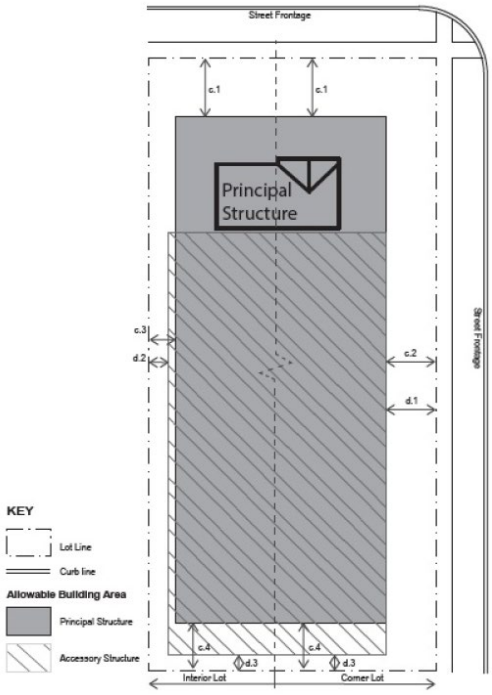

**c. SETBACKS PRINCIPAL BUILDING***

Principal buildings shall be distanced from the lot lines as shaded.

c.1 Principal Front Setback, 25 ft. min.
c.2 Side (Street) Setback, Same as Front Setback.
c.3 Side (Interior), 10 ft. min.
c.4 Rear Setback, 20 ft. min.

*Principal front setback, adjacent to City collector street or higher classification: 35 feet. For setbacks adjacent to County, State, and Federal roadways, see City Code Sec. 125-83C.8

Attached front porches, uncovered steps or stoops shall be allowed to encroach 10 feet maximum within front




**d. SETBACKS ACCESSORY**

d.1 Front Setback, 25 ft. min
~~d.1~~ d.2 Side (Street) Setback, 25 ft. min.*
~~d.2~~ d.3 Side (Interior) 5 ft. min.
~~d.3~~ d.4 Rear Setback, 10 ft. min.

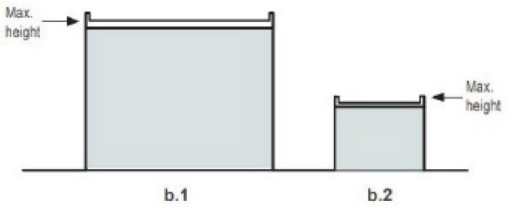
*In no instance shall an accessory structure on a corner lot be located closer to the road right-of-way than an adjacent primary structure fronting the same road right-of-way.

| | |
|---|---|
| Minimum separation between all structures on adjacent parcels shall be 15 feet.<br><br>~~Detached accessory structures such as garages shall be placed in the rear yard~~. | |

…

**Table 8. R3 - MID-DENSITY RESIDENTIAL DISTRICT**

**R3 Mid-Density Residential District**

| | |
|---|---|
| **a. LOT STANDARDS**<br><br>a.1 Lot Size per unit - single-family detached - 7,200 sq. ft. min.<br>a.2 Lot Size per unit- twin home, detached townhome - 7,000 sq. ft. min.<br>a.3 Lot Size per unit - attached townhome, duplex, triplex, quad - 5,000 sq. ft. min.<br>a.4 Lot Coverage - 75% max.<br>a.5 Lot Width - single-family detached - 65 ft. max.<br>a.6 Lot Width - twin home - 100 ft. min. base lot<br>a.7 Lot Width - duplex, triplex, quad - 110 ft. min.<br>a.8 Lot Width - attached townhome - 110 ft. min. base lot. | |
| **b. BUILDING HEIGHT**<br><br>b.1 Principal Building - 35 ft. max.<br>b.2 Accessory Building - 15 ft. max.<br><br>Maximum heights for various roof types are detailed in Sec. 125-85. Lot and Building Standards: Design Elements. |  |
| **c. SETBACKS PRINCIPAL BUILDING**<br><br>Principal buildings shall be distanced from the lot lines as shaded.*<br><br>c.1 Principal Front Setback, 25 ft. min.<br>c.2 Side (Street) Setback, Same as Front Setback.<br>c.3 Side (Interior), 10 ft. min.<br>c.4 Rear Setback, 20 ft. min.<br><br>Attached front porches, uncovered steps or stoops shall be allowed to encroach 10 feet maximum within front yard setback. Overhangs may encroach 2 feet within front yard setbacks.<br><br>*For setbacks adjacent to County, State, and Federal roadways, see City Code Sec. 125-83C.8 | |

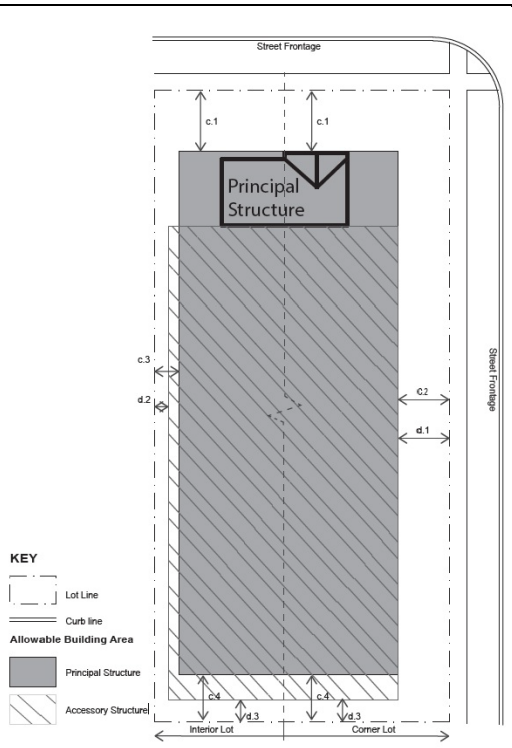
| | |
|---|---|
| **d. SETBACKS ACCESSORY**<br><br>d.1 Front Setback, 25 ft. min<br>~~d.1~~ d.2 Side (Street) Setback, 25 ft. min.*<br>~~d.2~~ d.3 Side (Interior) 5 ft. min.<br>~~d.3~~ d.4 Rear Setback, 10 ft. min.<br><br>* In no instance shall an accessory structure on a corner lot be located closer to the road right-of-way than an adjacent primary structure fronting the same road right-of-way.<br><br>Detached accessory structures such as garages shall be placed in the side or rear yard of twin homes, detached townhomes, attached townhomes, duplexes, triplexes, or quad lots. |  |

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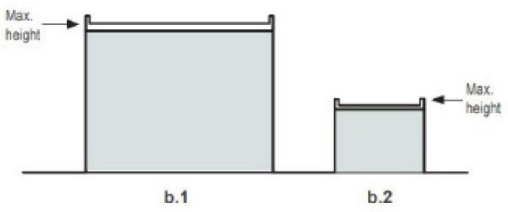
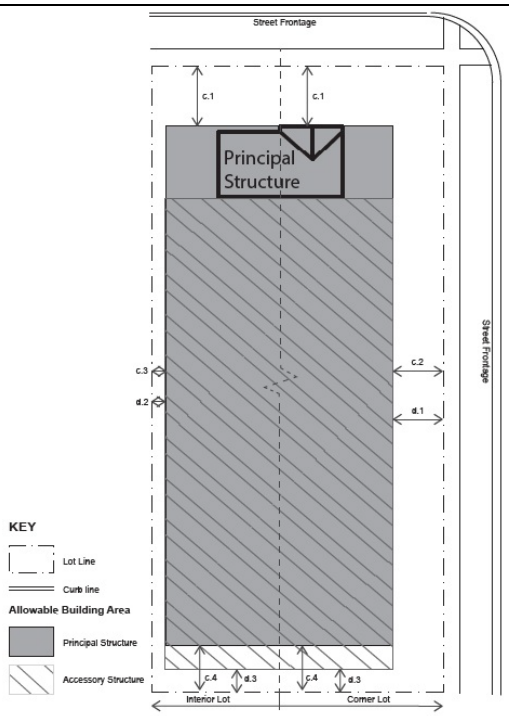
**Table 9. R4 - MIXED DENSITY RESIDENTIAL DISTRICT**

R4 Mixed Density Residential District

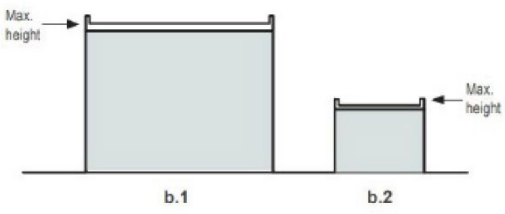
| | |
|---|---|
| **a. LOT STANDARDS**<br><br>a.1 Lot Size - Lot size varies and may be flexible provided Land Use density minimums are met<br>a.2 Lot Coverage - 75% max.<br>a.3 Lot Width - twin homes - 40 ft. per unit min. / all other residential — 50 ft. min. | |
| **b. BUILDING HEIGHT**<br><br>b.1 Principal Building - NA<br>b.2 Accessory Building - 15 ft. max.<br><br>Maximum heights for various roof types are detailed in Sec. 125-85. Lot and Building Standards: Design Elements. |  |
| **c. SETBACKS PRINCIPAL BUILDING**<br><br>Principal buildings shall be distanced from the lot lines as shaded.*<br><br>c.1 Principal Front Setback, 25 ft. min.<br>c.2 Side (Street) Setback, Same as Front Setback. | |

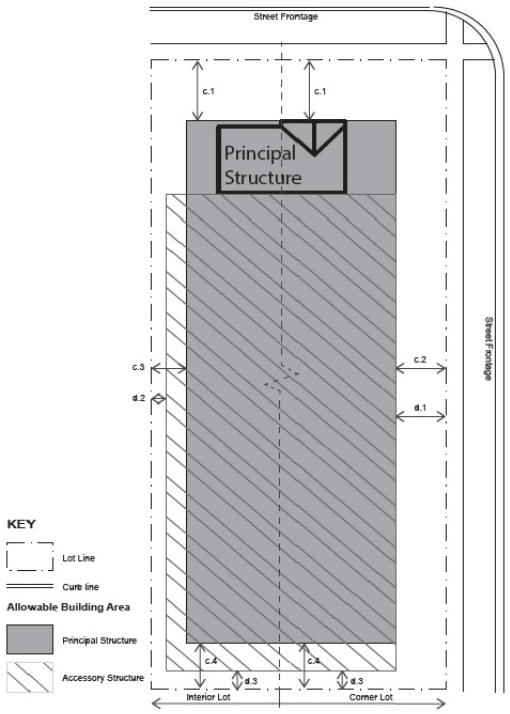
| | |
|---|---|
| c.3 Side (Interior), 5 ft. min.<br>c.4 Rear Setback, 20 ft. min. or 30 ft. min multi-family residential.<br><br>*For setbacks adjacent to County, State, and Federal roadways, see City Code Sec. 125-83C.8 |  |
| **d. SETBACKS - ACCESSORY**<br><br><u>d.1 Front Setback, 25 ft. min</u><br>~~d.1~~ <u>d.2</u> Side (Street) Setback, 25 ft. min.*<br>~~d.2~~ <u>d.3</u> Side (Interior) 5 ft. min.<br>~~d.3~~ <u>d.4</u> Rear Setback, 10 ft. min.<br><br>* In no instance shall an accessory structure on a corner lot be located closer to the road right-of-way than an adjacent primary structure fronting the same road right-of-way.<br><br>Accessory buildings for multi-family developments, including any structure not attached directly or via an enclosed, covered walkway to the principal structure, must be approved as part of the initial site plan.<br><br>Detached accessory structures such as garages shall be placed in the <u>side or</u> rear yard <u>for any non-single-family lot unless otherwise approved by as part of the initial site plan</u>. | |

…

**Table 10. R5 - HIGH DENSITY RESIDENTIAL DISTRICT**

| R5 | High Density Residential District |
|---|---|

| | |
|---|---|
| **a. LOT STANDARDS**<br><br>a.1 Lot Size - 1 acre<br>a.2 Lot Coverage - 75% max.<br>a.3 Lot Width - 150 ft. min. | |
| **b. BUILDING HEIGHT**<br><br>b.1 Principal Building - No max.<br>b.2 Accessory Building - 15 ft. max.<br><br>Maximum heights for various roof types are |  |

| | |
|---|---|
| detailed in Sec. 125-85. Lot and Building Standards: Design Elements. | |
| **c. SETBACKS PRINCIPAL BUILDING & ACCESSORY**<br><br>Principal buildings shall be distanced from the lot lines as shaded.*<br><br>c.1 Principal Front Setback, 25 ft. min.<br>c.2 Side (Street) Setback, Same as Front Setback.<br>c.3 Side (Interior), 15 ft. min.<br>c.4 Rear Setback, 25 ft. min.<br><br>Attached uncovered steps or stoops shall be allowed to encroach 10 feet maximum within front yard setback. Overhangs may encroach 2 feet within front yard setbacks. Encroachment into the side yard setback shall require a variance<br><br>Accessory structures may only be located behind the principal structure.<br><br>*For setbacks adjacent to County, State, and Federal roadways, see City Code Sec. 125-83C.8 |  |
| **d. SETBACKS - PARKING**<br><br>d.1 Side (Street), 25 ft. min.<br>d.2 Side (Interior), 5 ft. min.<br>d.3 Rear Setback, 10 ft. min<br><br>Off-street parking and trash/refuse containers shall be distanced from the lot lines as shown by diagonal hatching.<br><br>Accessory buildings for multi-family developments, including pool houses, common rooms and other shared amenity spaces, must be approved as part of the initial site plan. | |

**SECTION 3**. Section 125-84 (a) Accessory Structures, and Section 125-84 (f) Fences are hereby amended. The ~~strikethrough~~ text indicates removal of text and the <u>underlined</u> text indicates added text:

### Sec. 125-84. Accessory Use Standards

(a) *Accessory structures.*

(1) *AG district standards.*

a. Accessory structures associated with active agricultural activities on properties greater than ten acres in size shall not be limited in size or number allowed but must follow all other provisions herein.

b. In agriculture zoning districts, an administrative site plan shall accompany all requests for accessory structures but construction shall be exempt from building permit fees for all structures for the use of legitimate farming operations, including sheltering animals, agricultural machinery and storage of agricultural products, but this exemption is not intended to include horse barns, commercial stables, or other activities not qualifying as active farming. Administrative review of the application and site plan is required.

c. Maximum size of detached accessory structures: Table 20. AG - Detached Structure Size Allowed.

**TABLE 20. AG - DETACHED STRUCTURE SIZE ALLOWED**

| Acreage | Square Feet |
|---|---|
| ~~1.00~~ Up to 1.99 | ~~800~~ ~~1,600~~ |
| 2.00 - 3.99 | ~~1,300~~ 1,800 |
| 4.00 - 4.99 | ~~1,700~~ 2,600 |
| 5.00 - 6.99 | ~~1,900~~ 3,200 |
| 7.00 - 7.99 | ~~3,100~~ 4,500 |
| 8.00 - 8.99 | ~~3,600~~ 5,200 |
| 9.00 - 9.99 | ~~3,900~~ 7,800 |
| 10.00 + | ~~4,200~~ 8,700 |

(2) *R1 districts standards.*

a. ~~One~~Two private garages or accessory structure on parcels of three acres or less.

b. Up to ~~two~~ three private garages or accessory structures on parcels greater than three acres.

c. An accessory structure shall be considered attached to the principal building if it is within 6 ft. or less from the principal building.

d. No portion of the accessory structure shall be closer than six ft. to another structure or building on the same property.

e. The following criteria shall be used to determine the maximum square footage for accessory structures:

1. When determining lot size, ~~wetlands and~~ lakes shall not be included in the lot area. The City may require a Wetland Delineation prior to issuing a permit to ensure wetland setbacks are met per Chapter 109 – WETLAND PROTECTION.

2. Attached garages shall not be considered as part of the maximum accessory building square footage.

3. Lean-tos, carports and open wall structures are to be included in the calculation of total square footage, except gazebos.

f. Accessory structures may exceed the height of the principal building, with the approval of a ~~variance~~ conditional use permit.

g. All detached accessory structures are to be used for personal use only. No commercial use or commercial related storage is allowed in residential zoning without a conditional or Interim Use Permit.

h. Maximum size of accessory structures in R1 zoning district: See Table 21. R1 - Detached Structure Size Allowed.

**TABLE 21. R1 - DETACHED STRUCTURE SIZE ALLOWED**

| Acreage | Square Feet |
|---|---|
| ~~1.00~~ Up to 1.99 | ~~800~~ 1600 |
| 2.00 - 3.99 | ~~1,300~~ 1,800 |
| 4.00 - 4.99 | ~~1,700~~ 2,600 |
| 5.00 - 6.99 | ~~1,900~~ 3,000 |
| 7.00 - 7.99 | ~~3,150~~4,200 |
| 8.00 - 8.99 | ~~3,600~~4,800 |
| 9.00 - 9.99 | ~~3,900~~5,500 |
| 10.00 + | ~~4,200~~6,000 |

i. A conditional use permit may be approved to exceed accessory structure size in the given acreage bracket provided the accessory structure square footage does not exceed 2% of the base acreage. Accessory structures may exceed 2% of the base acreage with the approval of a variance.

(3) *Urban residential district standards (R2, R3, R4 Districts, parcels less than 2 acres).*

a. One detached accessory structure is allowed per lot residential lot. Commercial uses shall not be permitted within accessory buildings with the exception of lawful Home Occupations as regulated by this section.

b. ~~No detached accessory storage type building shall be located in any yard other than a rear yard except by Conditional Use Permit~~Detached accessory structures shall meet the minimum setback requirements for accessory uses or structure as required in the underlying zoning district (Sec. 125-55).

c. In the event the accessory structure is movable, the structure may be placed in the side or rear yard but not closer than five feet to the lot line.

~~d. No accessory structure shall exceed 10% of the available rear yard measured from the rear of the residence (extending in straight lines) to the side lot lines.~~

~~e.~~d. No accessory structure shall exceed the height of the principal building.

~~f.~~e. An accessory structure shall be considered an integral part of the principal building if it is connected to the principal building by a covered, enclosed passageway built on a slab or other suitable foundation.

~~g.~~f. No detached accessory structure shall be located closer than six ft. from the principal structure.

~~h.~~g. No attached private garage used or intended for the storage of passenger automobiles shall exceed ~~1,150 sq. ft. of gross area~~ the footprint of the habitable area home for a one-family dwelling. One-family and two-family dwellings are required to have two enclosed spaces per unit attached to the dwelling. Exceptions to garage footprint restrictions may be granted by the Zoning Administrator in the cases of tuck under garages provided the gross square footage of the garage does not exceed the gross square footage of the habitable portion of the home. The intent of this provision is the ensure that there is not more attached garage than home in Urban Residential Districts.

~~i.~~h. ~~When a private garage is oriented so as to face onto a public street, it shall not be less than 20 ft. from the front lot line~~ Private garages shall meet the setback requirements of the of the properties zoning district.

~~j.~~i. No detached accessory structure, excluding decks not enclosed and covered shall be greater than ~~528~~ 650 sq. ft.

~~k. In no case shall a detached accessory structure be located in a required front yard or a required side yard paralleling the depth of the principal structure.~~

~~l.~~j. An accessory structure shall not be a pole barn nor of pole barn type construction, except in the R1 zoning district or on R2 parcels over 2 acres. On residential lots outside of the R1 district, a permitted accessory structure exceeding 200 sq. ft. in size shall be an on-site custom-made stick-built structure, and is to mean a structure which is wholly constructed on the lot. A structure shall be deemed constructed on the lot if 90% of the value of the structure is constructed on the lot from individual block, board, plywood, siding, roofing, finishing and other individual construction materials. Value shall be measured on the basis of the cost of the materials used in the construction of the structure.

~~m.~~k. On any property in the Single Family Residential (R2) zoning district that is over 2 acres in area ~~(not including wetlands)~~, the Rural Residential (R1) district standards in ~~§125-84A.2~~ §125-84(a)(2). shall apply to accessory structures, and the R2 district standards detailed in ~~§125-84A.3~~§125-84(a)(3). shall not apply. All other applicable standards not specifically mentioned in this ordinance shall still apply to such a property.

(4) *In commercial and industrial districts:~~.~~*

a. No accessory structure shall exceed the height of the principal building except by Conditional Use Permit.

b. Accessory structures may be located any place in the rear yard of the principal building subject to the building code and the fire zone regulations.

c. Accessory structures shall not exceed ten% of the gross floor area of the principal structure except after obtaining a Conditional Use Permit authorizing the same.

(5) *In all districts:~~.~~*

a. No accessory structure or use shall be constructed or developed on a lot prior to construction of the principal building, except as approved by the City Council.

b. Where the natural grade of a lot at the building line is eight feet or more above the established curb level, a private garage may be erected within any yard provided one-half or more of its height is below grade level and it is not located less than 10 ft. from any street line.

c. Accessory structures located on lake or stream frontage lots may be located between the public road and the principal structure provided it is clearly demonstrated that physical conditions require such a location. In no event, however, shall the structure be located closer than the required front setback of the district ~~20 ft.~~ to the public road right-of-way. The more restrictive of requirements shall apply for all properties located in the shoreland overlay district.

d. A site plan shall be submitted with all requests for detached accessory structures. Accessory structures ~~in excess of~~ 200 sq. ft. or more, or on a permanent foundation, shall require the issuance of a building permit and be subject to all requirements in this Section. Less than 200 sq ft ~~shall~~ may require zoning review. Site plans must include the following information (and other information required by zoning officials):

1. Existing buildings and their relationship to property lines.

2. Indication of location for well, septic system and driveways.

3. Any easements.

4. Property lines and setback requirements.

5. Rural or agricultural lots requiring an on-site septic system area by the building inspector, shall include the location of a certified alternate septic system area in accordance with the applicable codes for on-site sewage treatment.

e. All detached accessory structures shall be both designed and constructed to meet minimum standards as required for residential accessory structures under the state building code, compatible with the principal building and general neighborhood environments, including, but not limited to, exterior finish, materials, overhangs, soffits and fascia.

f. All accessory structures shall be constructed to comply with the following side wall height, eaves and overhang restrictions:

**TABLE 22. SIDE WALL HEIGHT RESTRICTION**

| Height (ft) | Eaves (in) minimum | Overhang (in) minimum |
|---|---|---|
| 10 or less | 12 | 12 |
| 12 or less | 12 | 18 |
| 14 or less | 12 | 18 |

g. Accessory structures shall not be placed within the setback or buffer areas of delineated wetlands.

(6) *Interpretation; abrogation and greater restrictions.* It is not the intention of this Section to interfere with, advocate or annul any covenant or any other agreement between any parties; provided, however, where this Section imposes a greater restriction upon the use of the premises for detached accessory structures than are imposed or required by other ordinances, rules or regulations or permits, or by covenants or agreements, the provisions of this ordinance shall govern.

….

(f) *Fences.*

(1) *Intent of fence regulations.* The purpose of this Section is to enact minimum restrictions on fencing necessary to ensure orderly and attractive development, to enhance "curb appeal" from city streets, to protect the health and welfare of the citizens, to allow free flow of air, and to prohibit unreasonable restrictions while allowing each property owner to protect their property in privacy.

(2) *Fence permit required.*

a. *Permit required.* Except as otherwise provided herein, no person shall erect, alter or relocate any fence of 7 feet or taller within the City without first having been issued a permit therefor.

b. *Permit fee.* A fee as set forth by the City Fee Schedule shall be charged for a permit under this subdivision for new fences, as well as the replacement of fences in the same location.

c. *Application procedures.* Each application for a permit under this subdivision shall be submitted to the Zoning Administrator or his designee on forms provided for by the City. Each application shall include a site plan drawn to scale showing the location of the houses, garages and other structures on the lot and location of the fencing to be erected, altered or relocated.

d. *Best practices.* When fences are intended to mark a shared property boundary and are on the property line, a joint maintenance agreement should be considered. If the property owner intends to maintain both sides of the fence, enough room should be provided along the property boundary to maintain the lawn on either side of the fence. The city recommends informing neighbors of fence improvements. Any property line disputes are the responsibility of the homeowners to resolve.

(3) *General requirements for all fences in all districts.*

a. *New construction, maintenance, and design requirements.*

1. Fencing shall be constructed and maintained so as not to endanger life or property. Any fence which through lack of repair, type of construction, or which otherwise imperils

health, life, property, or the aesthetic quality of a neighborhood shall be deemed a public nuisance.

2. The side of the fence considered to be the face shall face abutting property. The face shall be defined as the finished side of the fence rather than the side with structural supports.

3. If fencing is built away from a property line, property on both sides of the fence must be maintained so as not to create a public nuisance.

(4) *Requirements for residential areas.*

a. *General ~~design~~ requirements.*

1. The use of barbed wire, or of any electrical current is prohibited.

2. If a ~~chainlink~~chain-link fence is constructed, it shall have a minimum gauge of 11.

3. Residential fences shall not exceed 6 feet in height.

4. *Traffic visibility requirements.* On any corner lot, fences shall meet the requirements of Sec. 125-83(c)(7), t*raffic control,*

5. *Drainage and Utility Easements and Stormwater Management.* Fences may encroach into drainage and utility easements, however, placement is at the owners risk. If maintenance is required within the easement area, the cost of moving or removal of the fence will be the responsibility of the owner. Fences should not be placed within pond maintenance routes or should be designed to be removeable. In no case shall the fence cause drainage patterns to change which impacts stormwater management or impact physical public infrastructure such as utility pipes.

6. *Other easements.* Fences shall not be placed in Trail Easements. Encroachment into any other jurisdictions' easement (pipeline, gas, electric) is at the discretion of the easement holder.

b. ~~*Rear yard boundary fence*~~*Residential Fence Performance Standards.*

1. *Height restrictions.* A rear or side yard ~~boundary~~ fence shall not exceed six feet in height.

2. *Required yard location.*

i. ~~A rear yard boundary fence shall be permitted only within the rear yard, except where rear yard access from the principal building is achieved from an entrance/exit to a side yard. In such instances, a rear yard boundary fence is permitted in the side yard to a distance not greater than three feet closer to the front lot line than the entrance/~~exit Privacy fences, or decorative fences in excess of 4 ft shall not be permitted in the front yard.

ii. ~~Should a corner lot have a rear lot line in common with the side lot line of an abutting lot, the boundary fence shall meet the principal structure's required side yard setback for corner lots.~~ No fence may extend closer to the street than the front yard setback line, except as follows:

(A). Decorative fencing is allowed in the front yard if no higher than 4 feet and not designed or serving as an enclosure. Decorative fencing includes such things as split rail, pricket and brick fences, but not such things as chain link fences.

(B). A fence may be placed in the front yard of a corner lot which abuts an residential or arterial street, but shall meet *traffic visibility requirements.* Decorative fences not exceeding 4 feet in height and 50% opacity shall not be deemed to materially impede vision for purposes of this section.

~~3. *Traffic visibility requirements.* On any corner lot, no fence shall be erected in the triangle formed by the front lot line, side street lot line, and a third straight line joining points on such property lines 30 feet from their intersection at the corner of the lot when such action would impede vision above a height of 2½ feet above the centerline grades of the adjacent streets.~~

~~c. *Fences for the separation of residential land uses.*~~

~~1. *Explanation.* Fences used for screening may be required where a property zoned R-4 or R-5 abuts a property zoned AG, R-1, R-2, or R-3.~~

~~2. *Height restrictions.* The screening required shall consist of a continuous fence or wall at least six but not more than eight feet in height.~~

~~3. *Construction and design requirements.*~~

~~i. The screening fence required shall have an opacity of at least 75%.~~

~~ii. A louvered fence shall be considered adequate if it blocks vision from a 90-degree angle to the fence.~~

~~iii. Plant materials of a type approved by the community development department may also be required in addition to, or in lieu of, fencing.~~

c~~d.~~ ~~*Decorative fences*~~*Design Requirements for Fences*.

1. ~~*Height restrictions.* A decorative fence, shall not exceed four feet in height within the limits of the front and side yards.~~ *Fence types.* Fences may be a variety of styles: privacy, decorative, chain-link. However, in no case shall a chain-link fence be erected at a height in excess of 4 feet.

2. ~~*Required yard location*~~ *Opacity of Decorative Fences.* Decorative fences shall have an opacity of no greater than 50% with the exception of brick fences.

3. *Alternative fence styles.* If a fence style is not mentioned by this section, alternative designs may be evaluated by the Zoning Administrator for administrative approval.

4. *Restricted materials.* Chicken wire, or wood pallets, or unfished materials shall not be considered an approved fence or decorative fence material.

~~i. A decorative fence may not be located within the drainage and utility easement or any other easement.~~

~~ii. A decorative fence is the only type of fence allowed within the limits of the front yard or side yards, except where permitted by subsection (b) (ii)1 of this Section.~~

~~3. *Traffic visibility requirements.* On any corner lot, no fence shall be erected in the triangle formed by the front lot line, side street lot line, and a third straight line joining points on such property lines 30 feet from their intersection at the corner of the lot when such action would impede vision above a height of 2½ feet above the centerline grades of the adjacent streets.~~

~~4. *Design requirements.* A decorative fence shall have an opacity of no greater than 50%.~~

d~~c~~. *Fences for the separation of residential land uses.*

1. *Explanation.* Fences used for screening may be required where a property zoned R-4 or R-5 abuts a property zoned AG, R-1, R-2, or R-3.

2. *Height restrictions.* The screening required shall consist of a continuous fence or wall at least six but not more than eight feet in height.

3. *Construction and design requirements.*

i. The screening fence required shall have an opacity of at least 75%.

ii. A louvered fence shall be considered adequate if it blocks vision from a 90-degree angle to the fence.

Iii Plant materials of a type approved by the community development department may also be required in addition to, or in lieu of, fencing.

(5) *Requirements for commercial and industrial areas.*

a. *Fences for screening outdoor storage areas.*

1. *Height restrictions.* All fences required for the screening of outdoor storage areas shall be at least six but not more than eight feet in height.

2. *Construction and design requirements.*

i. All fences required for screening open storage areas shall have an opacity of at least 90%.

ii. Screening fences shall be architecturally harmonious with the principal building and shall be compatible with the natural surroundings.

b. *Fences for the separation of incompatible land uses.*

1. *Explanation.* Fences used for screening may be required at locations where commercial or industrial uses are adjacent to or across the street from property zoned or developed for residential or public use, as described in Sec. 125-83. Design Standards and Required Improvements B. Screening.

2. *Height restrictions.* The screening required shall consist of a continuous fence or wall at least six but not more than eight feet in height.

3. *Construction and design requirements.*

i. The screening fence required shall have an opacity of at least 75%.

ii. A louvered fence shall be considered adequate if it blocks vision from a 90-degree angle to the fence.

iii. Plant materials of a type approved by the community development department may also be required in addition to, or in lieu of, fencing.

4. *Required location on property.*

i. The screening fence shall not extend to within 15 feet of any street or driveway opening onto a street.

ii. The fence shall be placed along property lines or, in case of screening along a street, five feet off the property line with landscaping (trees, shrubs, grass, and other plant materials) between the screening fence and the property line.

c. *Fences for protection from danger and of valuable private property.* It may be necessary for a commercial or industrial use to construct fences specifically to protect people from danger or to guard valuable private property. Such uses may be enclosed with an industrial chainlink fence of at least six feet but not more than eight feet in height topped with three strands of barbed wire, provided they project over the property on the interior side of the fence.

…

**SECTION 4.** This Ordinance shall take effect and be in force immediately after its passage and publication in accordance with applicable law.

Dated the 14th day of April, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

**RESOLUTION 2026-21**

**A RESOLUTION AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE NO. 2026-04**

**WHEREAS**, the City Council of the City of Rogers adopted Ordinance No. 2026-04 titled "AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE SECTION 125-84 RELATED TO ACCESSORY STRUCTURES AND FENCES", and

**WHEREAS**, in the case of lengthy ordinances or those containing charts or maps, Minnesota state law allows the City Council to approve, by a four-fifths vote, the publication of an Ordinance by title and summary only; and

**WHEREAS**, the expense to publish the complete text of Ordinance No. 2026-04 is not justified; and

**WHEREAS**, the following summary clearly informs the public of the intent and effect of the ordinance.

**NOW THEREFORE, IT IS HEREBY RESOLVED**, by the City Council of the City of Rogers, Hennepin County, Minnesota, that the following summary is hereby approved for official publication:

**Summary of Ordinance 2026-04**

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**AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE SECTION 125-84 RELATED TO ACCESSORY STRUCTURES AND FENCES**

On the 24th day of February, 2026, the Rogers City Council passed Ordinance No. 2026-04, An Ordinance Amending the City of Rogers City Code Section 125-54, 125-55, 125-84 Related to Accessory Structures and Fences. The amendment increases the accessory structure allotments for the Ag, R1, and R2 districts, increases the number of accessory structures permitted in this district by one, relaxes front yard restrictions, and clarifies standards. Additionally, the ordinance relaxes fence standards and removes the requirement for residential fence permits for fences 6 ft and under, clarifies fence yard requirements, height requirements, and design requirements.

The full text of the Ordinance may be reviewed at City Hall, located at 22350 South Diamond Lake Road, Rogers, MN 55374. The ordinance can also be viewed online at our website http://rogersmn.gov.

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Moved by Councilmember , seconded by Councilmember ;

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 14th day of April, 2026.

ATTEST:

_____
Shannon Klick, Mayor

_____
Stacie Brown, City Clerk

# City of Rogers — Fence Requirements

Residential Districts · Sec. 125-84(f) · Reference guide for property owners

**YARD LOCATION QUICK REFERENCE**

| Front yard | Side & rear yard | Corner lots — all yards |
|---|---|---|
| Decorative only · max 4 ft · 50% opacity or less | Privacy or decorative · max 6 ft · any opacity | Must meet Sec. 125-83(c)(7) traffic visibility requirements |

## Front yard
Decorative fences only

- Decorative fences are **permitted anywhere in the front yard**
- Maximum height: **4 feet**
- Opacity: **50% or less** (split rail, picket, brick — not chain-link)
- Must not serve as an enclosure
- Privacy fences and fences over 4 ft are **not permitted in the front yard**

## Side & rear yard
Privacy or decorative fences

- Maximum height: **6 feet**
- Any fence style and opacity permitted, including solid privacy fences
- Chain-link: **minimum 11-gauge**, maximum 4 feet in height
- Barbed wire and electrified fences are **prohibited** in all residential areas
- Finished face of fence must face neighboring property

## Permits & materials
When approval is required

- Permit required for fences **7 feet or taller** only (non-residential)
- Fences 6 ft and under: **no permit required**
- **Not permitted** as fence materials: chicken wire, wood pallets, or unfinished materials
- Unlisted fence styles may be reviewed administratively by the Zoning Administrator
- Fences must be maintained so as not to endanger life, property, or neighborhood aesthetics

**CORNER LOTS**

On any corner lot, fences shall meet the traffic visibility requirements of Sec. 125-83(c)(7). No fence may obstruct sightlines between 2.5 and 10 feet above grade within 50 feet of the intersection of right-of-way lines. A decorative fence may be placed in the front yard of a corner lot abutting a residential or arterial street but must not materially impede vision. Decorative fences not exceeding 4 feet in height and 50% opacity shall not be deemed to materially impede vision.

**EASEMENTS & PROPERTY LINES**

Fences may encroach into drainage and utility easements at the owner's risk — the City may require removal at owner's expense for maintenance access. Fences shall not be placed in trail easements. Encroachment into pipeline, gas, or electric easements is at the discretion of the easement holder. When a fence marks a shared property boundary, a joint maintenance agreement is recommended. Property line disputes are the responsibility of the property owners to resolve.

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.20

**Subject**: Authorization to Execute an Early Grading Agreement for Wood Lane Villas
**Prepared By**: Alec Henderson, City Planner

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**Recommended Council Action**
Motion to authorize the execution of the early grading agreement for Wood Lane Villas.

**Overview / Background / Analysis**
Wood Lane Villas, a 17 lot subdivision, is requesting early grading for the development area prior to the Final Plat and related Subdivision Agreements. The Preliminary Plat and Final Plat for development of Wood Lane Villas was approved by Resolution No. 2025-36 and Resolution No. 2025-56 (along with Ordinance 2025-05), adopted by the City Council on May 13th, 2025 and August 12th, 2025 (collectively, the "City Approvals").

Early Grading Agreements require the submittal of surety in the amount of 125% of the grading work being done. The agreement lays out the requirements for the development and ensures the work is guaranteed. Early grading agreements are allowed for properties who receive preliminary plat approvals.

**Staff Recommendation**
Staff recommends the City Council motion to approve the early grading agreement and the execution of the agreement.

**Financial Impact**: Not applicable. **Source Fund**: Not applicable.

**Budgeted?** N/A

**Supporting Documentation**
A. Early Grading Agreement_Wood Lane Villas_4-7-26
B. Grading_Erosion Pages from Wood Lane Villas Final Plat Plans 8.22.25_PW Approved As Noted

**AGREEMENT ALLOWING**
**EARLY DEVELOPMENT GRADING**

This AGREEMENT ALLOWING EARLY DEVELOPMENT GRADING ("Agreement") is made this ____ day of _____, 2026 by and between the City of Rogers, a municipal corporation under the laws of Minnesota ("City"), and Benzinger Properties, Inc., a corporation under the laws of Minnesota, located at 20401 County Road 81, Rogers, MN 55374 ("Developer").

## RECITALS

A. The Developer is proposing to construct a 17-unit residential housing subdivision development, called Woodlane Villas, consisting of single-family homes ("Development"), on the property with PID 27-1202-3-24-0003 ("Subject Property).

B. The Preliminary Plat and Final Plat for development of Wood Lane Villas were approved by Resolution No. 2025-36 and Resolution No. 2025-56 (along with Ordinance 2025-05), adopted by the City Council on May 13th, 2025 and August 12th, 2025 (collectively, the "City Approvals").

C. The Developer anticipates recording of the Final Plat for the Development and Developer shall enter into one (1) or more agreements with the City governing the Development including, but not limited to, a Subdivision Agreement with each phase of the Development, which will set-forth certain requirements and obligations relating to the installation of certain public improvements, including, but not limited to, grading, streets and utilities, landscaping, trails and sidewalks.

D. Prior to entering any agreements governing the Development, the Developer has requested authorization to commence early grading ("Grading Work"), which shall include the mass grading of the development area that were a part of the preliminary plat.

In consideration of the mutual covenants and promises contained herein, the parties hereto agree and stipulate as follows:

## AGREEMENT

1. **Permit.** Contemporaneous with the execution of this Agreement, Developer shall submit a grading permit application to the Public Works Department for review and approval and pay the appropriate permit fees, and Developer shall provide a copy of its National Pollutant Discharge Elimination System (NPDES) permit and watershed district approval authorizing the proposed grading activities. All grading activities shall be subject to, and completed in conformance with, the grading permit, NPDES permit, and watershed district approval. Approval is contingent upon receipt of a WCA approved wetland replacement plan.

2. **Security**. The Developer shall deposit with the City security, in the form of a cash deposit or letter of credit, ensuring that the Developer completes grading, erosion control and other related

early improvements according to the applicable permits and approved plans for the Development. The security amount shall be 125% of the Engineer's Estimate (shown in Exhibit A) for the Grading Work as provided by the Developer and reviewed and approved by the City Engineer. If security is provided by Letter of Credit, said Letter shall conform to City policy and shall be reviewed and approved by the Finance Director and City Attorney. The Letter of Credit Amount is shown in Exhibit B.

3. **Effect and Entire Agreement**. This Agreement contains the entire understanding of the parties regarding the Grading Work, but does not impact, amend or replace any Master Development Agreement, Subdivision Agreement, or any other agreement which may be entered with respect to the Development. Nothing herein constitutes an approval, or a promise or assurance of any other approval, related to the Development, including specific approval of any Final Plat thereof. No modifications to this Agreement shall be in effect unless reduced to writing and signed by the all of the parties.

4. **Miscellaneous**.

   a. The Developer shall pay all costs incurred by it, or the City, in conjunction with the grading of the Property, including but not limited to legal, planning, engineering, and inspection expenses incurred in connection with approval and acceptance of the work, review of plans and documents, and all costs and expenses incurred by the City in monitoring the grading of the Subject Property.

   b. The Developer shall hold harmless the City and its officials, employees, and agents from claims made by themselves and third parties for damages sustained or costs incurred resulting from this grading approval. The Developer shall indemnify the City and its officials, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.

   c. The Developer agrees to obtain and maintain until after completion of the work under this Agreement, public liability and property damage insurance coverage covering personal injury, including death, and claims for property damage which may arise out of the Developer's work or the work of its contractors or subcontractors. Liability limits shall not be less than $1,500,000 for any number of claims arising out of a single occurrence. The City shall be named as an additional insured on the policy. The certificate of insurance shall provide that the City must be given the same advance written notice of the cancellation or nonrenewal of the insurance as is afforded to the Developer.

   d. The Developer shall reimburse the City for costs incurred in the enforcement of this Agreement, including reasonable engineering and attorneys' fees.

   e. The Developer shall pay in full all bills submitted by the City for obligations incurred under this Agreement within 30 days after receipt. Upon request, the City will provide copies of detailed invoices of the work performed.

   f. The Developer agrees to comply with all laws, ordinances, regulations, and directives of the State of Minnesota and the City applicable to the Subject Property. This Agreement shall be construed according to the laws of Minnesota.

g. In the event that any provision of this Agreement shall be held invalid, illegal, or unenforceable by any court of competent jurisdiction, such holding shall pertain only to such section and shall not invalidate or render unenforceable any other provision of this Agreement.

h. This Agreement may be executed simultaneously in any number of counterparts, each of which shall be an original and shall constitute one and the same Agreement

**IN WITNESS OF THE ABOVE**, the duly authorized representatives of the parties have caused this Agreement to be executed in duplicate on the date and year written above.

**RACHEL DEVELOPMENT, INC.**

By_____
Jeff Benzinger
Benzinger Properties, inc.
20401 County Road 81, Rogers, MN 55374

Its: President

**CITY OF ROGERS**

By_____
Shannon Klick

By_____
Stacie Brown
Its Clerk

THIS INSTRUMENT WAS DRAFTED BY:

City of Rogers
22350 South Diamond Lake Road
Rogers MN 55374
(763) 428-2253

# EXHIBIT A
# GRADING ESTIMATE

**Burschville Construction, Inc.**
**PO Box 65**
**Hanover, MN 55341**

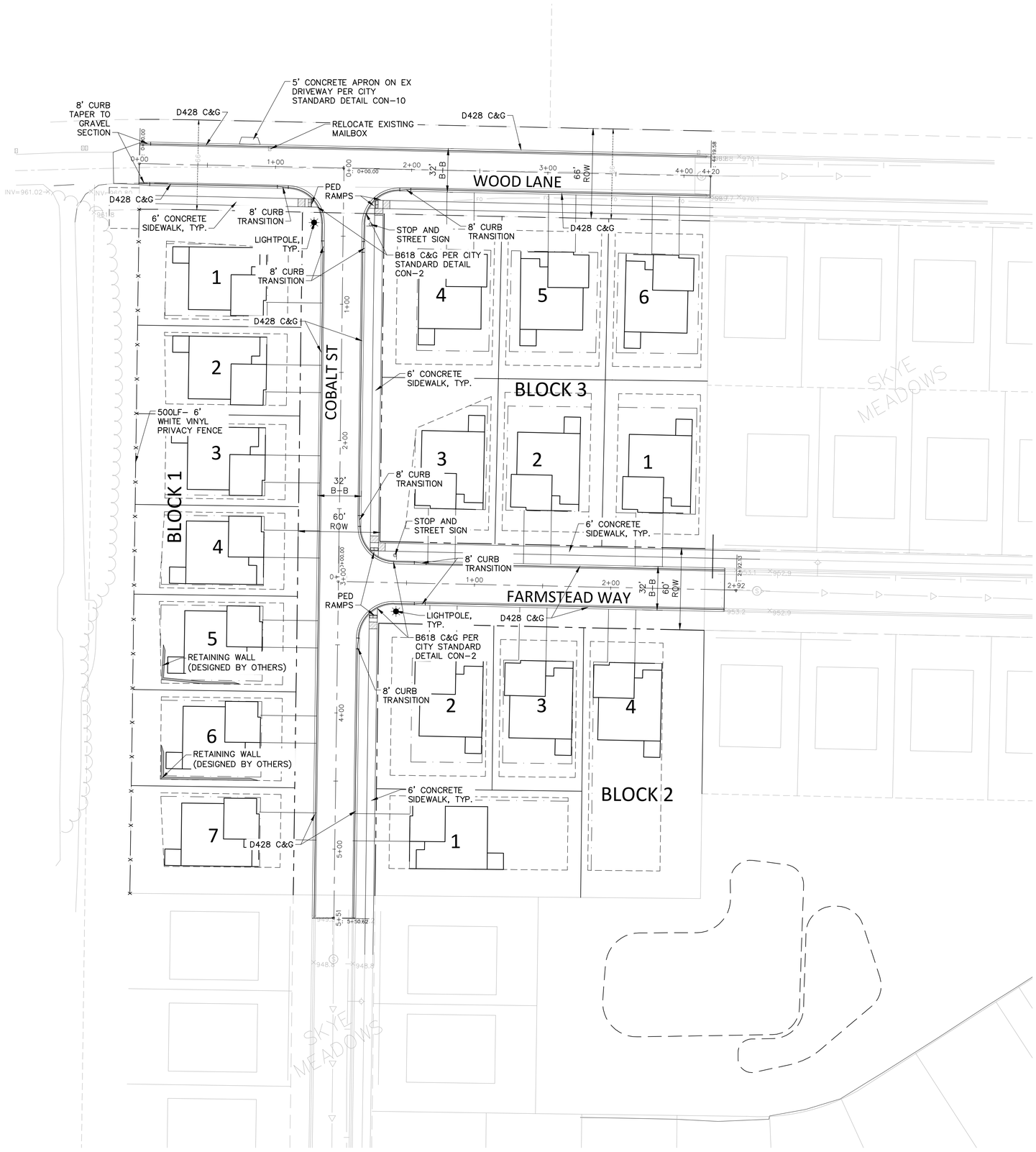
**Date:** 7/18/2025
**Project Name:**
Woodlane Villas, Rogers, MN



| *Item* | *Unit* | *Quantity* | *Unit Price* | *Proposed Amount* |
|---|---|---|---|---|
| ***Grading*** | | | | |
| Mobilization | LS | 1 | $10,000.00 | $10,000.00 |
| Demolition | LS | 1 | $48,000.00 | $48,000.00 |
| Clearing & grubbing | LS | 1 | $15,000.00 | $15,000.00 |
| Rock construction entrance | EA | 1 | $2,500.00 | $2,500.00 |
| Silt fence pre-construction (8' on center wood post) | LF | 2460 | $1.50 | $3,690.00 |
| Silt fence post-construction (8' on center wood post) | LF | 635 | $2.15 | $1,365.25 |
| Erosion control blanket Category 20 | SY | 2077 | $2.25 | $4,673.25 |
| Seeding | AC | 6.21 | $825.00 | $5,123.25 |
| Common excavation (subgrade vs. existing) | CY | 35400 | $2.75 | $97,350.00 |
| Subgrade correction measured (existing vs. cleanout) | CY | 3000 | $3.50 | $10,500.00 |
| Topsoil respread | CY | 4250 | $3.00 | $12,750.00 |
| Export excess (LV) | CY | 37158 | $4.00 | $148,632.00 |
| Traffic control | LS | 1 | $3,000.00 | $3,000.00 |
| **Total Grading** | | | | **$362,583.75** |

**EXHIBIT B**
**SECURITY AMOUNT**

| | ESTIMATE | SURETY |
|---|---|---|
| **GRADING/ EROSION CONTROL** | $362,584.00 | 125% |
| | | |
| **LOC TOTAL** | | **$453,230.00** |




## SITE PLAN NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
2. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A MIN. EIGHT FOOT (8') TRANSITION.
3. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
4. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH CITY OF ROGERS ENGINEERING DESIGN STANDARDS.
5. ALL STREET SIGNAGE, PUBLIC & PRIVATE, SHALL COMPLY WITH THE MN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL CURB AND GUTTER TO BE CONCRETE B618 OR SURMOUNTABLE TYPE AS NOTED, PER CITY OF ROGERS STANDARDS.
7. ALL PUBLIC SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE 6' WIDE.

## SITE PLAN LOT DATA:

LOT TYPE BREAKDOWN

| | |
|---|---|
| 65' WIDE – 10,000 SF MIN | 17 UNITS |
| TOTAL LOTS | 17 UNITS |

SETBACKS

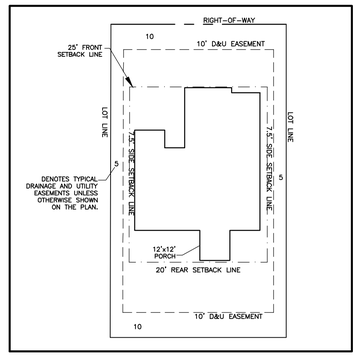
| | |
|---|---|
| FRONT | 25 FT |
| SIDE | 7.5 FT |
| SIDE (ROW) | 25 FT |
| REAR | 20 FT |

## DENSITY CALCULATIONS:

AREA AND DENSITY
EXISTING ZONING: R1
EXISTING LAND USE: LOW DENSITY RESIDENTIAL (2–5 UPA)
17 UNITS/4.82 AC = 3.53 UPA

| | |
|---|---|
| GROSS PARCEL AREA | 5.00 AC |
| LESS ROW (WOOD LANE) | 0.18 AC |
| NET BUILDABLE AREA | 4.82 AC |
| TOTAL UNITS | 17 UNITS |
| LIMITS OF DISTURBANCE | 6.21 AC |

## DEVELOPMENT LOT DETAILS




| Lot | Lot Area (sf) | Buildable Lot Area (sf) | Widths at Setback (ft) | Lot Depth (ft) | Street Frontage (ft) |
|---|---|---|---|---|---|
| B1-L1 | 10,203 | 3,915 | 51.01 | 120.00 | 84.60 |
| B1-L2 | 7,799 | 3,714 | 50.00 | 120.00 | 65.00 |
| B1-L3 | 7,980 | 3,667 | 50.10 | 120.00 | 66.50 |
| B1-L4 | 7,920 | 3,796 | 50.90 | 120.00 | 66.00 |
| B1-L5 | 8,400 | 4,115 | 55.00 | 120.00 | 70.00 |
| B1-L6 | 8,460 | 4,097 | 55.50 | 120.00 | 70.50 |
| B1-L7 | 9,459 | 3,682 | 51.17 | 120.00 | 78.56 |
| B2-L1 | 11,809 | 5,880 | 50.87 | 150.85 | 78.43 |
| B2-L2 | 10,258 | 3,969 | 52.17 | 121.49 | 84.62 |
| B2-L3 | 7,940 | 3,841 | 51.00 | 120.65 | 66.00 |
| B2-L4 | 17,418 | 7,737 | 50.84 | 198.05 | 88.39 |
| B3-L1 | 9,250 | 4,495 | 58.29 | 122.13 | 75.99 |
| B3-L2 | 9,557 | 4,680 | 61.00 | 121.36 | 78.50 |
| B3-L3 | 10,280 | 3,649 | 52.22 | 120.51 | 84.52 |
| B3-L4 | 10,277 | 3,980 | 53.76 | 119.97 | 86.47 |
| B3-L5 | 9,318 | 4,681 | 63.50 | 119.10 | 78.50 |
| B3-L6 | 8,789 | 4,343 | 59.25 | 118.31 | 74.05 |

## LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- STREET LIGHT
- STOP SIGN
- RETAINING WALL

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**WOOD LANE VILLAS**
ROGERS, MN

**CONSTRUCTION DOCUMENTS**

**SITE PLAN**

| DATE | DESCRIPTION |
|---|---|
| 2025-0620 | CITY SUBMITTAL |
| 2025-0822 | CITY RESUBMITTAL |

**CERTIFICATION**

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

DAVE NASH
8/22/2025 — Date
21836 — License no.

**QA/QC CHECK**

By — Date

**PROJECT TEAM DATA**

Designed By: JP
Drafted By: JP
Project No.: 4000390

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Sheet 10 of 28

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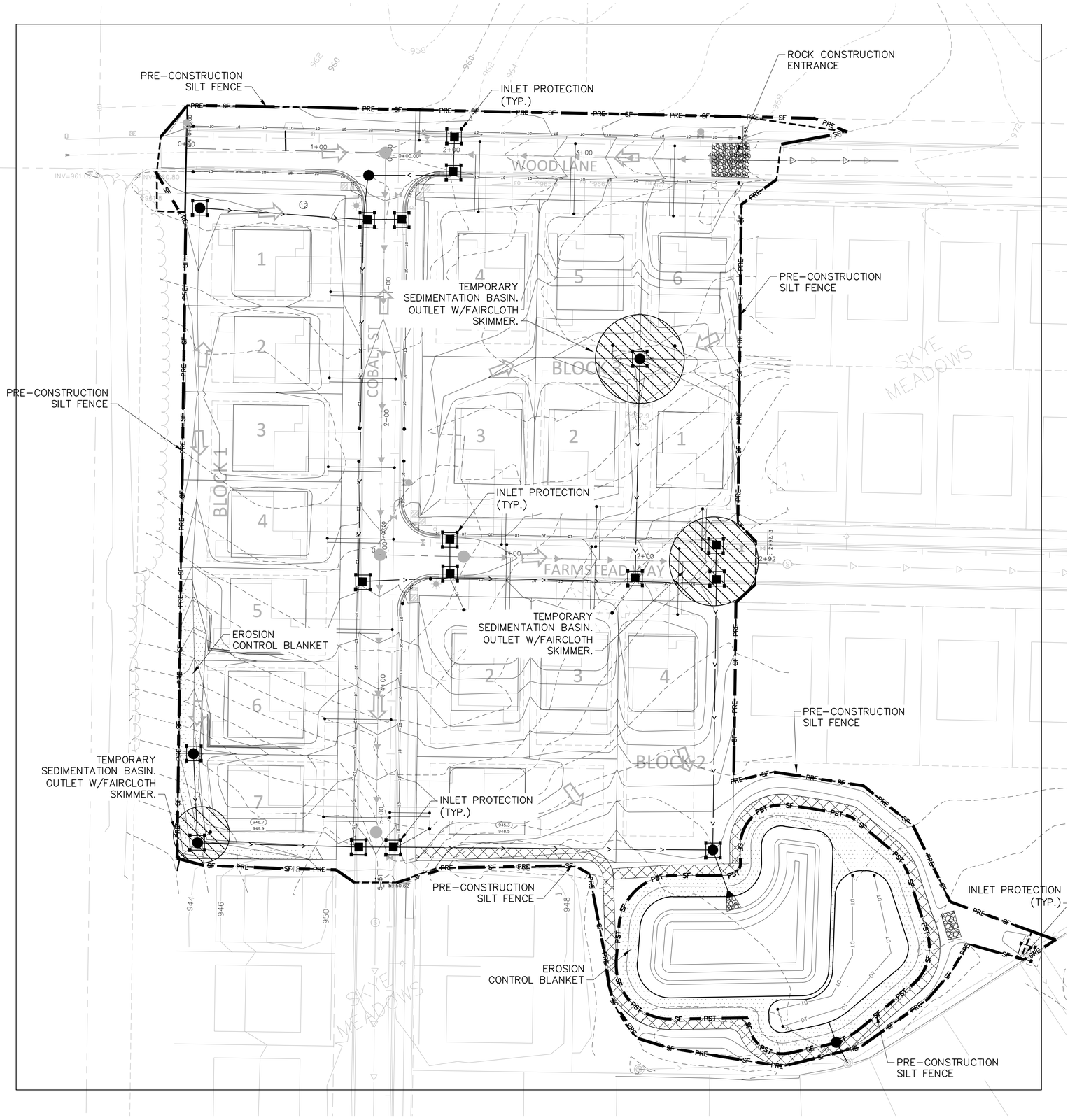



## NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN IN THE RAHR PRESERVE MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMPS NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPS ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPS REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR.

THE STREET AND UTILITY CONTRACTOR WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPS AS WELL AS INSTALL THE ADDITIONAL BMPS REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPS INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CONTRACTOR.

## NOTE:

1. SEE SHEET 9 AND 12 FOR ALL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.

## LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RETAINING WALL
- DIRECTION OF DRAINAGE
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- PROPOSED SILT FENCE (PRE GRADING)
- PROPOSED SILT FENCE (POST GRADING)
- INLET PROTECTION
- DND — DO NOT DISTURB AREAS
- TEMPORARY DRAINAGE ROUTING DURING MASS GRADING
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT
- ULTIMATE DISCHARGE ROUTE
- TEMPORARY SEDIMENT BASIN
- BIO-ROLL

## CONSTRUCTION SEQUENCING:

### MASS GRADING PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPs ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

### STREET & UTILITY PHASE:

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL PRIVATE UTILITIES.
7. INSTALL INLET PROTECTION DEVICES.
8. INSTALL POST STREET AND UTILITY SILT FENCE.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT. NO TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES TO BE REMOVED WITHOUT CITY APPROVAL.

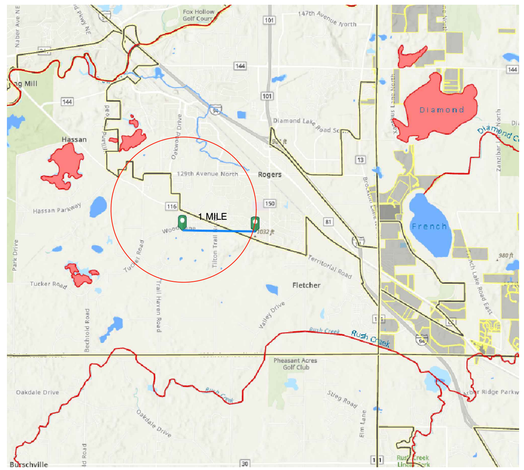
NOTE:
1. EACH LOT TO HAVE ROCK CONSTRUCTION ENTRANCE (REQUIRED PER BUILDING PERMIT.)
2. PER CITY OF ROGERS CODE, 4 INCHES OF TOPSOIL WILL BE ADDED TO ALL DEVELOPED AREAS TO HELP REDUCE LONG TERM WATER USE FOR IRRIGATION AND IMPROVE STORMWATER RUNOFF QUALITY.
3. FILTRATION BASINS TO BE KEPT OFFLINE UNTIL ALL CONTRIBUTING AREAS ARE PERMANENTLY RESTORED.

| | |
|---|---|
| SILT FENCE- PRE CONSTRUCTION | 2,540 LF |
| SILT FENCE- POST CONSTRUCTION | 692 LF |
| INLET PROTECTION | 17 EA |
| SEED/SOD POST GRADING AREA | 6.21 AC |
| EROSION CONTROL BLANKET | 1,785 SY |
| TEMP SEDIMENT BASIN W/SKIMMER | 2 EA |
| ROCK CONSTRUCTION ENTRANCES | 1 EA |

## EROSION CONTROL RESPONSIBLE PARTY:


OWNER/DEVELOPER:
JEFF BENZINGER
BENZINGER PROPERTIES, INC.
BIG LAKE, MN 55309
PHONE: 612-750-2466
CONTACT: INVESTPLUSMN@GMAIL.COM

SWPPP INSPECTION:
RICK SCHENDEL
BURSCHVILLE CONSTRUCTION, INC.
11440 8TH STREET NE PO BOX 65
HANOVER, MN 55341
OFFICE: 763-497-4242
CELL: 763-286-4716
EMAIL: RICK@BURSCHVILLECONSTRUCTION.COM


## VISCINITY MAP

SCALE: 1" = 2000'

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**WOOD LANE VILLAS**
ROGERS, MN

**CONSTRUCTION DOCUMENTS**

**EROSION AND SEDIMENT CONTROL PLAN**

| DESCRIPTION | DATE |
|---|---|
| CITY SUBMITTAL | 2025-0620 |
| CITY RESUBMITTAL | 2025-0822 |

**CERTIFICATION**

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

DAVE NASH

8/22/2025 — Date
21836 — License no.

**QA/QC CHECK**

By — Date

**PROJECT TEAM DATA**

Designed By: JP
Drafted By: JP
Project No.: 4000390

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Sheet 11 of 28

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## EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF ROGERS AND THE WATERSHED DISTRICT.

2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).

- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND AND BASIN AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

## SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.

3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

## EROSION CONTROL SCHEDULE:

1. THE CITY OF ROGERS SHALL INSPECT THAT ALL SEDIMENT AND EROSION CONTROL BMP'S ARE IN PLACE PRIOR TO AND LAND DISTURBANCE AS IDENTIFIED ON THE APPROVED GRADING PLAN.

2. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

3. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

4. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 4" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.

5. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

6. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

## EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.

2. REPLACEMENT/REPAIR – BMP'S SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND

MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS:
F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

## POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

## PERMANENT COVER:

THE CONTRACTOR MUST ENSURE COMPLETE COVER OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER PERMANENT COVER IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE PERMANENT COVER. PERMANENT COVER CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENTMEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHEDBACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

THE CITY OF ROGERS MUST INSPECT AND APPROVE ALL VEGETATION COVER FOR ACCEPTANCE.

## DEWATERING:

1. IF UTILITY INSTALLATION WORK ENCOUNTERS GROUNDWATER, THE CONTRACTOR SHALL PROVIDE A PLAN TO THE CITY AND PROJECT ENGINEER FOR REVIEW. THE PLAN AT MINIMUM SHALL BE A DEWATERING PLAN INCLUDING WATER ROUTING, STORAGE, AND DISCHARGE LOCATION.
2. IF ANY TEMPORARY DEWATERING IS REQUIRED ONSITE THE CONTRACTOR SHALL DISPOSE OF STORMWATER OR GROUND WATER BY USE OF PUMPS AND HOSES TO ACCEPTABLE DISCHARGE POINTS APPROVED BY THE CITY AND PROJECT ENGINEER.
3. ANY ACCUMULATED SEDIMENT ALONG EXISTING CURB AND GUTTER THAT HAS COLLECTED AS A RESULT OF DISCHARGING DEWATERING HOSES SHALL BE IMMEDIATELY REMOVED AND PROPERLY DISPOSED OF AFTER EACH DISCHARGING EVENT.

## FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

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**WOOD LANE VILLAS**
ROGERS, MN

**CONSTRUCTION DOCUMENTS**
**EROSION AND SEDIMENT CONTROL**
**DETAILS AND NOTES**

| DESCRIPTION | DATE |
|---|---|
| CITY SUBMITTAL | 2025-0620 |
| CITY RESUBMITTAL | 2025-0822 |

**CERTIFICATION**

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

DAVE NASH

8/22/2025 — Date
21836 — License no.

**QA/QC CHECK**

By — Date

**PROJECT TEAM DATA**

Designed By: JP
Drafted By: JP
Project No.: 4000390

**12**

Sheet 9 of 28

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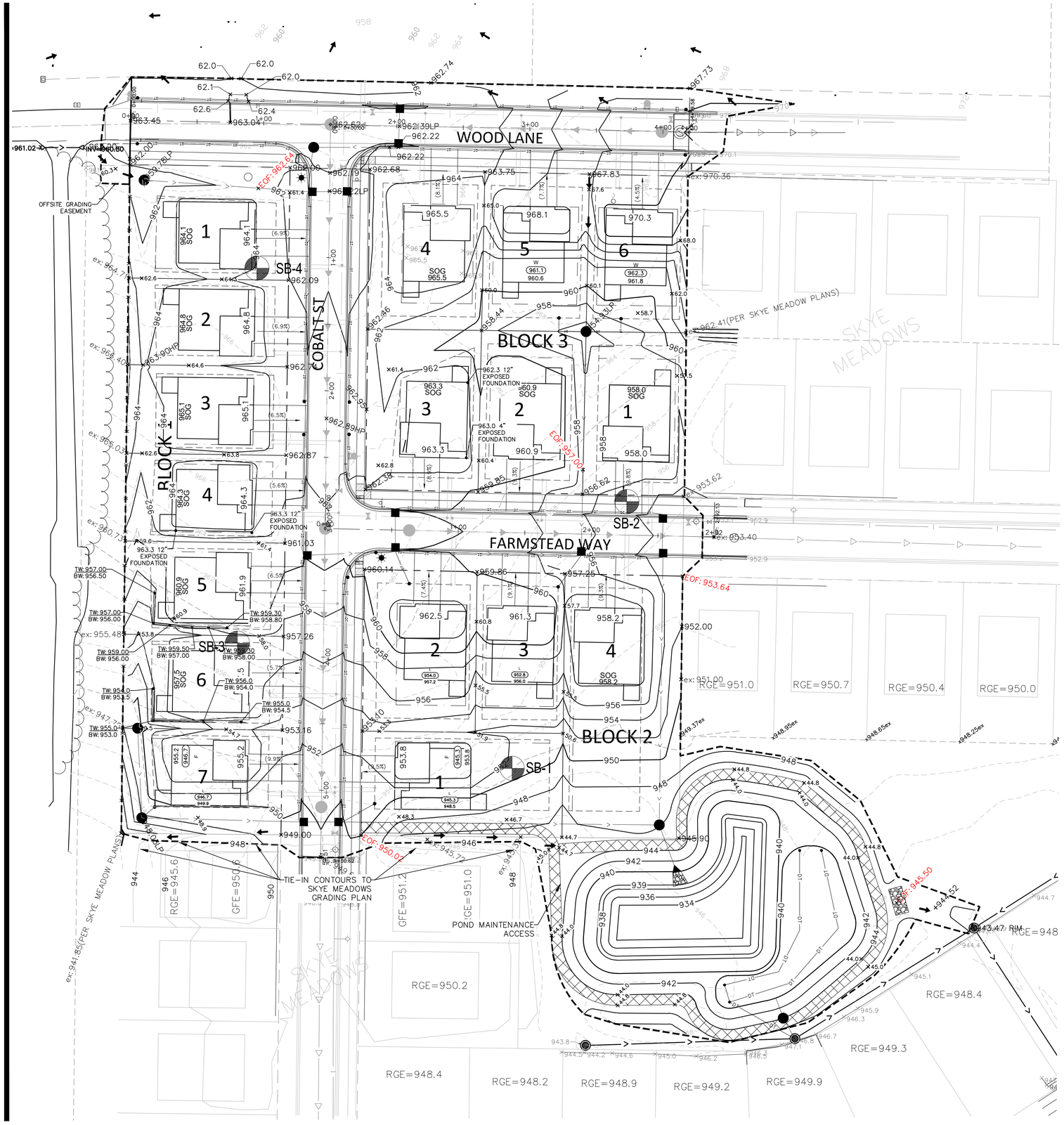


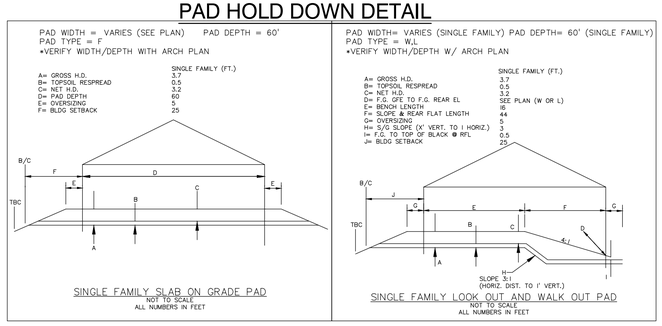

## GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.00% UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY, WATERSHED AND NPDES PERMIT.
3. NOTIFY GOPHER STATE ONE CALL AT (800) 252-1166 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF ROGERS STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE. ON SITE TOPSOIL CAN BE USED IF IT MEETS CITY SPECIFICATIONS AS DETERMINED BY CITY ENGINEER OR THEIR REPRESENTATIVE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES PERMIT REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. REFER TO GRADING AND DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.
12. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND THE DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ALL WALLS EXCEEDING 30" IN HEIGHT REQUIRE THE INSTALLATION OF A 42" SAFETY RAILING.
13. PROPOSED DRIVEWAY GRADES ARE 3% MINIMUM AND 10% MAXIMUM.
14. ANY MODIFICATION TO HOMES AT TIME OF BUILDING PERMIT APPLICATION THAT DEVIATES FROM THIS GRADING PLAN MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF ROGERS.
15. ONE STEP IS EQUAL TO 0.67 FEET.
16. GEOTECHNICAL ENGINEER TO BE PRESENT DURING EXCAVATION OF ALL PRETREATMENT AND FILTRATION BASINS. GEOTECHNICAL ENGINEER TO PROVIDE RECOMMENDATION FOR BASIN LINERS WHICH MAY EXCEED 2' MINIMUM OF ON-SITE CLAYS PER CIVIL ENGINEERING PLANS. GEOTECHNICAL ENGINEER TO NOTIFY THE CITY OF ROGERS AND CONTRACTOR IF ACTIVE KARST IS DISCOVERED DURING CONSTRUCTION AND PROVIDE APPROPRIATE RECOMMENDATION.
17. A GRADING AS-BUILT SURVEY MUST BE SUBMITTED TO CITY STAFF (PER LAND DISTURBANCE REQUIREMENTS) PRIOR TO ANY UTILITY AND STREET IMPROVEMENT CONSTRUCTION.
18. 4" OF TOPSOIL TO BE SPREAD OVER DISTURBED AREAS TO REDUCE LONG TERM WATER USE FOR IRRIGATION AND IMPROVE STORMWATER RUNOFF QUALITY.
19. PROPOSED FILTRATION AND PONDING AREAS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION TO PREVENT COMPACTION OF SOILS AND SEDIMENTATION.
20. ALL MASS SITE GRADING ACTIVITIES SHALL BE COMPLETED AND A GRADING AS-BUILT SURVEY SUBMITTED TO CITY STAFF AS OUTLINED IN THE LAND DISTURBANCE REQUIREMENTS PRIOR TO ANY UTILITY AND STREET IMPROVEMENTS BEING CONSTRUCTED ON SITE AND/OR RELEASE OF LAND DISTURBANCE SECURITIES.

## RETAINING WALL NOTES:

1. ALL RETAINING WALLS SHALL BE ROUGH GRADED AT A 2:1 SLOPE WITH BASE OF SLOPE AT PROPOSED WALL FACE.
2. THE RETAINING WALL SLOPE AREAS ARE TO BE MAINTAINED UNTIL RETAINING WALL CONSTRUCTION OCCURS. ANY EROSION SHALL BE REMEDIED AND RESTORED.
3. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ANY QUESTIONS REGARDING THE BUILDING PERMITS SHALL BE DIRECTED TO THE CITY BUILDING INSPECTOR.
4. INSTALL SAFETY RAILING ATOP ALL WALLS WHERE REQUIRED BY CODE.
5. RETAINING WALL CONTRACTOR AND/OR RETAINING WALL STRUCTURAL ENGINEER ARE RESPONSIBLE TO REVIEW CIVIL SITE ENGINEERING DRAWINGS. ANY OBSERVED CONCERNS WITH CIVIL SITE ENGINEERING DESIGN ELEMENTS RELATED TO RETAINING WALLS THAT REQUIRE MODIFICATION TO THE CIVIL SITE DESIGN IS THEIR RESPONSIBILITY TO COORDINATE WITH PROJECT OWNER AND CIVIL SITE ENGINEER. IF NO COORDINATION IS REQUESTED IT SHALL BE UNDERSTOOD THAT ALL CONDITIONS WITHIN THE CIVIL SITE DESIGN AND PLANS ARE ACCEPTABLE AND ABLE TO BE PROVIDED FOR IN THE RETAINING WALL DESIGN AND CONSTRUCTION.
6. RETAINING WALLS ARE TO BE FINAL DESIGNED AND PERMITTED BY OTHERS.

## PAD HOLD DOWN DETAIL

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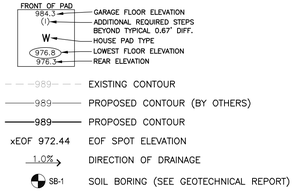


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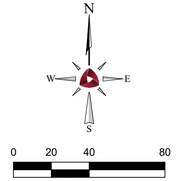


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# WOOD LANE VILLAS
ROGERS, MN

# CONSTRUCTION DOCUMENTS
# GRADING PLAN

| DATE | DESCRIPTION |
|---|---|
| 2025-0620 | CITY SUBMITTAL |
| 2025-0822 | CITY RESUBMITTAL |

**CERTIFICATION**

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

DAVE NASH

8/22/2025 — Date

21836 — License no.

**QA/QC CHECK**

By — Date

**PROJECT TEAM DATA**

Designed By: JP

Drafted By: JP

Project No.: 4000390

**13**

Sheet 13 of 28

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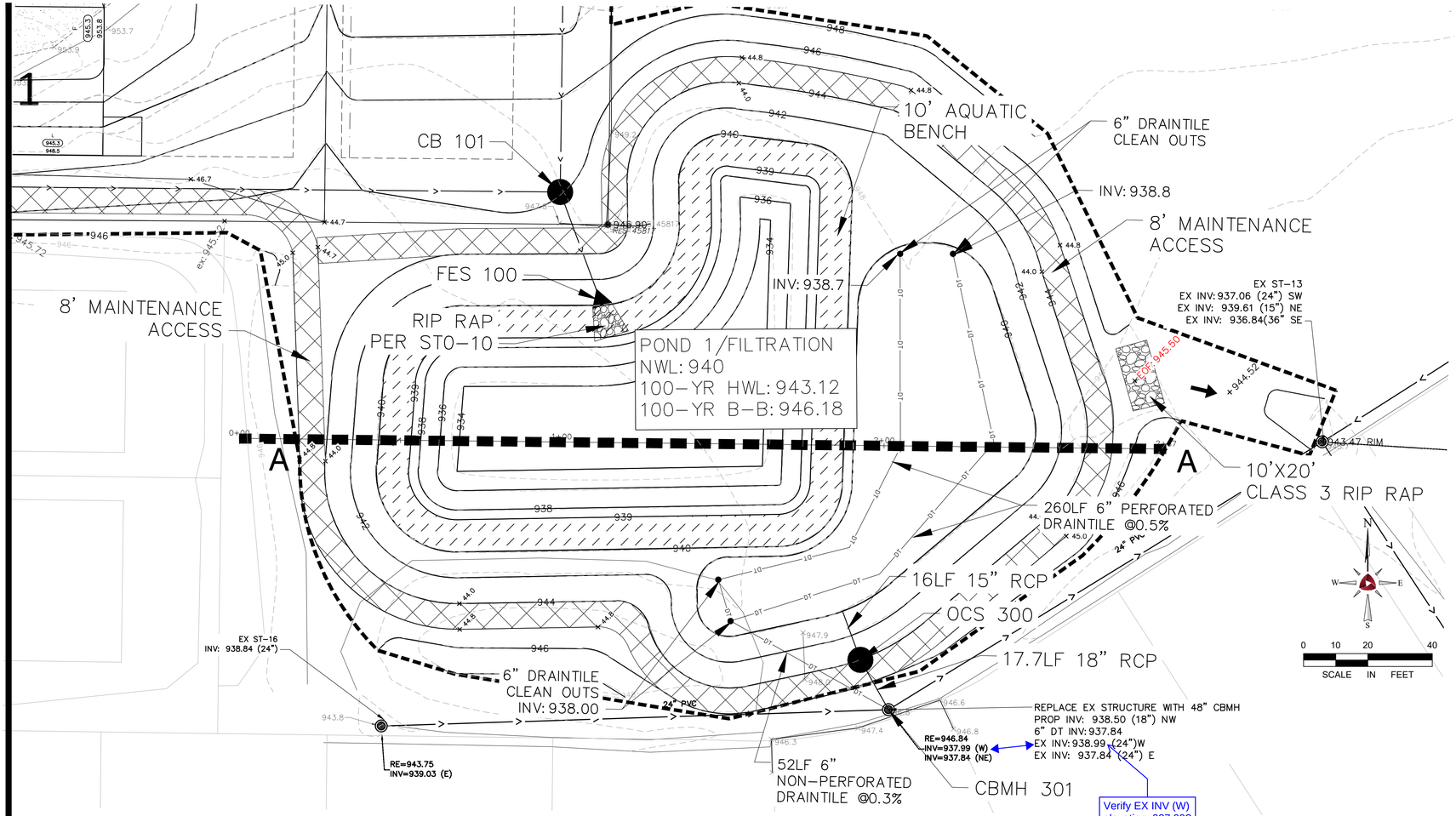


## LEGEND:

- 789 — EXISTING CONTOUR
- 789 — PROPOSED CONTOUR
- xEOF62.44 — PROPOSED SPOT ELEVATION
- MAINTENANCE ACCESS
- AQUATIC BENCH

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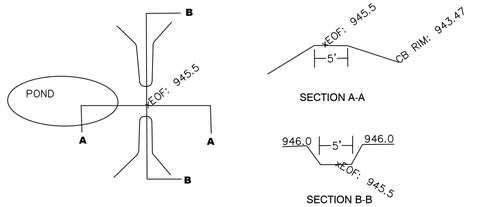


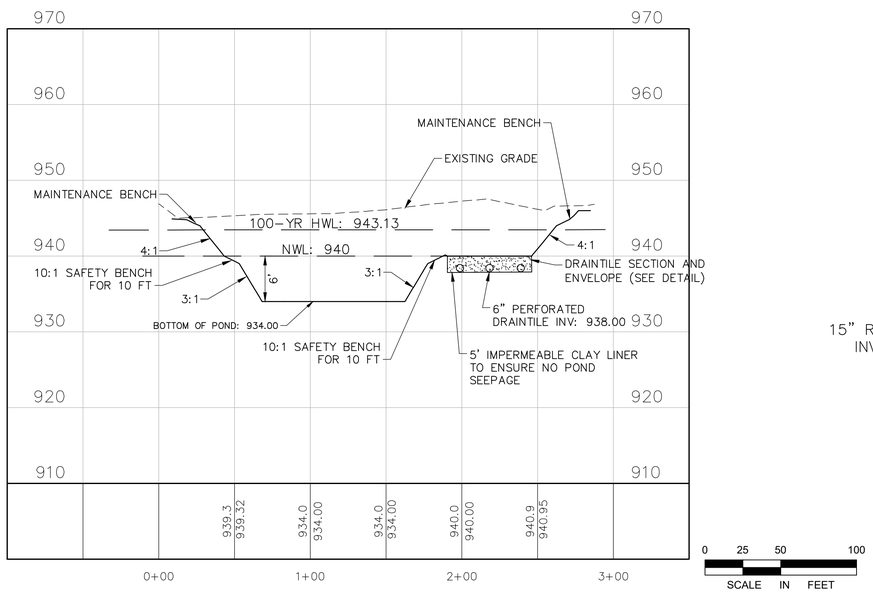


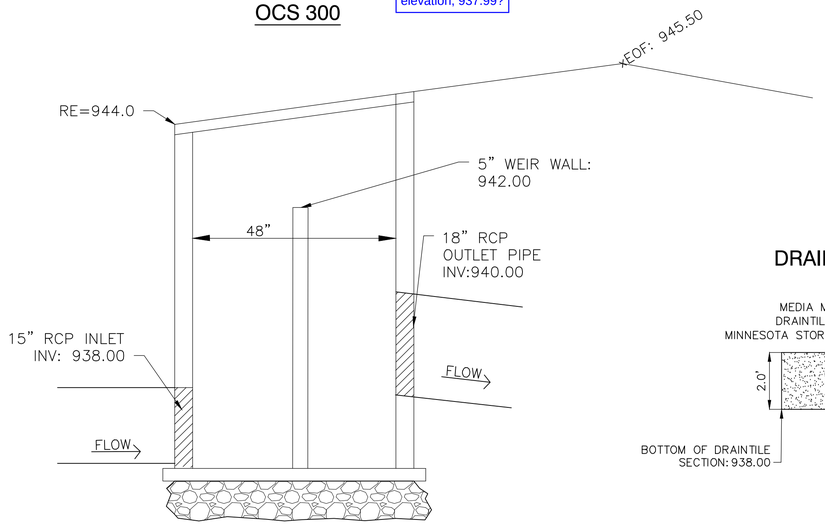


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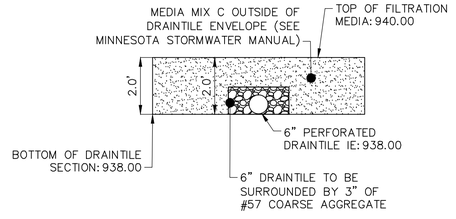


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ROGERS, MN

**CONSTRUCTION DOCUMENTS**
**POND DETAILS**

| DATE | DESCRIPTION |
|---|---|
| 2025-0820 | CITY SUBMITTAL |
| 2025-0822 | CITY RESUBMITTAL |

**CERTIFICATION**

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

DAVE NASH
8/22/2025 — Date
21836 — License no.

**QA/QC CHECK**

By — Date

**PROJECT TEAM DATA**

Designed By: JP
Drafted By: JP
Project No.: 4000390

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**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.21

**Subject**: Approve Change Order for Replacement Grass Truck
**Prepared By**: Patrick Farrens, Fire Chief

---

**Recommended Council Action**
Approve Change Order for New Grass Truck

**Overview / Background / Analysis**
In 2025, the Rogers City Council approved the purchase of a replacement grass truck to replace the current 2001 Grass Truck. In an effort to make this truck more useful for year-round response, the pump, water tank, and other components were enclosed, and a heater was added to that compartment. The originally specified heater was found to be undersized, and this change order replaces it with a heater capable of providing adequate heat for this compartment. The entire cost of the change order can be absorbed in the project cost without going over budget.

**Staff Recommendation**
Approve Change Order for New Grass Truck

**Financial Impact**: $857.00 **Source Fund**:

**Budgeted?** No

**Supporting Documentation**
A. ChangeOrderForm_3466,_truck__3457

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MIDWEST FIRE

# Midwest Fire Change Order

| Project Number | Job Number | Approved by | Model | Chassis |
|---|---|---|---|---|
| P-3466 | 3457 | Joe Hlushak | Quick Attack 300 | F-550 |

| Action | Operations Number | Quantity | Change Date | Change in Sell |
|---|---|---|---|---|
| Add | Special | 1 | 03/20/2026 | $1,202.00 |
| Description | 13.11.09 Pump House Heat Control, Pump House Heater, 17,000 BTU/hr | | | |
| Remove | Z) NOR (6) | 1 | 03/20/2026 | ($345.00) |
| Description | 6.02.5813, 12V Electric Heater installed inside rear compartment | | | |

**This change order will expire, and pricing is subject to change if signed change order is not received by 03/27/2026.**

| | |
|---|---|
| **Grand Total** | $857.00 |

| | |
|---|---|
| **Customer Sign Off** | |
| **Date Customer Sign Off** | |

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.22

**Subject**: Scale Disaster Recovery System
**Prepared By**: Jason Greninger, IS Director

---

**Recommended Council Action**
Motion to approve the purchase of the Scale Disaster Recovery System at a cost not to exceed $81,000

**Overview / Background / Analysis**
On March 24, the City Council approved the Scale server project. As part of this implementation, the City has an opportunity to include Scale's integrated Disaster Recovery (DR) system. This system combines dedicated hardware and software designed to ensure that all City systems automatically fail over during outages, significantly reducing operational risk and recovery time.

The off site backup environment is hosted by the City of Elk River. In the event of a system failure, recovery is a manual, multi step process that requires at least two hours to bring critical systems back online. Full restoration of all City services will take several days.

By contrast, Scale's integrated DR system provides automated failover, allowing City services to continue operating internally with minimal disruption.

Key benefits of this project include:

- Improved continuity of operations during server failures.
- Enhanced resiliency and stability across City systems as part of the broader transition to the Scale platform.

**Staff Recommendation**
The total cost for the Scale Disaster Recovery project is estimated at $80,191.60, which includes the replacement of associated network equipment and a conservative estimate of engineering hours from CIT to assist installation and configuration. Staff also obtained a quote for an alternative solution, Nutanix, which was significantly higher at $154,219.16.

Staff recommends the City Council approve the purchase of the Scale Disaster Recovery System at a cost not to exceed $81,000. Although this project was originally scheduled for 2027, accelerating the timeline allows the City to leverage integration

with the broader Scale platform and avoid anticipated increases in hardware costs.

**Financial Impact**: $81,000 **Source Fund**: IS Capital Reserves

**Budgeted?** Yes

**Supporting Documentation**

A. SCALE DR Proposal
B. Nutanix DR Proposal
C. CIT - Network Equipment replacement
D. CDWG - Network Equipment replacement

# Scale Migration

Date: 3/24/2026

---

**Prepared For:**

City of Rogers
21860 Industrial Court
Rogers, MN 55374
jgreninger@rogersmn.gov
7634283450

**Prepared By:**

CIT
Nick Lesneski
Senior Account Manager
Nick.Lesneski@citsolutions.net
(651) 255-5734
https://www.citsolutions.net

## Executive Summary

Customer is seeking to upgrade VMWare infrastructure to Scale Computing solution to also include disaster recovery infrastructure.

---

## Statement of Work

- Kickoff/Meeting Call
- Scale Server Imaging (1 Node)
  - Unbox and assemble hardware.
  - Obtain license keys and necessary node configuration details from Scale.
  - Download necessary ISO media for current version Scale deployment.
  - Image each node with Scale ISO and verify successful OS deployment.
  - Prepare node for transport to customer location.
- Configure DR Node
  - Unbox and assemble hardware.
  - Configure OOBM networking and licensing for each node.
  - Configure switching VLANs and ports for LAN and BACKPLANE networks.
  - Install hardware into rack and connect to power and networking.
  - Establish node connectivity and configure BACKPLANE networking.
  - Install latest Scale hardware and firmware updates on all nodes.
  - Enable SNMP monitoring on nodes.
  - Complete initial cluster setup and configuration.
  - Configure replication between Scale clusters.
  - Enable Fleet Manager on all clusters.
- Customer Considerations
  - Vendor support-ability and compatibility with all applications should be verified with Scale Computing hypervisor before proceeding with application migrations.
- Post project QA checklist

Project Management

- CIT will assign a dedicated resource to serve as the Project Manager (“Project Manager”). The Project Manager will be responsible for overseeing the project, coordinating CIT resources, and serving as the primary point of contact for the Customer. Responsibilities will include.
  - Managing project scope, including facilitating and documenting formal change requests.
  - Developing and maintaining the project schedule.
  - Leading regular status meetings with stakeholders, in accordance with the frequency agreed in the Project Plan.
  - Maintaining live project status updates within the Customer Portal, where the Customer may view reports at any time.
  - Performing additional project management activities as defined in this Statement of Work
  - Facilitate a formal project closure, which may include a Project Closure meeting.

CIT Change Orders

- CIT establishes change management procedures to initiate changes to the services identified in the SOW.
  A change typically occurs when either party encounters any of the following situations during service delivery:
  - Either party identifies new requirements not included in the original service's scope
  - Either party changes the direction and intent of this Service, which requires CIT to rework the services.
- Small Changes
  - Changes less than 20% of the original scope will be managed informally with email verification by the PM.
- Large Changes
  - Changes greater than 20% of the original scope will be managed with a formal approval process.

Quote information:
**Quote #4172151-1-F**
Prepared on: 3/24/2026
Expires: 4/23/2026
Account Executive: Nick Lesneski | Nick.Lesneski@citsolutions.net | (651) 255-5734
https://www.citsolutions.net

# Proposal Summary

Scale Migration

Prepared for:
City of Rogers
21860 Industrial Court Rogers MN 55374

Ship to:
City of Rogers
21860 Industrial Court
Rogers, MN 55374

## One-time costs

| Optional | Description | Qty | Unit Price | Price Including Tax |
|---|---|---|---|---|
| | **Lenovo DR Server w/SCALE License** | | | **$71,732.40** |
| N | Lenovo ThinkSystem SR650 V4 Rack Server<br>ThinkSystem SR650 V4 12x3.5" Chassis<br>2x Intel Xeon 6517P 16C 190W 3.2GHz Processor<br>2x- SR650 V3 AL Extrusion Entry Heatsink<br>16x- 32GB TruDDR5 6400MHz (1Rx4) RDIMM<br>1x- 440-16i SAS/SATA PCIe Gen4 12Gb HBA<br>3x- 3.5" U.2 VA 3.84TB Read Intensive NVMe PCIe 5.0 x4 HS SSD<br>9x- 3.5" 12TB 7.2K SAS 12Gb Hot Swap 512e HDD v2<br>Broadcom 57504 10/25GbE SFP28 4-Port OCP Ethernet Adapter<br>2x- 1300W 230V/115V Titanium CRPS Hot-Swap Power Supply v2.4<br>XClarity One for Premier Support Plus - Managed Device, Per Endpoint w/5Yr SW S&S<br>Premier Support Plus 24x7 5YR | 1 | $40,241.50 | $40,241.50 |
| N | SCALECARE PROFESSIONAL SERVICE | 1 | $953.21 | $953.21 |
| N | SC//HYPERCORE - 32C-PS 5 YEAR LICENSE AND SOFTWARE | 1 | $30,537.69 | $30,537.69 |
| | **CIT Services** | | | **$3,859.20** |
| N | CIT Project Management | 2 | $151.20 | $302.40 |
| N | CIT Services Engineer | 16 | $222.30 | $3,556.80 |

| | |
|---|---|
| Subtotal: | $75,591.60 |
| Tax: | $0.00 |
| **Total:** | **$75,591.60** |

**Notes:**

*Please note: Items marked with "Y" (Yes) in the optional column are not included in the subtotal, tax, or total calculations.*

## Acceptance and Incorporation by Reference

This Proposal, together with the terms and conditions set forth in the Master Services Agreement, Service Attachments and all other agreements identified on Exhibit A (the agreements identified on Exhibit A are hereafter collectively referred to as the "Ancillary Agreements") is between Computer Integration Technologies, a Minnesota corporation (sometimes referred to as "we," "us," "our," or "Provider"), and the customer identified on the signature block at the end of this Proposal (sometimes referred to as "You," Your," or "Client").

**PRIORITY OF NEGOTIATED AGREEMENTS:** Notwithstanding anything to the contrary herein, if Client and Provider have previously entered into a separately negotiated and mutually executed Master Services Agreement or a formal Amendment to the MSA ("Negotiated Agreement") with an effective date of 10/01/2025 or later, the terms of that Negotiated Agreement shall supersede any conflicting terms in the online Ancillary Agreements referenced on Exhibit A. If no such Negotiated Agreement exists, the following incorporation terms shall apply:

Client and Provider expressly agree that the terms and conditions set forth in the Ancillary Agreements are hereby incorporated into this Proposal by reference as if fully set forth herein, regardless of whether Client separately executed any of the Ancillary Agreements. Notwithstanding that certain provisions of the Ancillary Agreements may not facially appear applicable to every transaction or circumstance governed by this Proposal, each such provision shall be interpreted broadly and in context, and shall apply and control to the extent such provision can reasonably be construed to apply to the rights, obligations, or subject matter hereof.

This Proposal shall be effective and shall automatically become a legally binding agreement as of the first date upon which both Provider and Client have signed below (the "Effective Date"). Provider and Client are sometimes referred to separately as a "Party", or collectively as the "Parties." Any capitalized terms in this Proposal not defined herein shall have the meaning provided in any Ancillary Agreement(s) defining such capitalized term. If there is a direct conflict between this Proposal and any term or condition set forth in any of the Ancillary Agreements, the conflicting term or condition in this Proposal shall control. By signing or accepting this Proposal, Client acknowledges, represents, and warrants to Provider that Client has read and agrees to all terms and conditions set forth in the Ancillary Agreements on the Effective Date. The Parties agree that electronic signatures on this Proposal shall be relied upon and shall bind the Parties to the terms and conditions stated or incorporated by reference herein. Each Party hereby warrants and represents that such Party is authorized to execute this Proposal and perform the undertakings set forth or incorporated herein. This Proposal supersedes all prior negotiations, proposals, orders, agreements and communications between the Parties regarding all matters expressly addressed or within the reasonable scope of this Proposal or the Ancillary Agreements.

Client acknowledges and agrees that Provider may, from time to time, revise the terms and conditions of the Ancillary Agreements, provided that any such revision shall be effective only in accordance with applicable law, including prevailing legal standards for enforceable "clickwrap" or equivalent electronic consent mechanisms. Revised terms or conditions shall become binding and effective upon the earlier of: (a) Client's continued use of the applicable products or services following reasonably conspicuous notice and opportunity for Client to review the revised term(s) or condition(s); or (b) Client's affirmative acceptance of the revised term(s) via a click-through or similar method reasonably designed to confirm assent. Provider shall make revised terms reasonably available for Client review which shall indicate the date of last revision. If Client does not agree to any revised term(s), Client must discontinue use of the affected products or services and may terminate this Proposal only in accordance with termination provisions set forth in the Ancillary Agreements. Any revision(s) to the terms or conditions of the Ancillary Agreements by Provider shall apply only prospectively, unless otherwise required by applicable law or expressly stated in the revised terms.

Client further agrees that the terms of the Ancillary Agreements shall apply not only to the specific transaction described in this Proposal, but also to all other current and future transactions between Client and Provider unless and until such terms are superseded by a subsequently executed Proposal or Ancillary Agreement.

Both of the Parties, acting through their respectively authorized officers, agents, or representatives hereby execute this Proposal with the intention of being bound hereby.

**Exhibit A**

*Click the buttons below to view the linked documents.*

Master Services Agreement | Services Attachment for Managed Services | Service Attachment for Access Control Services | Service Attachment for Managed Video Surveillance | Schedule of Services | Data Processing Agreement | Schedule of Third-Party Services

IN WITNESS WHEREOF, this Order Form is agreed to by the parties below and entered into as of the Order Effective Date.

**CIT**

**Signature:**

**Name :** Nick Lesneski

**City of Rogers**

**Signature:**

**Name:**

**Date:**

| | |
|---|---|
| **Prepared For:** | City of Rogers, MN |
| **Address:** | 22350 S DIAMOND LAKE RD, ROGERS, MN 55374 |
| **Customer #:** | 6847481 |
| **Attention:** | Jason Greninger - jgreninger@rogersmn.gov, 763-428-0917 |
| **Project:** | Nutanix SW, HW, Install & Deployment_Prod/DR Sites |
| **Date:** | March 27, 2026 |
| **Payment Type:** | Net30 Terms, No Tax, No Freight |
| **Submitted By:** | Amanda Varela<br>Account Manager |
| **Phone:** | (312) 547-2769 |
| **E-Mail:** | amanda.varela@cdwg.com |
| **Quote #:** | CDW-G Solutions |
| **Remit To:** | CDW Government<br>75 Remittance Dr.<br>Suite 1515<br>Chicago, Il 60675 |

**Pricing and Availability Notice**

Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

SALES AND SERVICES ARE GOVERNED BY THE SIGNED AGREEMENT YOU MAY HAVE WITH CDW-G. IF NO SEPARATE AGREEMENT IS EFFECTIVE, THE TERMS AND CONDITIONS OF SALES AND SERVICES ARE LIMITED TO THOSE CONTAINED IN THE "TERMS & CONDITIONS" LINK AT WWW.CDWG.COM (http://www.cdwg.com/content/terms-conditions/default.aspx). BY ORDERING OR ACCEPTING DELIVERY OF PRODUCTS OR BY ENGAGING CDW TO PERFORM OR PROCURE SERVICES, YOU AGREE TO BE BOUND BY AND ACCEPT THOSE TERMS AND CONDITIONS. ANY ADDITIONAL OR DIFFERENT TERMS OR CONDITIONS IN ANY FORM DELIVERED BY CUSTOMER ARE HEREBY DEEMED TO BE MATERIAL ALTERATIONS, AND NOTICE OF OBJECTION TO THEM AND REJECTION OF THEM IS HEREBY GIVEN. THIS DOCUMENT IS CONFIDENTIAL.

# Nutanix SW, HW, Install & Deployment_Prod/DR Sites Summary

**Date:** 3/27/2026 **Quote #:** CDW-G Solutions

| Qty. | Description | Extended Sell |
|---|---|---|
| 1 | Production Site SW, NCI Edge, 20 VMs w/Deployment_5Yr | $62,374.72 |
| | ount Manager | |
| 1 | Production Site, Hardware Only_5Yr | $79,493.22 |
| | **Production Site SW and HW Total:** | **$141,867.94** |
| 1 | DR Site Software, Install, and DR Deployment_5Yr | $74,725.94 |
| 1 | DR Site Hardware Only_5Yr | $79,493.22 |
| | **DR Site SW, Install, Deployment, and HW Total:** | **$154,219.16** |
| | | Extended Sell |
| | **Solution Total:** | **$296,087.10** |

***Prepared By: Cheryl Kowalczyk (SA Support Specialist)***
***Prices are contingent on final pricing approval from Manufacturer***
***Quote provided based on specification provided by customer. No workload validation has been done.***
***The terms and conditions provided on this link apply: https://www.cdwg.com/content/cdwg/en/terms-conditions.html***
***Applicable Taxes and Shipping not shown.***

# Production Site SW, NCI Edge, 20 VMs w/Deployment_5Yr Detail

**Date:** 3/27/2026 **Quote #:** QUO-25561578-R0P6Y8 -0

| | Qty. | Part Numbers | Description | Extended Sell |
|---|---|---|---|---|
| Subscription | 20 | SW-NCI-E-PRO-PR | SUB NX NCI PRO SW LIC FOR EDGE | $44,396.40 |
| | 60 | TERM-MONTHS | TERM IN MONTHS | $0.00 |
| | | | **Subscription Total:** | **$44,396.40** |
| Services | 3 | CNS-INF-A-SVC-DEP-ONP-AHV-VIRT | SERVICE INFRASTRUCTURE DEPLOYMENT ON-PREMISES NCI CLUSTER | $7,720.20 |
| | 1 | CNS-INF-A-SVC-MIG-VMS-VIRT | SERVICE VIRTUAL MACHINE MIGRATI ON WITH VIRTUALDELIVERY. FOR EACH P | $6,608.04 |
| | 2 | EDU-C-NHCF-INV | NTX HYBRID CLOUD FUNDAMENTALS | $3,650.08 |
| | | | **Services Total:** | **$17,978.32** |

Extended Sell

**Solution Total:** **$62,374.72**

**Pricing expires 30 calendar days from date on Proposal**

***Prepared By: Cheryl Kowalczyk (SA Support Specialist)***
***Prices are contingent on final pricing approval from Manufacturer***
***Quote provided based on specification provided by customer. No workload validation has been done.***
***The terms and conditions provided on this link apply: https://www.cdwg.com/content/cdwg/en/terms-conditions.html***
***Applicable Taxes and Shipping not shown.***

# Production Site, Hardware Only_5Yr Detail

**Date:** 3/27/2026 **Quote #:** QUO-25561589-Y8Q4X2 -0

| | Qty. | Part Numbers | Description | Extended Sell |
|---|---|---|---|---|
| Hardware | 3 | NX-1175S-G10-6521P-CM | NX-1175S-G10 1 NODE 1X INTEL XEON 6521P PROCESSOR (2.6 GHZ/ | $19,682.64 |
| | 24 | C-MEM-64GB-6400-CM | 64GB MEMORY MODULE (6400MHZDDR5 RDM) | $36,547.92 |
| | 6 | C-NVM-7.68TB-AB1A-CM | 7.68 TB NVME SSD - PCIE GEN5 (U.2) | $11,102.82 |
| | 6 | C-NIC-25G2A2-CM | MELLANOX 25/10GBE 2PORT NIC | $3,280.92 |
| | 6 | C-PWR-4FC13C14A-CM | 4FT C13/C14 10A POWER CORD | $134.04 |
| | 3 | C-TPM-2.0-U-C-CM | TPM 2.0 MODULE UNPROVISIONED | $220.23 |
| | | | **Hardware Total:** | **$70,968.57** |
| Software | 1 | PLATFORM INTEGRATION | PLATFORM INTEGRATION FEE | $0.00 |
| | | | **Software Total:** | **$0.00** |
| Support | 3 | S-HW-PRD | 24/7 PRODUCTION LEVEL HW SUP | $8,524.65 |
| | 60 | SUPPORT-TERM | SUP TERM IN MONTHS | $0.00 |
| | | | **Support Total:** | **$8,524.65** |

Extended Sell

**Solution Total:** **$79,493.22**

**Pricing expires 4/17/2026**

***Prepared By: Cheryl Kowalczyk (SA Support Specialist)***
***Prices are contingent on final pricing approval from Manufacturer***
***Quote provided based on specification provided by customer. No workload validation has been done.***
***The terms and conditions provided on this link apply: https://www.cdwg.com/content/cdwg/en/terms-conditions.html***
***Applicable Taxes and Shipping not shown.***

# DR Site Software, Install, and DR Deployment_5Yr Detail

**Date:** 3/27/2026 **Quote #:** QUO-25582935-R9P1F1 -0

| | Qty. | Part Numbers | Description | Extended Sell |
|---|---|---|---|---|
| Hardware | 1 | CNS-INF-A-WRK-DRD-STD | SVC HCI DR DESIGN WORKSHOP | $16,006.26 |
| | 1 | CNS-INF-A-SVC-DRD-ASY | INFRASTRUCTURE MODERNIZATIONSVS | $6,603.08 |
| | | | **Hardware Total:** | **$22,609.34** |
| Subscription | 20 | SW-NCI-E-PRO-PR | SUB NX NCI PRO SW LIC FOR EDGE | $44,396.40 |
| | 60 | TERM-MONTHS | TERM IN MONTHS | $0.00 |
| | | | **Subscription Total:** | **$44,396.40** |
| Services | 3 | CNS-INF-A-SVC-DEP-ONP-AHV-VIRT | SERVICE INFRASTRUCTURE DEPLOYMENT ON-PREMISES NCI CLUSTER | $7,720.20 |
| | | | **Services Total:** | **$7,720.20** |

Extended Sell

**Solution Total:** **$74,725.94**

**Pricing expires 30 calendar days from date on Proposal**

***Prepared By: Cheryl Kowalczyk (SA Support Specialist)***
***Prices are contingent on final pricing approval from Manufacturer***
***Quote provided based on specification provided by customer. No workload validation has been done.***
***The terms and conditions provided on this link apply: https://www.cdwg.com/content/cdwg/en/terms-conditions.html***
***Applicable Taxes and Shipping not shown.***

# DR Site Hardware Only_5Yr Detail

**Date:** 3/27/2026 **Quote #:** QUO-25583049-D4L9S1 -0

| | Qty. | Part Numbers | Description | Extended Sell |
|---|---|---|---|---|
| Hardware | 3 | NX-1175S-G10-6521P-CM | NX-1175S-G10 1 NODE 1X INTEL XEON 6521P PROCESSOR (2.6 GHZ/ | $19,682.64 |
| | 24 | C-MEM-64GB-6400-CM | 64GB MEMORY MODULE (6400MHZDDR5 RDM) | $36,547.92 |
| | 6 | C-NVM-7.68TB-AB1A-CM | 7.68 TB NVME SSD - PCIE GEN5 (U.2) | $11,102.82 |
| | 6 | C-NIC-25G2A2-CM | MELLANOX 25/10GBE 2PORT NIC | $3,280.92 |
| | 6 | C-PWR-4FC13C14A-CM | 4FT C13/C14 10A POWER CORD | $134.04 |
| | 3 | C-TPM-2.0-U-C-CM | TPM 2.0 MODULE UNPROVISIONED | $220.23 |
| | | | **Hardware Total:** | **$70,968.57** |
| Support | 3 | S-HW-PRD | 24/7 PRODUCTION LEVEL HW SUP | $8,524.65 |
| | 60 | SUPPORT-TERM | SUP TERM IN MONTHS | $0.00 |
| | | | **Support Total:** | **$8,524.65** |

Extended Sell

**Solution Total:** **$79,493.22**

**Pricing expires 30 calendar days from date on Proposal**

***Prepared By: Cheryl Kowalczyk (SA Support Specialist)***
***Prices are contingent on final pricing approval from Manufacturer***
***Quote provided based on specification provided by customer. No workload validation has been done.***
***The terms and conditions provided on this link apply: https://www.cdwg.com/content/cdwg/en/terms-conditions.html***
***Applicable Taxes and Shipping not shown.***

# Aruba Switch for Scale Infrastructure

Date: 4/6/2026

---

**Prepared For:**

City of Rogers
21860 Industrial Court
Rogers, MN 55374
jjohnson@rogersmn.gov
7634280606

**Prepared By:**

CIT
Nick Lesneski
Senior Account Manager
Nick.Lesneski@citsolutions.net
(651) 255-5734
https://www.citsolutions.net

Executive Summary

---

Statement of Work

Quote information:
**Quote #4196373-1-A**
Prepared on: 4/6/2026
Expires: 5/6/2026
Account Executive: Nick Lesneski | Nick.Lesneski@citsolutions.net | (651) 255-5734
https://www.citsolutions.net

# Proposal Summary

Aruba Switch for Scale Infrastructure

Prepared for:
City of Rogers
21860 Industrial Court Rogers MN 55374

Ship to:
City of Rogers
21860 Industrial Court
Rogers, MN 55374

## One-time costs

| Optional | Description | Qty | Unit Price | Price Including Tax |
|---|---|---|---|---|
| | **HPE Switch & AddOn Transceivers** | | | **$4,600.00** |
| Y | HPE CX 6200F 24G Class 4 PoE 4SFP+ 370W Switch | 1 | $3,045.00 | $3,045.00 |
| N | ADDON HP J9151E COMP XCVR TAA 10G-LR LC 1310NM 10KM SFP+ | 1 | $302.00 | $302.00 |
| N | AddOn HP J9153D Compatible TAA Compliant 10GBase-ER SFP+ Transceiver (SMF, 1550nm, 40km, LC, DOM) | 1 | $1,253.00 | $1,253.00 |

| | |
|---|---|
| Subtotal: | $1,555.00 |
| Tax: | $0.00 |
| **Total:** | **$1,555.00** |

**Notes:**

*Please note: Items marked with "Y" (Yes) in the optional column are not included in the subtotal, tax, or total calculations.*

## Acceptance and Incorporation by Reference

This Proposal, together with the terms and conditions set forth in the Master Services Agreement, Service Attachments and all other agreements identified on Exhibit A (the agreements identified on Exhibit A are hereafter collectively referred to as the "Ancillary Agreements") is between Computer Integration Technologies, a Minnesota corporation (sometimes referred to as "we," "us," "our," or "Provider"), and the customer identified on the signature block at the end of this Proposal (sometimes referred to as "You," Your," or "Client").

**PRIORITY OF NEGOTIATED AGREEMENTS:** Notwithstanding anything to the contrary herein, if Client and Provider have previously entered into a separately negotiated and mutually executed Master Services Agreement or a formal Amendment to the MSA ("Negotiated Agreement") with an effective date of 10/01/2025 or later, the terms of that Negotiated Agreement shall supersede any conflicting terms in the online Ancillary Agreements referenced on Exhibit A. If no such Negotiated Agreement exists, the following incorporation terms shall apply:

Client and Provider expressly agree that the terms and conditions set forth in the Ancillary Agreements are hereby incorporated into this Proposal by reference as if fully set forth herein, regardless of whether Client separately executed any of the Ancillary Agreements. Notwithstanding that certain provisions of the Ancillary Agreements may not facially appear applicable to every transaction or circumstance governed by this Proposal, each such provision shall be interpreted broadly and in context, and shall apply and control to the extent such provision can reasonably be construed to apply to the rights, obligations, or subject matter hereof.

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Client acknowledges and agrees that Provider may, from time to time, revise the terms and conditions of the Ancillary Agreements, provided that any such revision shall be effective only in accordance with applicable law, including prevailing legal standards for enforceable "clickwrap" or equivalent electronic consent mechanisms. Revised terms or conditions shall become binding and effective upon the earlier of: (a) Client's continued use of the applicable products or services following reasonably conspicuous notice and opportunity for Client to review the revised term(s) or condition(s); or (b) Client's affirmative acceptance of the revised term(s) via a click-through or similar method reasonably designed to confirm assent. Provider shall make revised terms reasonably available for Client review which shall indicate the date of last revision. If Client does not agree to any revised term(s), Client must discontinue use of the affected products or services and may terminate this Proposal only in accordance with termination provisions set forth in the Ancillary Agreements. Any revision(s) to the terms or conditions of the Ancillary Agreements by Provider shall apply only prospectively, unless otherwise required by applicable law or expressly stated in the revised terms.

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Both of the Parties, acting through their respectively authorized officers, agents, or representatives hereby execute this Proposal with the intention of being bound hereby.

**Exhibit A**

*Click the buttons below to view the linked documents.*

Master Services Agreement | Services Attachment for Managed Services | Service Attachment for Access Control Services | Service Attachment for Managed Video Surveillance | Schedule of Services | Data Processing Agreement | Schedule of Third-Party Services

IN WITNESS WHEREOF, this Order Form is agreed to by the parties below and entered into as of the Order Effective Date.

**CIT**

**Signature:**

**Name :** Nick Lesneski

**City of Rogers**

**Signature:**

**Name:**

**Date:**

← Continue Shopping

# Shopping Cart

Save to Cart | Save to Bundle | Email Cart

ADD ITEM TO CART

Enter CDW# or MFG# Add

| ITEM | AVAILABILITY | PRICE | QUANTITY | ITEM TOTAL |
|---|---|---|---|---|
| HPE Aruba Networking CX 6200F 24G Class 4 PoE 4SFP 370W Switch - switch - M<br>MFG Part: S0M82A#ABA<br>CDW Part: 7574212<br>UNSPSC: | 4-6+ Weeks<br>Expected in-stock date for this item is between 4-6 weeks. Item will ship once it is in stock. | $2,858.41<br>Sourcewell 121923-CDWG Tech Catalog GOV ONLY | 1 | $2,858.41 |
| HPE Networking Instant On - SFP+ transceiver module - 10GbE<br>MFG Part: J9151E<br>CDW Part: 5470535<br>UNSPSC: | 2-4+ Days<br>Expected in-stock date for this item is between 2-4 days. Item will ship once it is in stock. | $1,449.63<br>Sourcewell 121923-CDWG Tech Catalog GOV ONLY | 1 | $1,449.63 |
| HPE Networking - SFP+ transceiver module - 10GbE<br>MFG Part: J9153D<br>CDW Part: 4982715<br>UNSPSC: | 4-6+ Weeks<br>Expected in-stock date for this item is between 4-6 weeks. Item will ship once it is in stock. | $4,143.75<br>Sourcewell 121923-CDWG Tech Catalog GOV ONLY | 1 | $4,143.75 |

## Order Summary

Subtotal: $8,451.79

Tax and Shipping calculated at checkout.

Checkout

Quote

ADD SAVED CART

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Update All | Remove All

Feedback

With full-stack expertise, CDW helps you design, orchestrate and manage technologies that drive business success.

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Product Finders
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Feedback

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 5.23

**Subject**: Approval of the Hiring of the Rental Coordinator and Assignment of the Recreation Coordinator 55+ to Budgeted Positions within the Parks and Recreation Department

**Prepared By**: Mike Bauer, Parks & Recreation Director

---

**Recommended Council Action**

Move to hire Rylan Brown as the Rental Coordinator and assign Teresa Schmiedlin to the Recreation Coordinator 55+ position.

**Overview / Background / Analysis**

On February 10, the City Council approved both job descriptions for the Rental Coordinator and Recreation Coordinator 55+ with the department's transition plan, which included posting the Rental Coordinator position.

In accordance with the City Council action, staff posted the Rental Coordinator position. The position drew strong interest, resulting in over 50 applications. After a thorough screening and interview process, the staff identified Rylan Brown as the top candidate.

Rylan's history with the City of Rogers reflects proven commitment, facility knowledge, and strong community service:

- Began with the City two years ago as an intern in the Parks and Recreation Department
- Served the past year as a Building Coordinator at the Event Center
- In fall 2025, expanded Building Coordinator duties to include the Ice Arena and Fieldhouse
- Earned a Bachelor's degree in Sports and Recreation with a minor in Events and Facilities Administration from South Dakota State University (2020–2024)

Rylan's education, customer service skills, and direct operational experience across multiple City facilities make him an excellent fit for the Rental Coordinator position.

As part of the February transition plan and the department's ongoing efforts to strengthen active adult programming, staff recommends formal assignment of Teresa Schmiedlin to the role of Recreation Coordinator 55+.

Teresa has consistently demonstrated strong leadership, program development skills,

and meaningful connections with community members. This assignment supports the City’s long-term goals for enhancing services to residents age 55 and older.

Rylan's start date is projected to be April 15, pending council approval.

**Staff Recommendation**
Move to hire Rylan Brown as the Rental Coordinator and assign Teresa Schmiedlin to the Recreation Coordinator 55+ position.

**Financial Impact**:

**Source Fund**:

**Budgeted?** Yes

**Supporting Documentation**
None

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 6.1

**Subject**: Vacation of Right-of-Way and Drainage & Utility Easements Related to Northview Preserve 3rd Addition (Public Hearing)
**Prepared By**: Alec Henderson, City Planner

---

**Recommended Council Action**
Motion to approve Resolution 2026-36 vacating the Bluebird Way right-of-way and drainage and utility easements on Lot 5, Block 1 and Lots 1 and 2, Block 6, Northview Preserve.

**Overview / Background / Analysis**
This item considers the vacation of public right-of-way and drainage and utility easements within the Northview Preserve plat in connection with the Northview Preserve 3rd Addition replat (considered under Resolution 2026-37 on this meeting agenda). The vacations are necessary to accomplish the realignment of the Bluebird Way road stub at the western edge of the Northview Preserve subdivision.

Under the recorded Northview Preserve plat, the 60-foot Bluebird Way right-of-way straddles the shared property line between the Rebensdorf property (PID 28-120-23-11-0001) to the north and the Gmach Farm LLC property (PID 28-120-23-11-0002) to the south. The 3rd Addition replat shifts the road stub to the south so that the entire ROW connects to the Gmach property. To accomplish this, the existing right-of-way and the drainage and utility easements on the affected lots must be vacated and re-dedicated in their new configuration on the 3rd Addition plat.

Two vacations are requested:

1. **Right-of-Way Vacation:** The 60-foot right-of-way of Bluebird Way as dedicated on the plat of Northview Preserve, according to the recorded plat thereof, Hennepin County, Minnesota.
2. **Easement Vacation:** The drainage and utility easements as dedicated on Lot 5, Block 1, Lot 1 and Lot 2, Block 6, Northview Preserve, according to the recorded plat thereof, Hennepin County, Minnesota.

The vacated right-of-way and easements will be replaced by new dedications on the Northview Preserve 3rd Addition plat consistent with City standards. The City Engineer has determined that the existing right-of-way and easements being vacated no longer serve a public purpose once the 3rd Addition plat is recorded. No utilities have been constructed within the areas proposed for vacation. The vacations are conditioned on

recording of the 3rd Addition plat.

A public hearing was published in the paper and notice was provided as required by Minnesota Statutes §462.358.

**Staff Recommendation**
Staff recommends approving Resolution 2026-36 vacating the Bluebird Way right-of-way and drainage and utility easements on Lot 5, Block 1 and Lots 1 and 2, Block 6, Northview Preserve

**Financial Impact**: Not applicable. **Source Fund**: Not applicable.

**Budgeted?** N/A

**Supporting Documentation**
A. Resolution_2026-36_Northview_Preserve_Vacations
B. ROW Vacation Figure
C. DU Easement Figure
D. Northview Preserve 3rd Addition Final Plat

**CITY OF ROGERS**

**RESOLUTION NO. 2026-36**

**A RESOLUTION VACATING CERTAIN RIGHT-OF-WAY AND DRAINAGE AND UTILITY EASEMENTS RELATED TO NORTHVIEW PRESERVE 3RD ADDITION**

**WHEREAS,** a public hearing to consider vacating a certain right-of-way and drainage and utility easements within the plat of Northview Preserve in Rogers was held on April 14th, 2026 at 7:00 p.m. before the Rogers City Council at 21201 Memorial Drive, Rogers, MN, after due published notice had been given by the City Clerk; and,

**WHEREAS,** the vacations are required in connection with the Northview Preserve 3rd Addition replat, which reconfigures Lot 5, Block 1, Lot 1 and Lot 2, Block 6, and the Bluebird Way right-of-way from the recorded plat of Northview Preserve, shifting the Bluebird Way road stub to the south so the entire 60-foot right-of-way connects to the property to the west; and,

**WHEREAS,** there is no gain or loss of lots from the approved Northview Preserve preliminary plat and the 3rd Addition plat is substantially similar to the original preliminary plat; and,

**WHEREAS,** the right-of-way and drainage and utility easements being vacated are legally described in Exhibit A and shown in Exhibit B; and,

**WHEREAS,** the vacated right-of-way and easements will be replaced by new dedications on the Northview Preserve 3rd Addition plat consistent with City standards; and,

**WHEREAS,** the City Engineer has determined the right-of-way and easements to be vacated no longer serve a public purpose once the 3rd Addition plat is recorded and should be vacated; and,

**WHEREAS,** there was no objection to vacating the right-of-way and easements as described herein, and the Rogers City Council has found it to be in the public interest to vacate said right-of-way and easements; and,

**WHEREAS,** four-fifths (4/5) of all members of the City Council concur in this Resolution.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA,** the City hereby declares that the 60-foot right-of-way of Bluebird Way as dedicated on the plat of Northview Preserve, according to the recorded plat thereof, Hennepin County, Minnesota, as legally described in Exhibit A, is hereby vacated.

**BE IT FURTHER RESOLVED,** the City hereby declares that the drainage and utility easements as dedicated on Lot 5, Block 1, Lot 1 and Lot 2, Block 6, Northview Preserve, according to the recorded plat thereof, Hennepin County, Minnesota, as legally described in Exhibit A, are hereby vacated.

**BE IT FURTHER RESOLVED,** the vacations authorized herein are conditioned upon the recording of the Northview Preserve 3rd Addition Final Plat, which re-dedicates the right-of-way and easements in their new configuration.

**BE IT FURTHER RESOLVED,** the Mayor and City Clerk are hereby authorized to sign all documents necessary to effectuate the intent of this Resolution.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor and attested by the Clerk dated this April 14th, 2026.

_____
Shannon Klick, Mayor

ATTEST:

_____
Stacie Brown, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTIONS**

**RIGHT-OF-WAY VACATION**

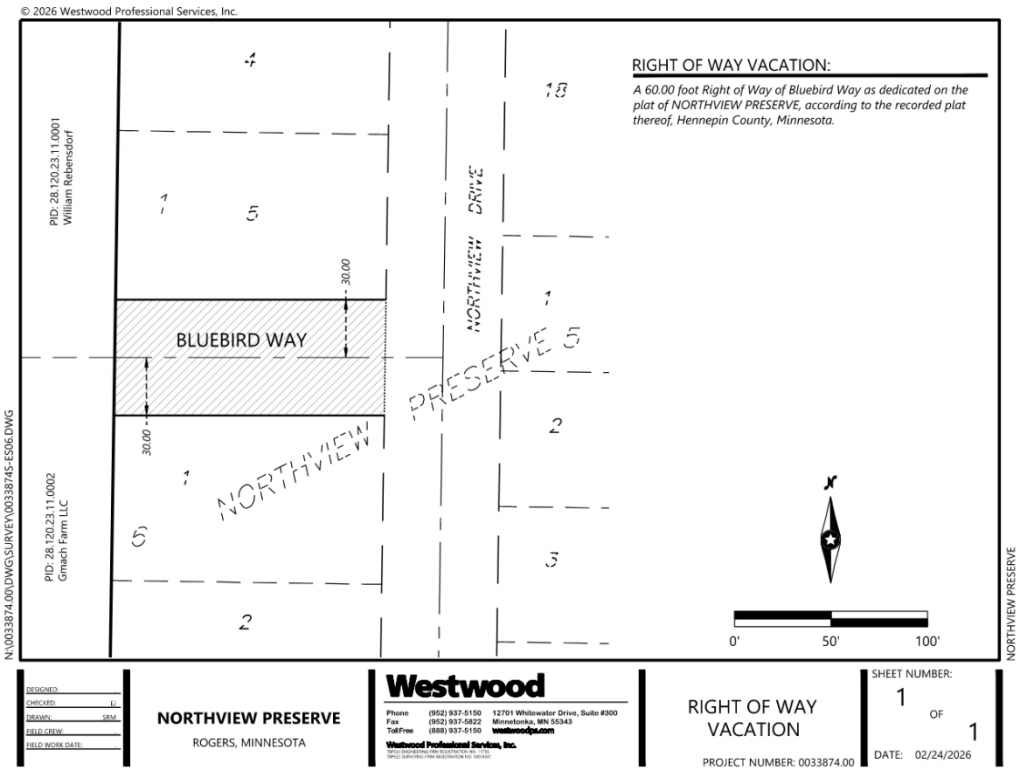
A 60.00 foot Right of Way of Bluebird Way as dedicated on the plat of NORTHVIEW PRESERVE, according to the recorded plat thereof, Hennepin County, Minnesota.

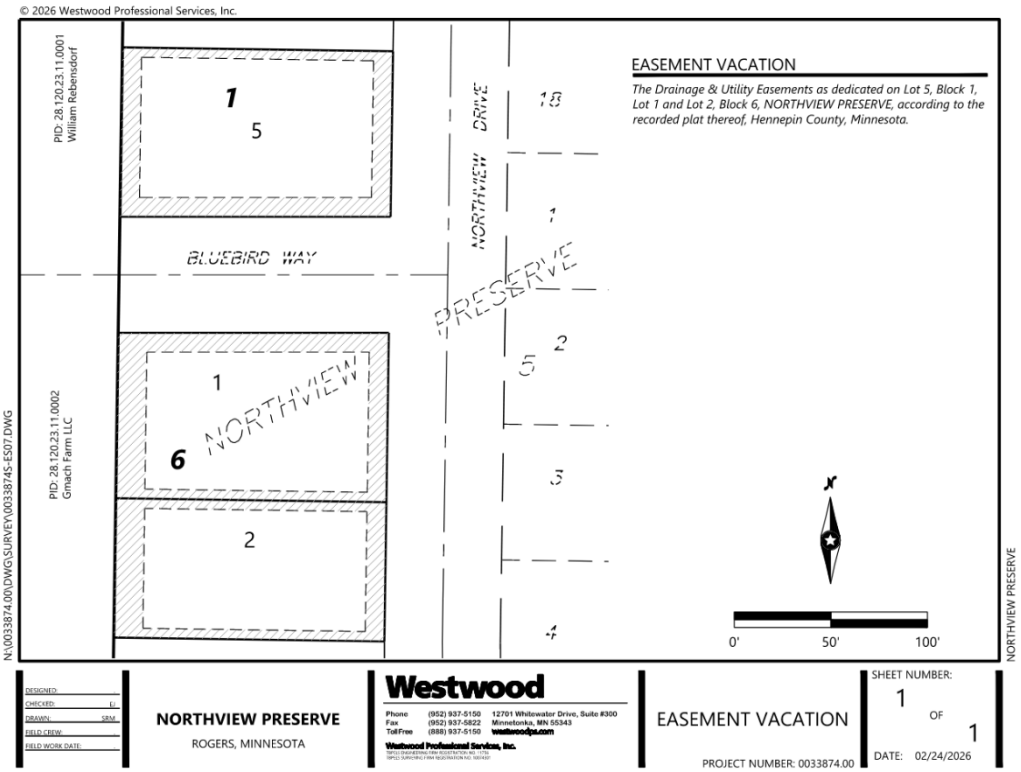
**DRAINAGE AND UTILITY EASEMENT VACATION**

The Drainage & Utility Easements as dedicated on Lot 5, Block 1, Lot 1 and Lot 2, Block 6, NORTHVIEW PRESERVE, according to the recorded plat thereof, Hennepin County, Minnesota.

# EXHIBIT B

# FIGURES



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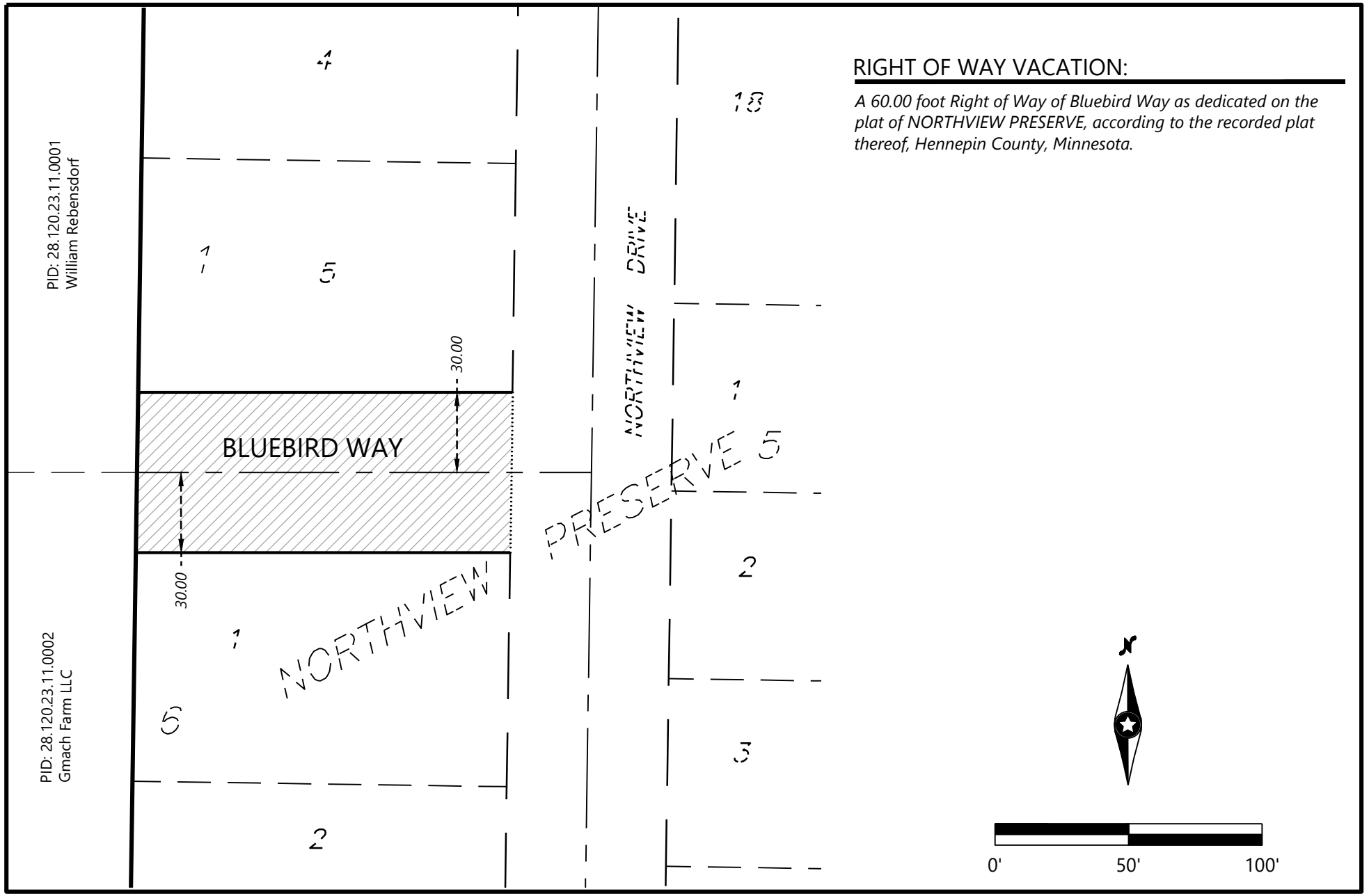


## RIGHT OF WAY VACATION:

*A 60.00 foot Right of Way of Bluebird Way as dedicated on the plat of NORTHVIEW PRESERVE, according to the recorded plat thereof, Hennepin County, Minnesota.*

N:\0033874.00\DWG\SURVEY\0033874S-ES06.DWG

NORTHVIEW PRESERVE

DESIGNED: .
CHECKED: EJ
DRAWN: SRM
FIELD CREW: .
FIELD WORK DATE: .

**NORTHVIEW PRESERVE**

ROGERS, MINNESOTA

**Westwood**

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

RIGHT OF WAY VACATION

PROJECT NUMBER: 0033874.00

SHEET NUMBER: 1 OF 1

DATE: 02/24/2026

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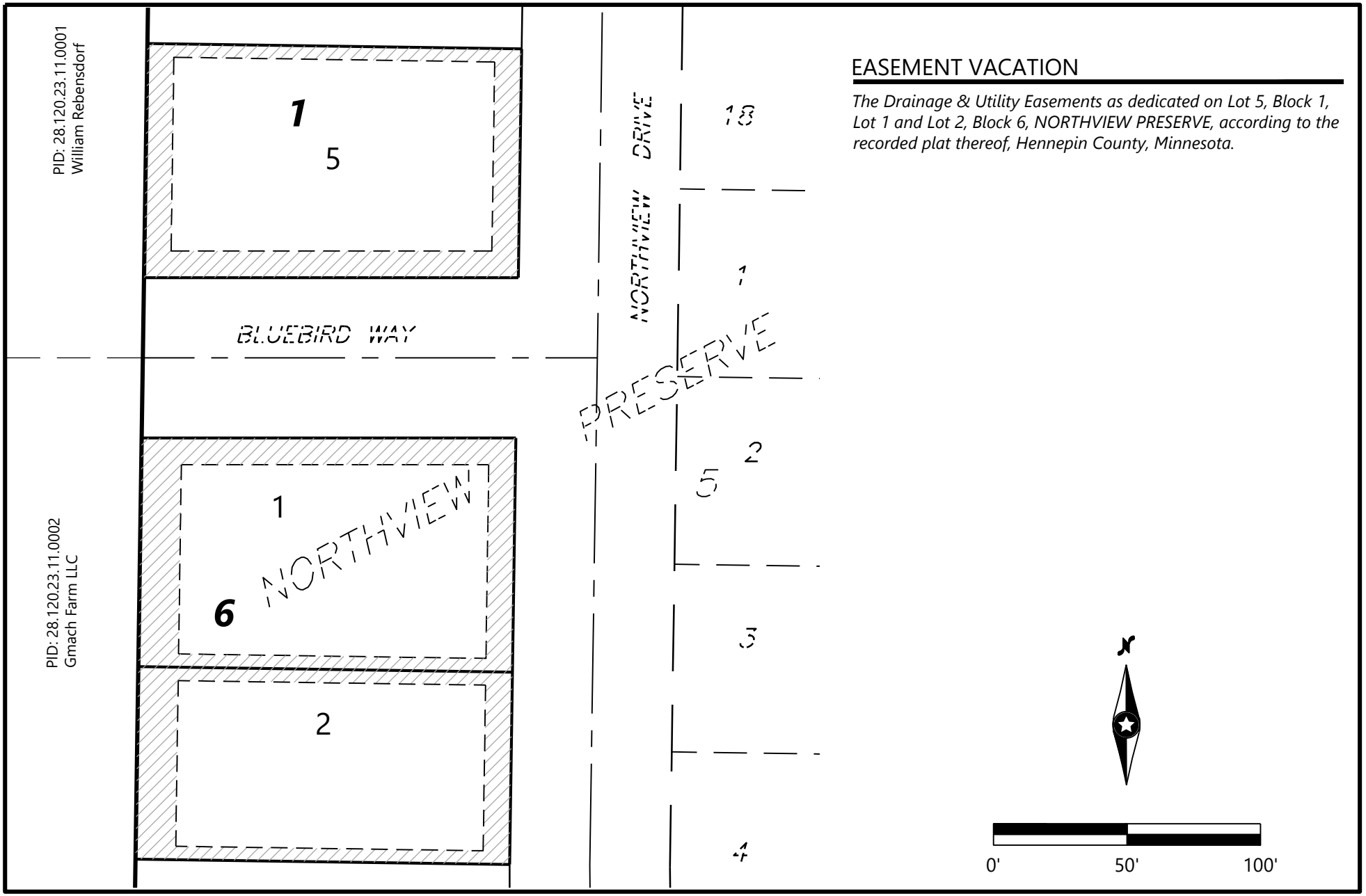



## EASEMENT VACATION

*The Drainage & Utility Easements as dedicated on Lot 5, Block 1, Lot 1 and Lot 2, Block 6, NORTHVIEW PRESERVE, according to the recorded plat thereof, Hennepin County, Minnesota.*

N:\0033874.00\DWG\SURVEY\0033874S-ES07.DWG

NORTHVIEW PRESERVE

| | |
|---|---|
| DESIGNED: | . |
| CHECKED: | EJ |
| DRAWN: | SRM |
| FIELD CREW: | . |
| FIELD WORK DATE: | . |

**NORTHVIEW PRESERVE**

ROGERS, MINNESOTA

**Westwood**

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

EASEMENT VACATION

PROJECT NUMBER: 0033874.00

SHEET NUMBER: 1 OF 1

DATE: 02/24/2026

# NORTHVIEW PRESERVE 3RD ADDITION

C.R. DOC. NO. _____

***KNOW ALL PERSONS BY THESE PRESENTS***: *That Summergate Development, LLC, a Minnesota limited liability company, owner of the following described property:*

*Lot 5, Block 1, Lot 1 and Lot 2, Block 6 and Bluebird Way as dedicated on the plat of NORTHVIEW PRESERVE, according to the recorded plat thereof, Hennepin County, Minnesota.*

*Has caused the same to be surveyed and platted as* ***NORTHVIEW PRESERVE 3RD ADDITION*** *and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.*

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

*Signed:* ***SUMMERGATE DEVELOPMENT, LLC***

*By* _____

*Its* _____

***STATE OF MINNESOTA***
***COUNTY OF*** _____
*This instrument was acknowledged before me this _____ day of _____, 20_____, by _____, its _____ of Summergate Development, LLC, a Minnesota limited liability company, on behalf of the company.*

_____ _____
*(Signature)* *(Name Printed)*

*Notary Public, _____ County, Minnesota*

*My Commission Expires _____*

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

*Dated this _____ day of _____, 20_____.*

_____
*Ernest M. Wirtz Jr, Land Surveyor*
*Minnesota License No. 63119*

***STATE OF MINNESOTA***
***COUNTY OF*** _____
*This instrument was acknowledged before me on this _____ day of _____, 20_____, by Ernest M. Wirtz Jr.*

_____ _____
*(Signature)* *(Name Printed)*

*Notary Public, _____ County, Minnesota*

*My Commission Expires _____*

***CITY COUNCIL, CITY OF ROGERS, MINNESOTA***
*This plat of* ***NORTHVIEW PRESERVE 3RD ADDITION*** *was approved and accepted by the City Council of the City of Rogers Minnesota at a regular meeting thereof held this _____ day of _____, 20_____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.*

***CITY COUNCIL, CITY OF ROGERS, MINNESOTA***

*By* _____ *By* _____
*Mayor* *Clerk*

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

*Daniel Rogan, County Auditor* *By* _____
*Deputy*

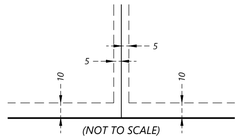
***SURVEY DIVISION****, Hennepin County, Minnesota*
*Pursuant to MN. STAT. Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20_____.*

*Chris F. Mavis, County Surveyor* *By* _____

***COUNTY RECORDER****, Hennepin County, Minnesota*
*I hereby certify that the within plat of* ***NORTHVIEW PRESERVE 3RD ADDITION*** *was recorded in this office this _____ day of _____, 20_____, at ___ o'clock ____M.*

*Amber Bougie, County Recorder* *By* _____
*Deputy*

*DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:*



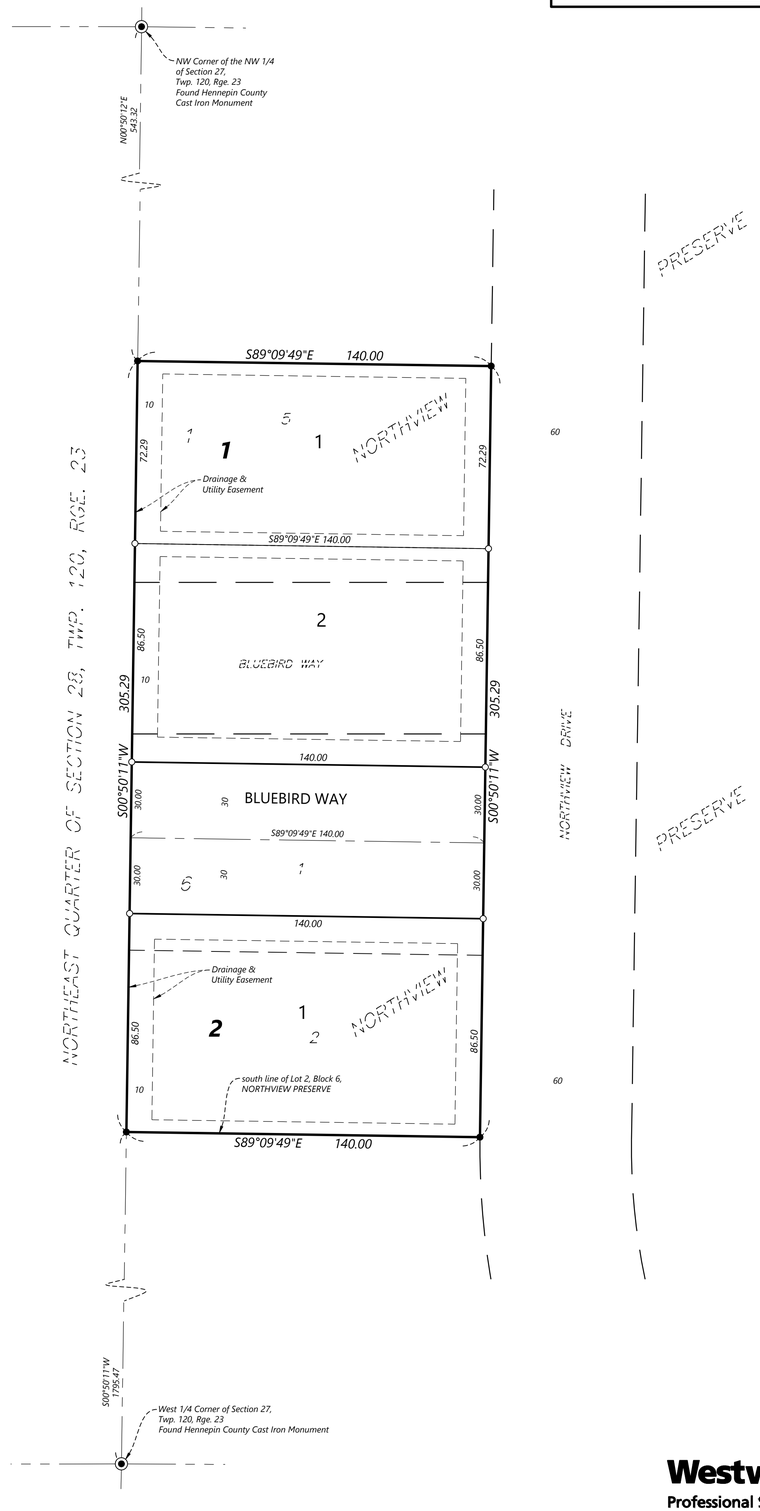

*BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT*

- *DENOTES SET 1/2 INCH BY 14 INCH REBAR WITH CAP INSCRIBED LICENSE NUMBER 63119 TO BE SET IN ACCORDANCE WITH MN STATE STATUTE 505.021, SUBD. 10*
- *DENOTES FOUND MONUMENT, AS NOTED ON PLAT*

*THE SOUTH LINE OF LOT 2, BLOCK 6, NORTHVIEW PRESERVE, IS ASSUMED TO BEAR S 89°09'49" E*

SCALE IN FEET

0 30 60 90




**Westwood**
**Professional Services, Inc.**

**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 7.1

**Subject**: Review and Consideration of the Main Street Master Plan
**Prepared By**: Brett Angell, Community Development Director

---

**Overview / Background / Analysis**
The Downtown/Main Street district has long served as the core for the community and where the city initially grew from. Over the past several years, the City of Rogers has emphasized this area for both planned public improvements and overall long-range planning efforts. Through these efforts, the city had a goal of ensuring the long-term viability of the area while seeking improvements that could be made to the district to create a more pedestrian-friendly district that will serve residents and attract visitors.

**What is a Master Plan?**
A master plan is a comprehensive, long-term strategic document that outlines the vision for future growth, infrastructure improvements, development, redevelopment or land use for a defined area. In many ways, there are similarities between a city's comprehensive plan. However, a master plan has a more defined area and is more defined in nature than a comprehensive plan. A master plan provides additional guidance to the city for future land use considerations for the defined area regardless of if these considerations correspond to public or private improvements. Master plans are a common practice for areas deemed of significant importance by the city. If done properly, a master plan will be a "living" document that is consistently referred to and is amended as needed into the future.

**Main Street Planning Efforts**
In 2020-2022, the city adopted the Downtown Master Plan and Main Street Streetscape Plan. Additionally, the city went through the process of drafting a Main Street Small Area Plan, which was not officially adopted by the city. In early 2025, the city applied for and was awarded a grant from Hennepin County's Hennepin Planning Grant program for the creation of a new master plan. The HPG grant was pivotal for ensuring a thoughtful and well-defined process and funded a majority of the work that was completed. Throughout 2025, the city worked with Cardo, the selected consultant through the HPG program, Hennepin County, and the community on the drafting of the plan.

**Why Update Past Plans?**
There were numerous reasons why it was determined that it was important to update and create a new Main Street Master Plan as detailed below:

- Clarity — with multiple past plans covering one area, there was the opportunity for confusion for the public, staff, elected officials, and/or interested developers or businesses interested in the area. Creating a unified plan ensures transparency and clarity for the area moving forward.
- Market Conditions/Changes— Since the time of the past planning efforts there have been changes to the market conditions and anticipated developments as compared to past plans. One example of this would be the planned civic campus site on the north end of main street which was not previously anticipated. This development sets a new vision for the subject property, an anchor for the downtown district, and other public amenities such as plaza space and public parking.
- Anticipated Turn Back— With the Fletcher Bypass project currently undergoing construction, Main Street will be turned back from the County to the City in the very near future. With the turn-back and city gaining control of the roadway, the city anticipates a reconstruction of Main Street. The city is currently working towards obtaining the required funding for the reconstruction.
- Upcoming Comprehensive Plan— Starting in 2026, the city will be undergoing the process of updating its comprehensive plan for 2050. The engagement efforts and vision set for the downtown area aid in laying the groundwork for the comprehensive plan.

**Public Engagement Process**
Throughout the master planning process, there were numerous online and in-person public engagement opportunities. This included public open houses, stakeholder meetings, a project website, online surveys, and a joint City Council/Planning Commission meeting. The stakeholder meetings included Main Street business and property owners. There were two sets of stakeholder meetings and two public open houses. The first occurred early on in the process to get an understanding of existing challenges, preferences, and potential opportunities. The second very-well attended open house presented a couple of different master plan scenario options. Following the second round, highlighted elements from each option were combined to create one plan. The project website shared updates on process, meeting notes, and an online survey for those who wished to share feedback.

**Master Plan Components and Sections**
A copy of the master plan is attached to this item for review. The items below highlight and summarize the different sections and components of the master plan.

Introduction
The introduction section lays the stage for what the district is and what the master plan is seeking to establish. This section further details the 'why' of the plan and some demographic information of the city.

Existing Conditions

In order to properly plan for improvements or any changes, it is important to understand the existing conditions and how the area currently operates. The existing conditions pages refer to the existing land use, building footprints, parking areas, and stormwater.

Vision & Guiding Principles
The vision and guiding principles are what guides what the city is trying to accomplish. These principles, as defined in the plan, include creating a Main Street district that is safer for pedestrians, supports and grows businesses, is a mixed-use neighborhood, and is connected in its core to the community.

Process
The process section defines what occurred over the course of the master plan process. This is broken down into three sections: understand, explore, and implement. Under the 'understand' section, past plans were evaluated and initial public engagement took place. Under the explore section, alternative plans were created for review and feedback. Under the implement section, the final report and defined recommendations were created.

Planned Vision
The identified 25-year vision took certain components from what was learned and the two alternatives to create a unified vision for the district moving forward. The identified vision includes exploring the uses and identifying opportunities for redevelopment. The vision seeks to create a mixed-use neighborhood that retains the small town feel of Rogers and historic nature of the district. The plan, similar to past planning efforts, explores the incorporation of some different housing opportunities to provide a direct and immediate population base to support commercial businesses. The vision section further breaks down certain areas of the district, including the main street core, Main/129th/Memorial intersection, eastern area, and redevelopment of the western industrial areas.

Transportation
The area that received the most amount of feedback during the engagement sessions corresponded to various transportation elements — both automobile and pedestrian-related. The transportation section is broken down into multiple categories including pedestrian safety, designed street sections, and parking.

Implementation
The implementation section includes short-term and long-term recommendations corresponding to parking, phasing of development, open space, stormwater management, and zoning.

**Incremental Changes**
An important component for all Master Planned areas which involve redevelopment or primarily privately held properties is that changes as established within the master plan may be incremental in nature and occur over the course of several years. Similar to the comprehensive plan, the master plan will help guide future decisions made for the area.

Developments may not directly match the footprints or structuring as shown in the master plan, but it is important that the general characteristics are similar for advancing the goals and vision for the area.

**What Happens Next?**
If adopted, the master plan will move into the implementation stage. This will help guide comprehensive plan changes, and subsequent zoning changes. The initial redevelopments as shown on the plan, including the Duffy Main Street redevelopment, civic campus, and redevelopment of 21601 John Deere Lane are anticipated to continue to move forward, and this vision will help guide the potential interest of other interested parties. The master plan would be added to the city website with a likely new page created specific to the Main Street area. The existing project website controlled by the consultant will continue for an additional month or two and then will be disabled.

**Planning Commission Review**
The Master Plan was reviewed by the Planning Commission at the Monday, April 6th meeting. The discussion on the proposed plan related primarily to questions on the parking plan and infrastructure improvements. The commission supported the proposed master plan and there were no direct changes to the plan recommended by the commission.

**Staff Recommendation**
Staff recommend the adoption of the Main Street Master Plan subject to any final comments or changes from the City Council or staff.

**Financial Impact**: Not applicable. **Source Fund**: Not applicable.

**Budgeted?** N/A

**Supporting Documentation**
A. Rogers Main Street Master Plan

# ROGERS MAIN STREET MASTER PLAN

CARDO® Urban Design & Town Planning ISG

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## EXECUTIVE SUMMARY

As the City of Rogers grows, a renewal of interest and investment has ignited the Main Street area. With the Fletcher Bypass slated to open later this year and the anticipated transfer of ownership of Main Street from Hennepin County to the City of Rogers, there is an opportunity to transform Main Street into a neighborhood that is more pedestrian friendly. Additionally, the development of a Civic Campus as the northern entry to Main Street will shape this area for years to come. These major investments sparked an opportunity to revisit old plans, integrate new ideas, and create a singular, holistic vision for the Main Street area.

The Rogers Main Street Master Plan is an initiative to create a viable, vibrant, and pedestrian friendly Main Street for the heart of Rogers. This transparent process reflected the values of the community, was unique to Rogers, and produced something all individuals can take pride in. This Master Plan creates new housing options within the community, supports local businesses and entrepreneurs with commercial spaces, and integrates improved pedestrian safety at every turn. With targeted redevelopment efforts, programs, and public-private partnerships, the area will maintain its small-town charm and character while improving buildings for decades to come.


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# INTRODUCTION

## A NEIGHBORHOOD

Main Street has been a focal point of the community and its leadership for several years. It is the historic core of a town that was once a small, rural community with a stop on the Great Northern Railroad and a wagon turnaround. The vast majority of buildings from 100 years ago no longer remain and Rogers has grown into a mature suburb of Minneapolis, yet this location in town has always remained the heart and soul of the community.

Many towns and cities attempt to replace or replicate the fabric of an old Main Street, but there are few substitutes for the real place. The community clearly wants to build on the foundation and character of the existing Main Street. This Master Plan starts here, by preserving and enhancing the existing businesses, buildings, and cherished small-town feel that already exists. Then it charts a direction to support this commercial core in a mixed-use, walkable, and human-scaled way that will ensure this neighborhood is strengthened over time.

No, this is not a compilation of development projects that happen to share geography. This is a seamless, integrated network of streets, parks, and a range of building types that act as one. A healthy neighborhood is composed of blocks where numerous uses, building types, and different developers create a well-defined street edge. Parking is relegated to the center of blocks and the street edge is made for interaction. This interaction might be with items in a storefront window, neighbors chatting on a porch, or with friends enjoying a park or plaza. After all, these interactions are what create community.

## GROWTH

The City of Rogers experienced a dramatic 54.6% increase in population between 2010 and 2020 according to the United States Census Bureau. The Metropolitan Council projects that by 2040 Rogers will grow by another 79%. This process highlighted the importance of responsible growth. The vast majority of residents engaged throughout the Master Plan acknowledged this expansion can be an asset to leverage. However some residents did express hesitation and are concerned for the community they love.

The best way for cities to grow is by using what they already have. Every parcel shown as developed in this Master Plan has previously been developed and is already connected to an existing infrastructure grid. This is not only financially intelligent for the City, but it is also environmentally friendly. Housing, commercial spaces, parks, and civic uses all located next to one another helps reduce automobile trips. At the same location on John Deere Lane between Main Street and Industrial Drive, the average number of daily automobile trips is projected to decrease by 42.3% by 2040 according to the 2040 Comprehensive Plan. The principles that guide this Master Plan will help create a more resilient, safe, and beautiful Main Street neighborhood.

## 25-YEAR VISION

This vision will not happen quickly or overnight and is intended to guide the form of the Main Street neighborhood over the next 25 years. The Master Plan will require the cooperation of numerous developers, builders, land owners, City Councils, and residents that do not yet call the City of Rogers home. Recessions, periods of economic growth, and changes in leadership are guarantees, and they will slow or accelerate changes to this area. This document is meant to be the steady hand that guides growth in the Main Street neighborhood until 2050.

While this Master Plan directs the form of streets, parks, and development, it is not a guide for future utility infrastructure. As this Plan becomes reality, further study by engineers and City staff will determine the appropriate next steps for water, sewer, natural gas, electricity, and telecommunication utilities. Fortunately, most of the needed infrastructure is in place, but it will be critical to make sure development and utility capacity align.

This Master Plan thinks both big and small. On one hand, this document illustrates what the Main Street neighborhood might look like in 25 years. On the other hand, it also anticipates which steps need to be taken in the next few years. The City of Rogers has positioned itself well for reinvestment in the area by moving the City Hall and Police Station to a prominent position on Main Street. Improvements to Main Street itself, once the City takes control of the right-of-way, will cement and continue to signal to investors, developers, and community members that it is committed to this neighborhood.

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# DESIRED OUTCOMES

## A SAFER MAIN STREET FOR PEDESTRIANS

Main Street is a Hennepin County road but will be transferred back to the City of Rogers in the next few years. This provides an opportunity to rebuild an aging street, improve pedestrian safety, and create the highest-quality public realm.

## SUPPORT & GROW BUSINESS

Vacancy on Main Street is low, but the buildings these tenants occupy are from the early 1900s to the 1960s. New buildings, with larger, flexible commercial spaces will help bring additional vibrancy to the neighborhood. The goal is to both maintain the cherished small-town charm, while also allowing for additional development that will rejuvenate and refresh the heart of the community.

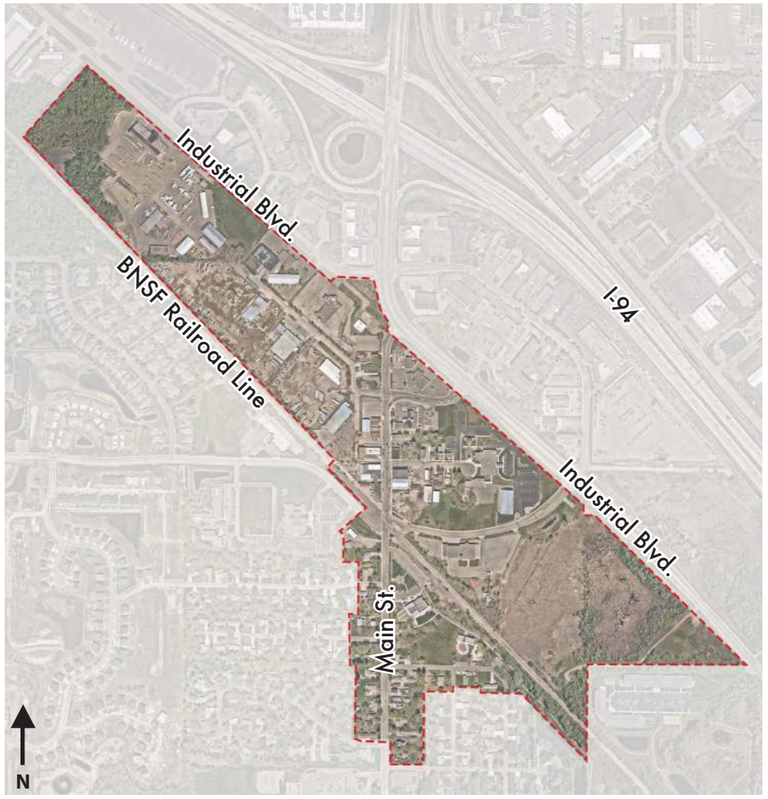
## A MIXED-USE NEIGHBORHOOD

The goal is to transform Main Street from an industrial corridor to a mixed-use neighborhood. It will no longer be a place for trucks and cars to drive through, but instead a place where the entire community can drive, and walk, to. A full range of housing types, including those between single-family homes and large apartments buildings, will help support the new and existing businesses on Main Street. Places to live, work, shop, dine, and recreate will all be concentrated in the same area, seamlessly integrated to form a neighborhood.

## CONNECTED

New public plazas and civic spaces will provide places for larger events and pleasant spots for friends and neighbors to sit together and connect. The railroad crossing will no longer be a barrier, but a connection to the southern Main Street neighborhoods. It will not only be easier to walk or bike to Main Street, but also possible for someone to live in this neighborhood with a reduced dependence on an automobile.

## MAIN STREET STUDY AREA




This Master Plan will focus on improvements to the study area which is shown above. The study area was selected by the City of Rogers and corresponds directly to the Downtown (DT) Zoning District. The area today includes residential, commercial, and industrial uses that are separated from the rest of Rogers by features that include the BNSF railroad line, wetlands, and wide arterials. This Master Plan envisions how the area can truly become a mixed-use neighborhood and connected to the rest of Rogers despite these challenges.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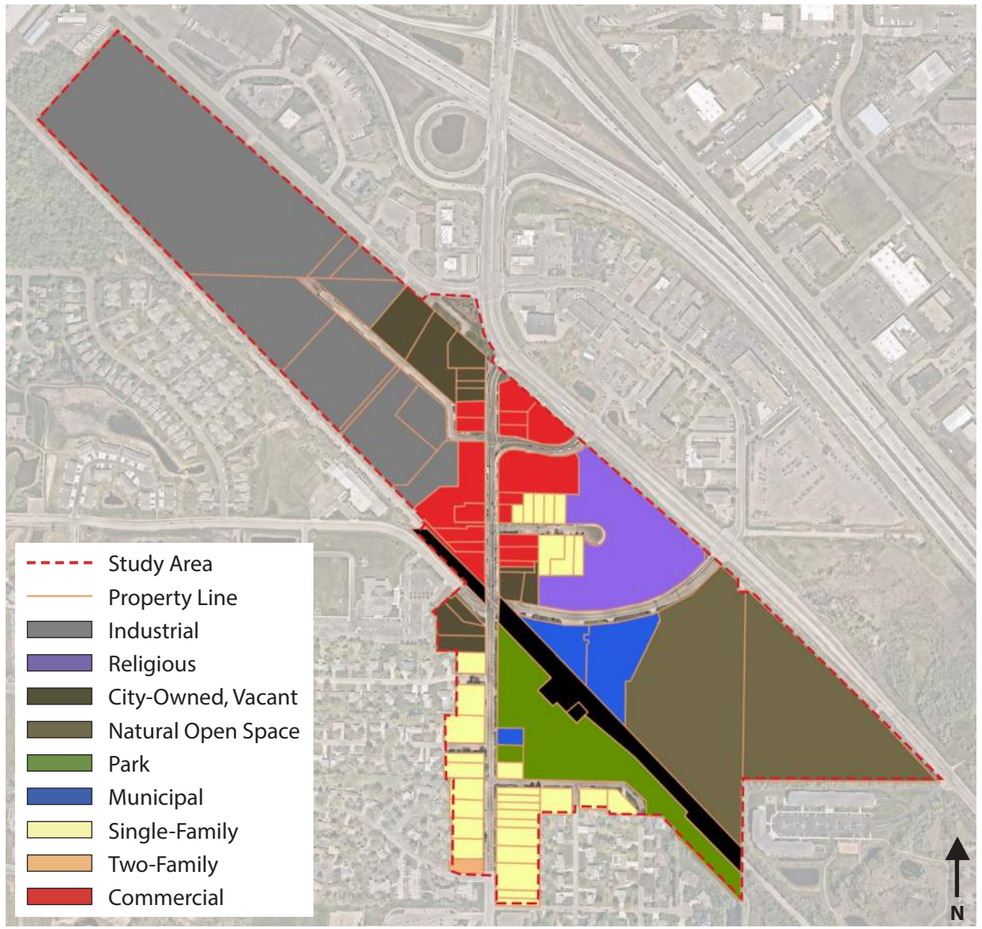
# EXISTING NEIGHBORHOOD



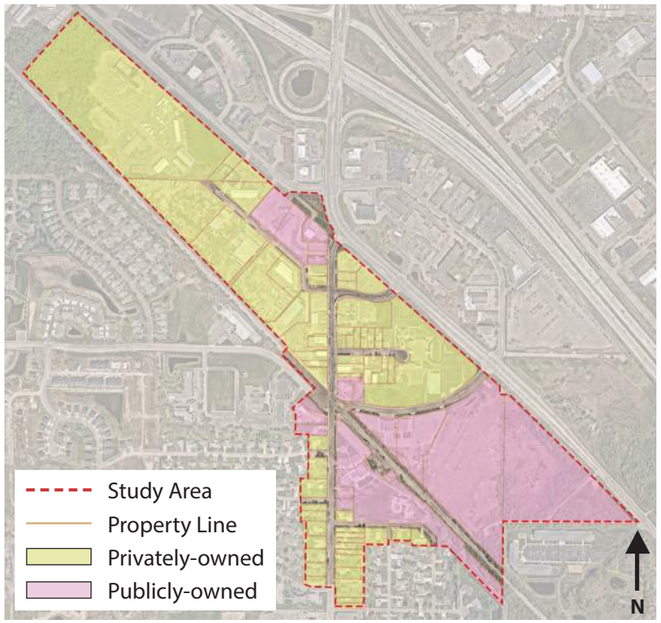
## THE MAIN STREET NEIGHBORHOOD TODAY

The existing Main Street neighborhood can generally be divided into areas north and south of the BNSF railroad line. South of the railroad line, Main Street is predominantly residential in character and abuts the City's Central Park. North of the railroad line is the historic commercial core of the neighborhood, which is flanked by a small residential cluster and includes Mary Queen of Peace Catholic Church. Outside of this core is a natural wetland area to the southeast and industrial uses to the northwest. While nearly every kind of use can be found in this study area, they are separated and disconnected from one another.

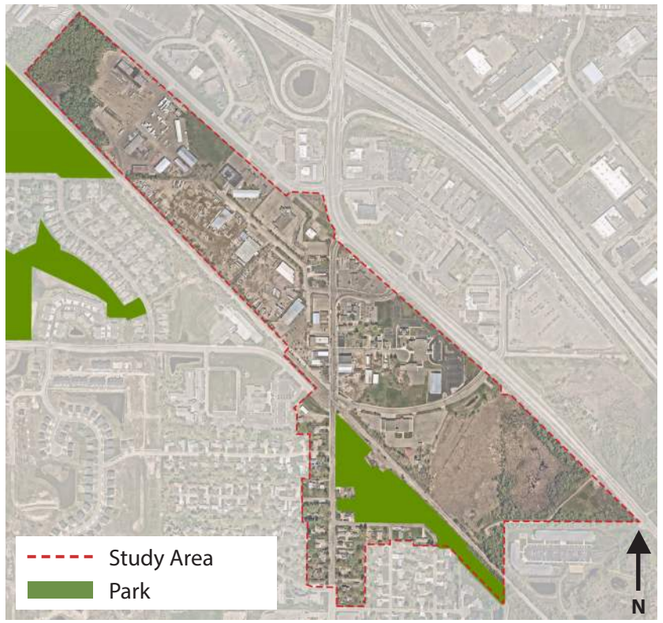
## LAND USE



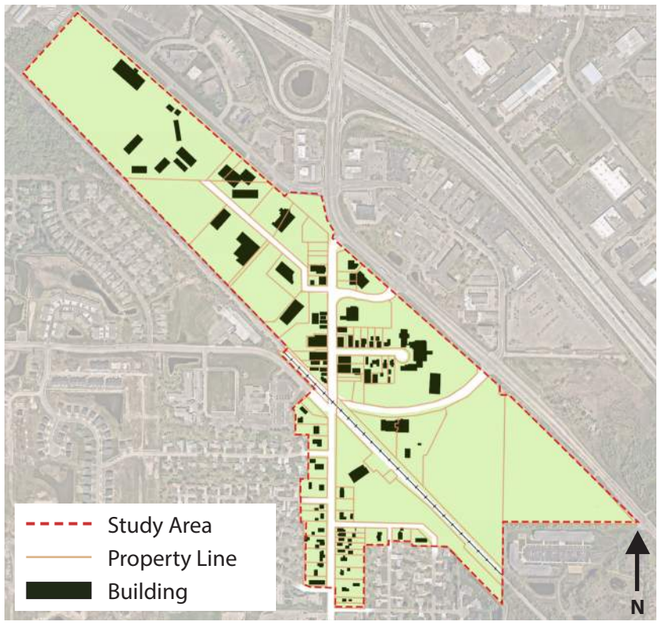

## PUBLIC & PRIVATE OWNERSHIP



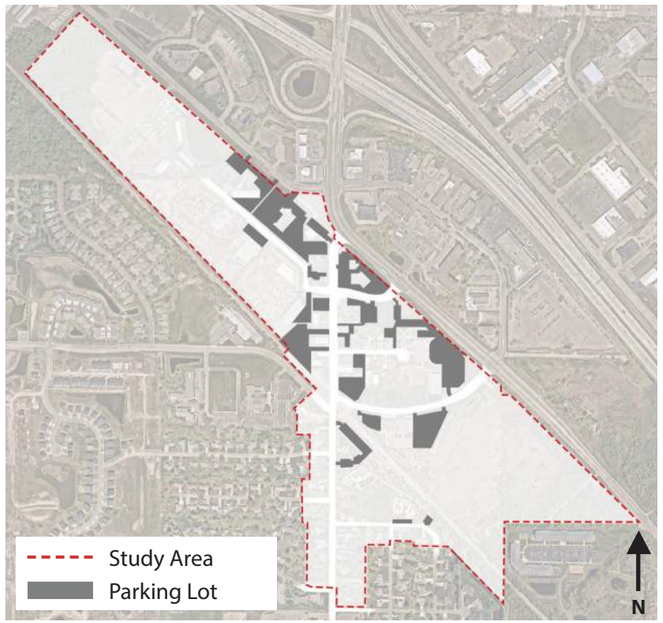

## OPEN SPACE & PARKS




## BUILDING FOOTPRINTS




## OFF-STREET PARKING



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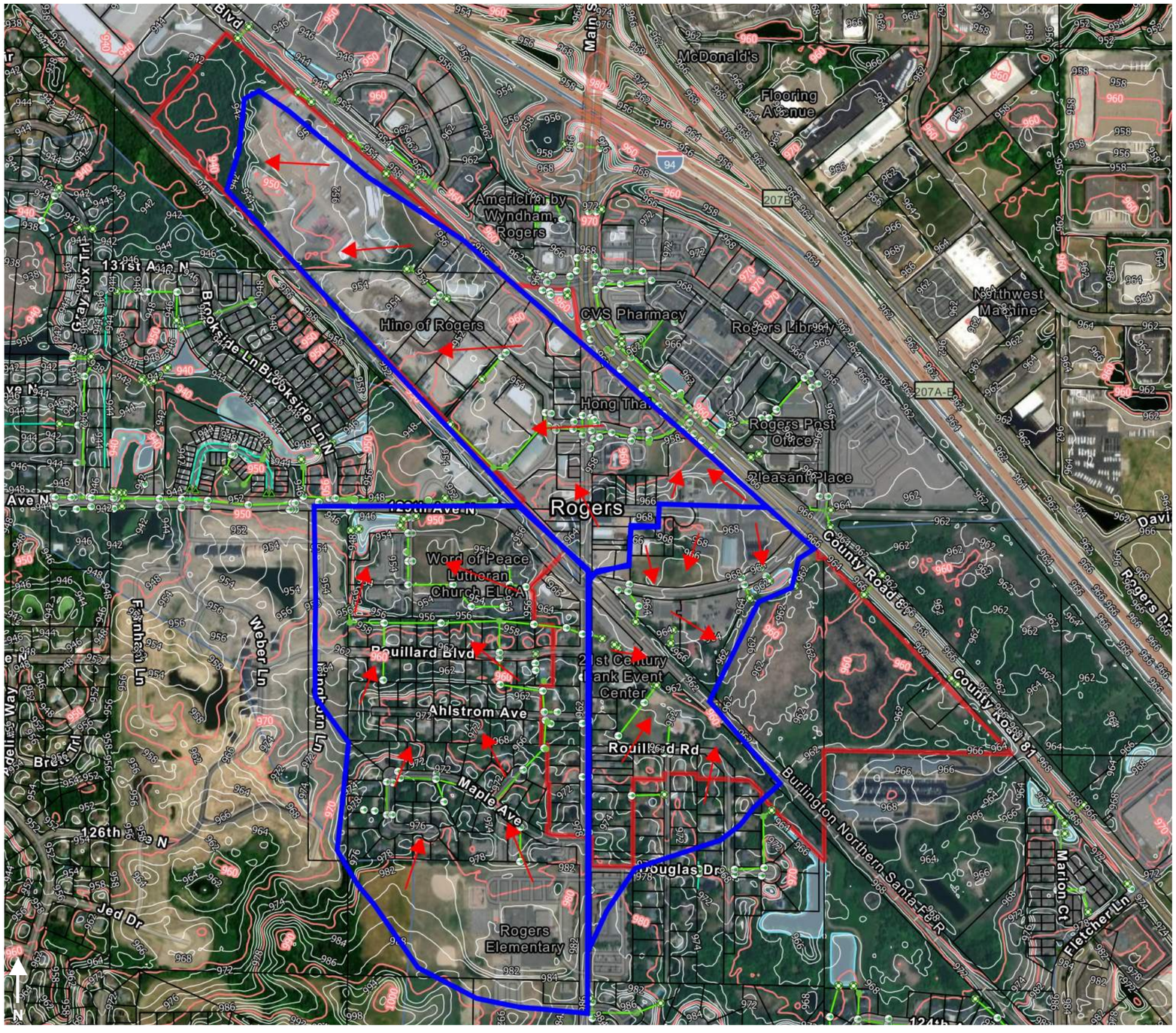
# STORMWATER






## EXISTING CONDITIONS

Existing stormwater for the study area discharges into existing BMPs, adjacent wetlands, and ditches adjacent to the railroads. Because of the age of the study area, the majority of the stormwater is not treated prior to discharging. There are two wetlands on the northwest edge and one wetland in the southeast area that are the ultimate outlet points for large portions of the study area. Stormwater drainage that is conveyed to existing railroad ditches either outlet to the wetland on the south end of the study area or follow the railroad ditch north until it outlets into Fox Creek, which flows into the Crow River. Mary Queen of Peace Catholic Church has an existing filtration basin on the north side of the property. An existing stormwater pond on the southeast side of Memorial Drive provides treatment for the street and adjacent runoff that surface flows into the storm sewer system. There are also various BMPs outside of the area that stormwater is conveyed to through a combination of surface drainage and storm sewer. A map of existing watersheds for the study area is shown on the left.

The study area falls under three governing entities; the City of Rogers, Minnesota Pollution Control Agency (MPCA), and Elm Creek Watershed District (ECWD). ECWD is organized into sub-watershed districts, and this area is within both the Crow River district and the Diamond Lake district.

## LEGEND

- Study Area
- Drainage Area
- Outlet
- Manhole
- Inlet
- CO
- Main
- Drain Tile
- Stormwater Ponds
- Parcel Lines
- 10' Contour
- 2' Contour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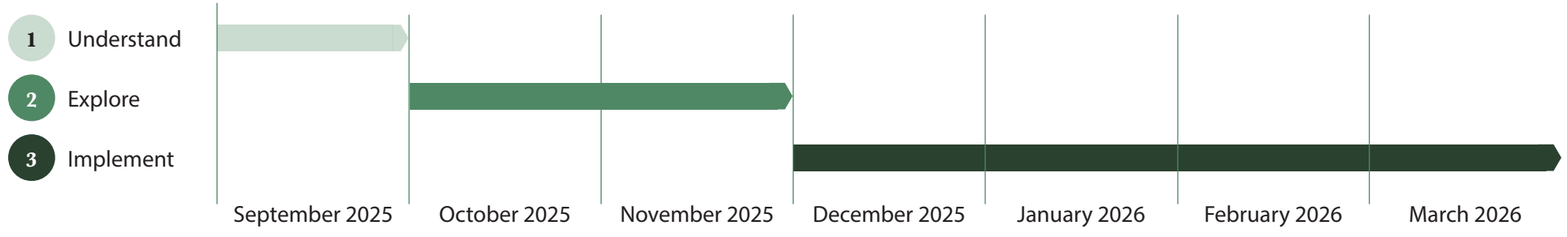
# PROCESS



The guiding principles, overall vision, and recommendations for the Main Street neighborhood are derived from the community itself. In order to build consensus around a single vision for the Main Street neighborhood, our team followed three steps over roughly a five-month time frame. The end result is a vision that is rooted in the voices of Rogers, both its constraints and strengths, which is why the process was transparent, comprehensive, and iterative.




## 1. UNDERSTAND

The first step is always to listen to you, the community. The residents, business owners, and local leaders are the experts of Rogers. With the help of City staff, the planning team identified the key stakeholders in the area and actively listened. In order to chart the best path forward, the planning team studied the work that had been completed so far and engaged the community to better understand its aspirations. This strong foundation, built by the voices of Rogers, helped create a vision and Master Plan that is an accurate reflection of the community.

Specific tasks included:

- Review Existing Plans
  - 2040 Comprehensive Plan (2020)
  - Rogers Downtown Master Plan (2021)
  - Main Street Streetscape Master Plan (2021)
  - Downtown Small Area Plan (2022)
  - Civic Center Schematic Designs (2025)
- Tour of Main Street and the surrounding area
- Focused Stakeholder Sessions: September 11, 2025
  - Business owners, local developers, elected officials, City staff, and leaders of faith-based institutions
- Community Open House 1: September 29, 2025
  - Hosted an public, open house at the 21st Century Bank Event Center and invited residents to share their visions, ideas, and experiences with the team

## 2. EXPLORE

During this step, the planning team translated and distilled the community's aspirations into two, distinct alternatives for Main Street. These Master Plan alternatives were shared with individual stakeholders in focused sessions and with the community at an Open House. The goal was to reflect back what the team heard in a highly illustrative and visual format in order to gather additional feedback.

Specific tasks included:

- Creation of two Master Plan alternatives
- Focused Stakeholder Sessions: November 19, 2025
  - Met again with the same groups from step 1, which included business owners, local developers, elected officials, City staff, and leaders of faith-based institutions
- Community Open House 2: November 19, 2025
  - Hosted a public, open house at the 21st Century Bank Event Center and invited residents to share their feedback on the two alternatives

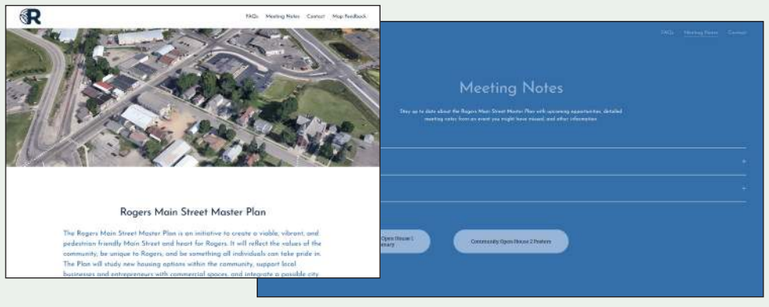
## 3. IMPLEMENT

In the final step, the team consolidated the best elements from each alternative and created a single Master Plan for the Main Street neighborhood. A transparent, iterative process created consensus around a Master Plan that is tailored to the needs, wants, and aspirations of the City of Rogers. This document elaborates and outlines the recommendations that are the result of this process.

Specific tasks included:

- Creation of a Final Master Plan for the Main Street neighborhood
  - Three illustrations of the Master Plan
- Parking Recommendations
- Stormwater Recommendations
- Open Space Recommendations
- Phasing Recommendations
- Zoning Recommendations

Throughout the Master Planning process residents could provide feedback, respond to surveys, and learn more about the process on www.rogersmainstreet.com





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# COMMUNITY GOALS & ASPIRATIONS

## MAJOR THEMES

The goals for this Master Plan were generated from our team's engagement with numerous stakeholders. These included participants at Community Open House 1, business owners, elected officials, City staff, local developers, and many others both online and in-person.

- **Prioritize Safety:** Many residents expressed concern that vehicles are moving too fast on Main Street and crossing is unsafe for pedestrians and cyclists.
- **Support Existing and Growing Businesses:** While vacancy is low on Main Street, there has been some turnover of the commercial spaces. Residents and business owners would not only like to see the existing businesses thrive, but they would also like to recruit more in order to foster a vibrant Main Street for the community.
- **Redevelop the Industrial Areas:** The industrial areas should be replaced by residential and commercial uses as they are more complimentary for a Main Street.
- **Maintain the Residential Character South of the Railroad Line:** South of the railroad line, the existing residential neighborhood should keep its small-scale, residential character, with the exception of the city-owned parcels at 129th Avenue and Main Street.

*Community members providing input on the existing neighborhood*

## STRENGTHS

- Central Park and 21st Century Bank Event Center
- R Social on Main
- Restaurants near John Milless Drive and Industrial Boulevard

## WEAKNESSES

- The intersections along Main Street
- The intersection of the railroad line, Main Street, Memorial Drive, and 129th Avenue
- The northern and southern entries to Main Street
- Traffic speed and lack of pedestrian safety
- Vacant, underutilized properties could be improved
- There is parking, but it can be difficult to find

## OPPORTUNITIES

- The intersection of the railroad line, Main Street, Memorial Drive, and 129th Avenue
- The wetland area to the southeast of the Fire Station
- The industrial area to the west of Main Street
- The streetscape itself along Main Street


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# EXPLORING TWO ALTERNATIVES



## TRANSLATING IDEAS TO DRAWINGS

Planning for the future begins with conversations. These discussions often utilize photos, maps, and drawings, but they tend to focus on nebulous ideas and aspirations. Most people can describe what they want to see, but they may have a hard time illustrating it clearly. This is precisely why our team took these ideas, aspirations, and sentiments and translated them into two distinct alternatives for the future of the Main Street neighborhood.

The two alternatives were shared at a Community Open House, online for over a month, and with focused stakeholders. The intent was not to pick one alternative over the other, but rather to decipher what the community liked or did not like about each alternative. The best elements were carried forward into the final Master Plan, and conversely the elements that were not positively received were removed. The final Master Plan is a compilation of the best elements of each alternative. The two alternatives are shown to the right and on the following two pages.

As an iterative process, these alternatives were a critical check-in with the community and are not intended as final recommendations, but rather as a means to an end.

## ALTERNATIVE A

## ALTERNATIVE B

*Community members providing input on the two alternatives*

*Meeting with business owners*

*Discussing the alternatives*



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# ALTERNATIVE A

## KEY FEATURES

At Community Open House 2 on November 19th, 2025 two different Master Plan alternatives were shared with community. Alternative A is shown on the left and includes the following elements:

## LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential
- ① Potential 4.5-acre Park
- ② Proposed Civic Campus
- ③ Proposed Willis Trucking Site Redevelopment
- ④ Approved Duffy Senior Development
- ⑤ Mary Queen of Peace Catholic Church
- ⑥ Rogers Fire Station
- ⑦ 21st Century Bank Event Center
- ⑧ Trail Connection to Vincent Woods Apartments
- ⑨ Vincent Woods Apartments


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# ALTERNATIVE B

3.25.26

## KEY FEATURES

At Community Open House 2 on November 19th, 2025 two different Master Plan alternatives were shared with community. Alternative B is shown on the left and includes the following elements:

## LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential
- ① Potential 1-acre Park
- ② Proposed Civic Campus
- ③ Potential Mixed-use Building with Grocery
- ④ Proposed Willis Trucking Site Redevelopment
- ⑤ Approved Duffy Senior Development
- ⑥ Mary Queen of Peace Catholic Church
- ⑦ Rogers Fire Station
- ⑧ 21st Century Bank Event Center
- ⑨ Trail Connection to Vincent Woods Apartments
- ⑩ Vincent Woods Apartments


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# COMMUNITY FEEDBACK



## COMMON THEMES

Several comments were expressed that relate to both alternatives. These major themes expressed by the community were taken into account in order to produce the final Master Plan for the area. The common themes are listed below:

- The double roundabout was overwhelmingly positively received, however concern for vehicle stacking was expressed.
- There was a preference for commercial uses over residential ones.
- A larger range of housing, types, especially for small-scale buildings as opposed to large-scale multi-family buildings was clear.
- A desire to mark the northern and southern entries through landscape enhancements was positively received.
- Support for the wider sidewalks, trees, and small plaza spaces was expressed.
- Whatever future development occurs, it needs to have adequate parking and not create congestion in the area.
- There was slight, yet clear, preference for alternative B.

## ALTERNATIVE A

Likes

- Larger park in former industrial area
- Wider sidewalks along Main Street from Industrial Boulevard to John Deere Lane
- Speed table and crosswalks enhancements near R Social

Dislikes

- Lack of commercial uses adjacent to the proposed Civic Campus
- One-way street from Industrial Boulevard to John Deere Lane

## ALTERNATIVE B

Likes

- Grocery store for both the immediate area and the south side of Rogers
- Trail connection around wetlands and connection to Vincent Woods Apartments
- More commercial uses and slightly less multi-family compared to Alternative A
- Two-way street the entire length of Main Street

Dislikes

- Smaller park in former industrial area



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# 25-YEAR VISION

## A MIXED-USE COMMUNITY

This Master Plan envisions a vibrant Main Street that supports the existing businesses while providing space for new commercial uses. A rejuvenated and enhanced streetscape for Main Street will improve the experience and safety of pedestrians. The 1- and 2-story buildings that create the cherished, small-town feel remain, but new mixed-use buildings flank the northern and southern entries into the Main Street area, providing the punctuation point residents have long desired.

A full range of housing options and types supports this commercial core. Healthy neighborhoods rely on cooperation and interdependency between commercial and residential uses in the same area. Single-family homes, duplexes, townhomes, small apartment buildings, and large apartment buildings are mixed together in the same walkable, neighborhood. At the center of this new neighborhood, located within a short walk of most residences, is a 2.8-acre park which should include community amenities. New on-street parking is proposed and larger parking lots are discretely integrated into the community. Not only will proposed development build new parking as it is constructed, but new opportunities for more parking in the future are included.

## LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential
- ① District Stormwater Management and Park
- ② 2.8-acre Park
- ③ Proposed Civic Campus
- ④ Mixed-use Building with Ground-floor Grocery and Parking
- ⑤ Proposed Willis Trucking Site Redevelopment
- ⑥ Approved Duffy Senior Development
- ⑦ Mary Queen of Peace Catholic Church
- ⑧ Rogers Fire Station
- ⑨ 21st Century Bank Event Center
- ⑩ Trail Connection to Vincent Woods Apartments
- ⑪ Vincent Woods Apartments


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# MAIN STREET CORE

## THE HEART OF ROGERS

Many residents already see the heart of Rogers as the segment of Main Street between Industrial Boulevard and the railroad line. With the future City Hall, approved Duffy Senior Development, and potential streetscape improvements, this identity will only ring more true. A focus on the best possible environment for pedestrians is paramount.

There are also opportunities for existing owners to strengthen their properties. The City of Rogers has a facade improvement matching grant program that covers 50% of the cost of exterior restoration and other improvements up to $25,000 per storefront. The conversion of single-family homes to duplexes or small apartments also aligns with the goal of creating more housing around the Main Street Core.

## LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

## KEY IMPROVEMENTS & FEATURES

1. Repainted Crosswalks, New Crosswalk Countdown Signals at all Corners, and Remove "No Pedestrian" Signage on Traffic Light Posts
2. New accessible curb ramp for crosswalk at southwest corner
3. Landscaped Stormwater Management Area and Sidewalks
4. Future Police Station
5. Future City Hall
6. Landscaped Signage and Entry Marker to Main St.
7. Future Liner Residential or Townhome Building
8. Hardscaped Plaza
9. Proposed Willis Trucking Site Redevelopment
10. Mixed-use Building with Ground-floor Grocery and Parking
11. Sidewalk from Crosswalk to Heritage Place
12. Reduced Curb Radii, Crosswalks, and Yield to Pedestrian Signage
13. Courtyard Multi-family Housing
14. Approved Duffy Senior Development
15. Wells Fargo Mixed-use Redevelopment
16. Crosswalks and Flashing Yield to Pedestrian Signage


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# MAIN STREET CORE

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# ROUNDABOUT PLAZA GATEWAY

## SAFETY & FIRST IMPRESSIONS

The intersection of Main Street, Memorial Drive, 129th Avenue, and the railroad line was identified as the area in most need of improvement. The intersection is confusing for motorists as well as pedestrians. A double roundabout not only slows vehicles entering and exiting the Main Street neighborhood, but it also simplifies one, difficult intersection into two intersections with significantly fewer points of conflict. These roundabouts also create a pair of plazas that act as gateways into the neighborhood. Landscaping, storefronts, and public art opportunities signal to motorists to slow down and to those visiting that they have reached the heart of town.

## LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

## KEY IMPROVEMENTS & FEATURES

1. 3-story Mixed-use Building with Ground-floor Commercial
2. Small Park with Pavilion or Public Art
3. Roundabout with Crosswalks and Yield to Pedestrian Signage
4. At-grade Railroad Crossing
5. Roundabout with Crosswalks and Yield to Pedestrian Signage
6. Sidewalk Connections across Railroad Lines
7. 4-story Mixed-use Building with Ground-floor Commercial
8. Sidewalk along North Side of Rouillard Blvd.
9. New Crosswalks and Yield to Pedestrian Signage


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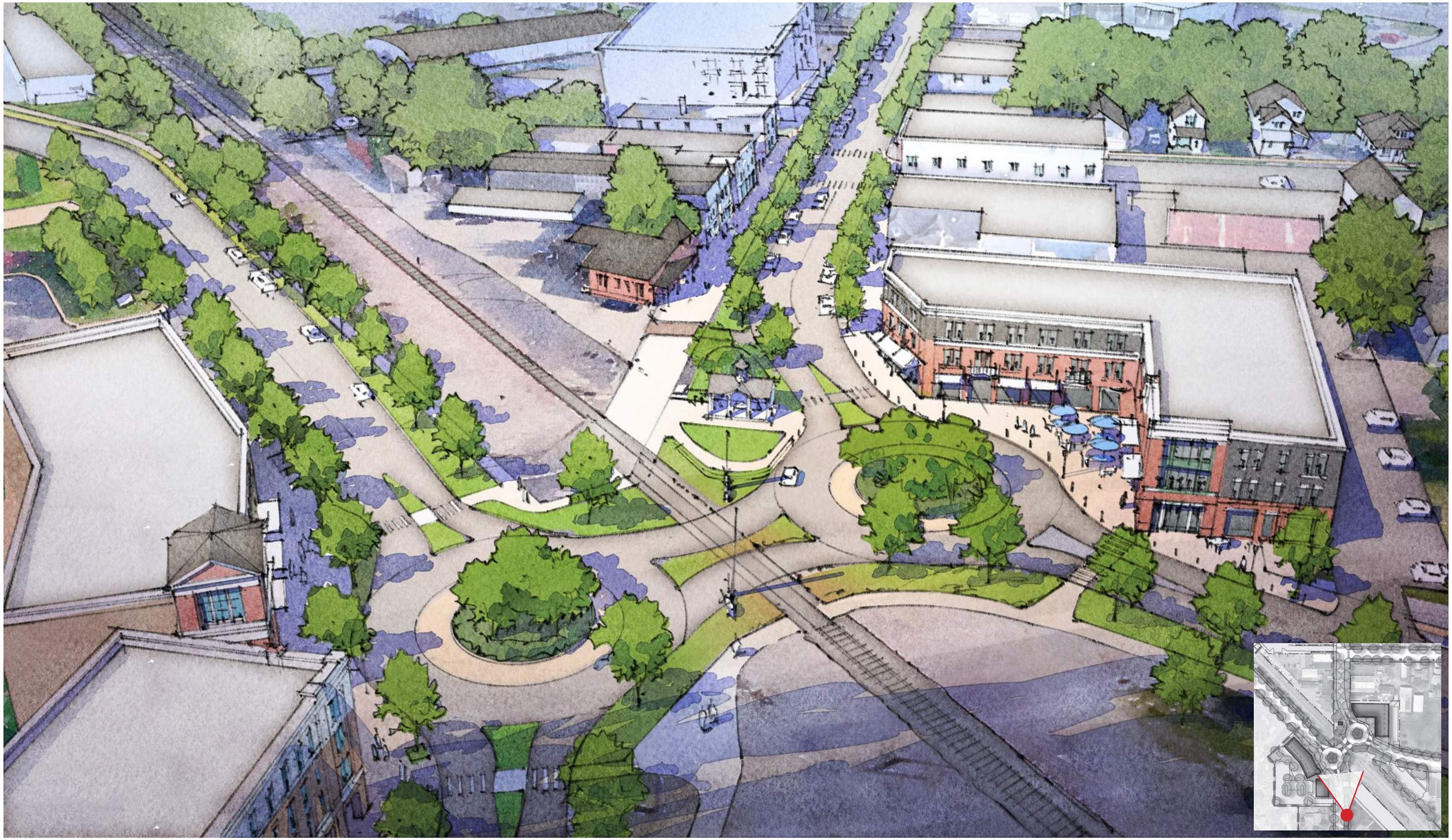
# ROUNDABOUT PLAZA GATEWAY







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# EAST WETLANDS

## AN UNDERUTILIZED RESOURCE

East of the Rogers Fire Station is a large wetland, protected as public waters by the State. This natural asset was highlighted by the community as something that should be embraced. A walking trail around the edge of the wetland connects Main Street to Vincent Woods Apartments and provides a complimentary, natural amenity to an area that already includes Central Park. Overlooking the wetland are townhomes, which are located on the site of the parking lot for the former Community Room. Once the new City Hall opens and the space is no longer used, the parking lot will become a key site for redevelopment.

## LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

## KEY IMPROVEMENTS & FEATURES

1. Rogers Fire Station
2. Former Rogers Community Room
3. Townhomes
4. Wetland
5. Wetland Trail Loop
6. Trail Connection to Vincent Woods Apartments
7. Vincent Woods Apartments


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# REDEVELOPMENT OF WESTERN SITES

## A RANGE OF HOUSING OPTIONS

The industrial sites west of the future City Hall are envisioned to change the most over the next 25 years. While it will likely take several years to redevelop, the vision for this area is a mixed-residential neighborhood that supports the commercial uses on Main Street. A street grid should extend through these sites, providing multiple means of access to Industrial Boulevard. More street connections and access points helps to diffuse traffic, thereby reducing the number of cars on Main Street. John Deere Lane will be become the central, pedestrian spine that connects these residential uses to the commercial core. Residents want to see a mix of housing types, both for-sale and for-rent, from single-family homes to multi-family buildings. This is not a subdivision, apartment complex, nor a development site, but rather a neighborhood with a broad range of building types.

## LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

## KEY IMPROVEMENTS & FEATURES

1. Walking Trail around Wetland
2. New Street Connection to Industrial Blvd.
3. Regional Stormwater Management Pond
4. New Street Connection to Industrial Blvd.
5. 2.8-acre Park with Unspecified Recreational Amenities
6. New Street Connection to Industrial Blvd.
7. 1-story Commercial Building
8. Future Police Station


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# REDEVELOPMENT OF WESTERN SITES

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# PEDESTRIAN SAFETY

## SAFETY

The vision of a mixed-use, vibrant, commercial neighborhood can only be achieved by ensuring Main Street is the anchor of this neighborhood. Therefore the first objective for a successful Main Street must be safety. It must be a safe environment for those driving or biking, but it must also be safe for the most vulnerable individual, the pedestrian. Ensuring vehicles and pedestrians can interact safely is key because this neighborhood will have more pedestrians than any other neighborhood in Rogers. A safer environment, both in reality and in perception, will encourage more people to visit Main Street, helping boost business in the area. A cascading effect unfolds as more people feel safe walking it sends the message that this is a pedestrian-friendly neighborhood. This also helps foster an environment in which people are constantly present, signaling that the area is safe.

A safer Main Street was one of the most important issues for residents and had widespread support. Creating a safe environment for pedestrians will require a multifaceted approach. Any one of the following strategies is not enough to create a safe environment. It will be require all of these elements working in unison to create the best possible environment for people.

## REDUCE SPEED

According to the Foundation for Traffic Safety, the average risk of death for a pedestrian hit by a vehicle moving at 23 mph is 10%. If that same vehicle is moving only 9 mph faster, the risk of death jumps 2.5 times higher, to 25%. Another source, the Insurance Institute for Highway Safety, concluded that a pedestrian hit by a vehicle moving at 20 mph has a 18% chance of sustaining a major injury, but if that same vehicle is moving at 35 mph, a pedestrian has a 67% chance of sustaining a major injury. While the specific facts and figures may slightly vary from study to study, the picture they all paint is perfectly clear. The danger to pedestrians directly increases with speed, and in particular there is a significant jump from 25 mph to 35 mph.

The solution may appear straight-forward, simply post a lower speed limit, but this is actually one of the least effective ways to reduce speed. Yes, posting a lower speed limit is one tool to manage vehicle speed, but motorists statistically drive as fast as they feel comfortable driving. The effective and proven technique is to change the physical street environment itself. This requires a multi-pronged approach.

## LANE WIDTH

Wider lanes mean higher speeds. The National Association of City Transportation Officials (NACTO) recommends a 10' wide lane in an urban setting similar to this one and notes that they have a positive impact on a street's safety without impacting traffic operations. They also note that for designated truck or transit routes, one travel lane of 11 ' may be used in each direction, but lane widths wider than 11' have been shown to substantially increase speeding and reduce safety.

What about here in Minnesota where snow can make it more difficult to maintain streets? Main Street improvements will likely be funded using the Minnesota municipal state-aid street (MSAS) system, and the table below shows the design standards for streets that utilize this funding. The standards match the guidance from NACTO, recommending travel lanes that are between 10' and 11'.

| Projected Traffic Volume | Design Speed<br>mph | Lane Width (a)<br>feet | Curb Reaction Distance (c)<br>feet | Parking Lane Width (e)<br>feet |
|---|---|---|---|---|
| ADT < 10,000 | 30-45 | (b) 10-11 | 1-2 (d) | 7-8 |
| | 50 or over | 11-12 | 2 | 8-10 |
| ADT ≥ 10,000 | 30-35 | (b) 10-11 | 1-2 (d) | 7-10 |
| | 40-45 | 11-12 | 1-4 | 7-10 |
| | 50 or over | 11-12 | 2-4 | Not allowed |

*Design standards from Chapter 8820, Local State-aid Route Standards, Financing*

## ON-STREET PARKING

On-street parking is highly effective at slowing traffic because it visually narrows street and creates healthy friction between moving and parked cars. Both the U.S. Department of Transportation and NACTO recommend utilizing it as traffic calming measure in pedestrian environments. It as creates a buffer between a pedestrian on a sidewalk and a moving car on the street, which allows for a more pleasant experience.

## STREET TREES

Trees planted along both sides of the street create a sense of enclosure and provide a visual cue to drivers to slow down. They have consistently been linked to slower automobile speeds. They provide shade for pedestrians in the summer, reduce storm water runoff, increase commercial revenue, and provide cleaner air for all.

## MARKED CROSSWALKS & RECTANGULAR RAPID FLASHING BEACONS

Main Street has multiple, marked crosswalks within the study area and they are they are clearly indicated with signage. When the street is reconstructed every intersection should include a painted crosswalk, pedestrian warning sign, and rectangular rapid flashing beacons. According to the U.S. Department of Transportation, these can increase motorist yielding rates up to 98%.

*An example of rectangular rapid flashing beacons*

## TRAFFIC VOLUME

Main Street is a major north-south connector in Rogers and some residents raised concerns about the impacts these improvements could have to traffic volumes. It is anticipated that some of this demand will be met with the opening of the Fletcher Bypass in 2026. In fact, the 2040 Comprehensive Plan estimates traffic volume will drop between now and 2040 along Main Street, despite population growth. The traffic calming measure will also discourage truck traffic, a major concern for the community. The listed improvements are anticipated to have negligible impacts to travel time, while creating massive enhancements to pubic safety and the vitality of businesses.


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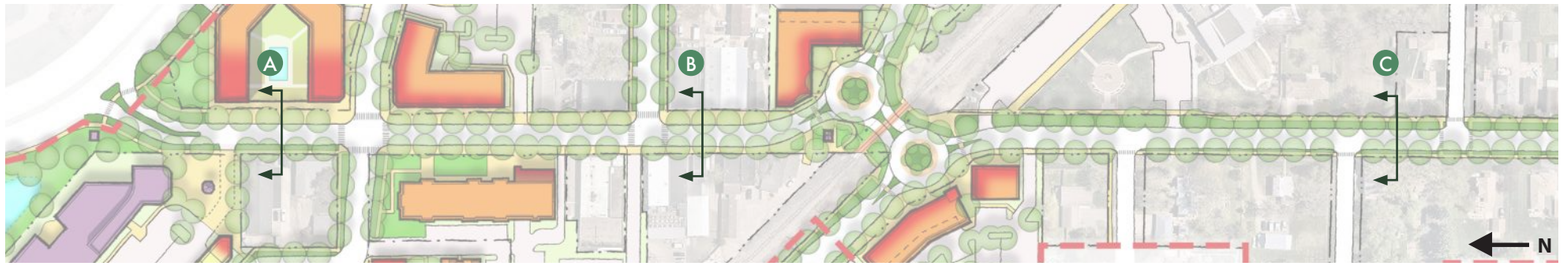
# MAIN STREET

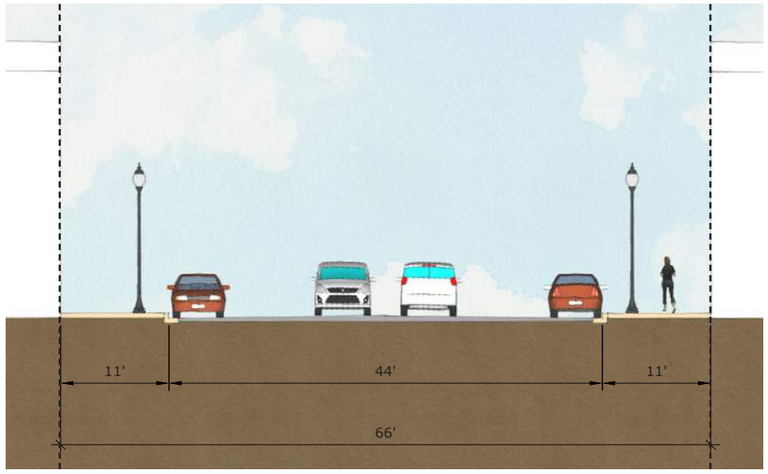
## OPPORTUNITY FOR CHANGE

Main Street itself will undergo a substantial change once the Fletcher Bypass is complete by the end of 2026. Shortly after its completion, it is anticipated that Main Street will transfer ownership from Hennepin County to the City of Rogers. This provides the City of Rogers a key opportunity to reconstruct and improve Main Street for pedestrians, cyclists, and motorists.

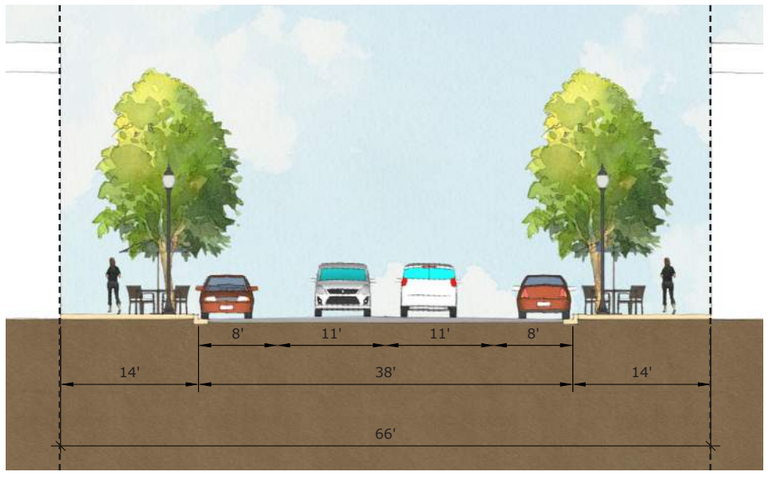



## SECTION A

Existing: 66' Right-of-way

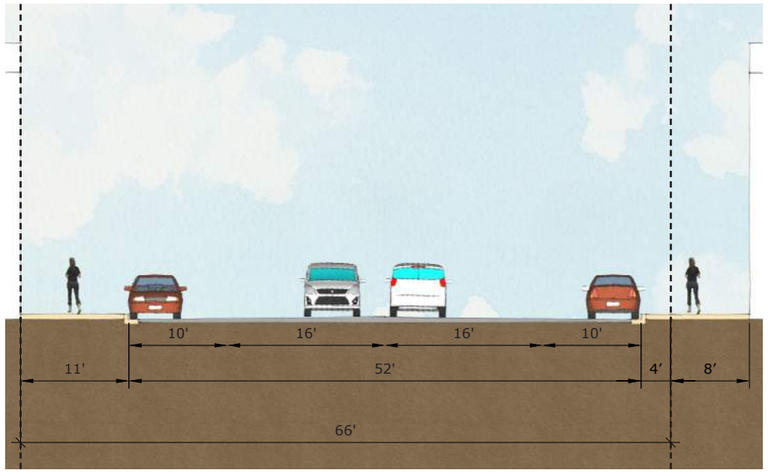



Proposed: 66' Right-of-way

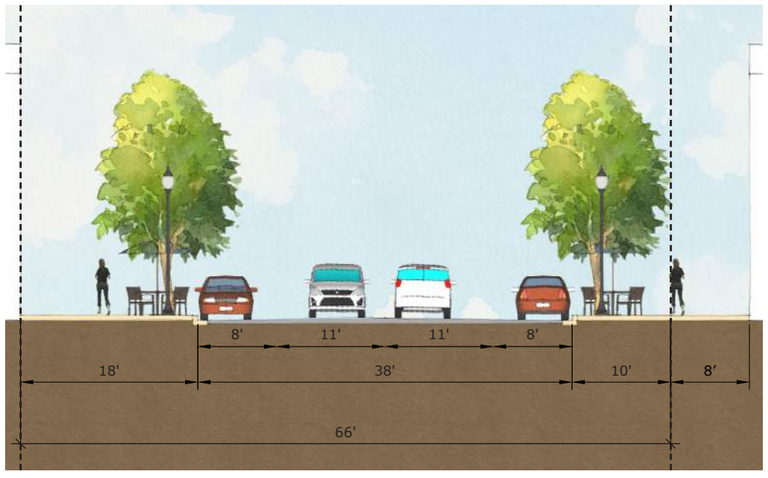



## SECTION B

Existing: 66' Right-of-way




Proposed: 66' Right-of-way




## SECTION C

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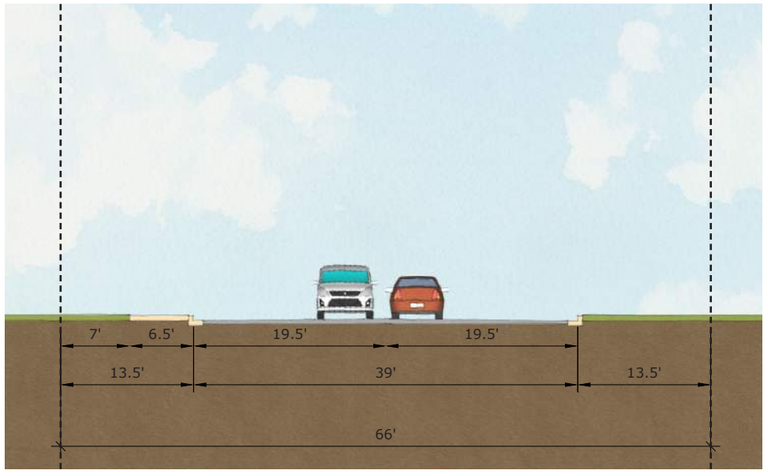
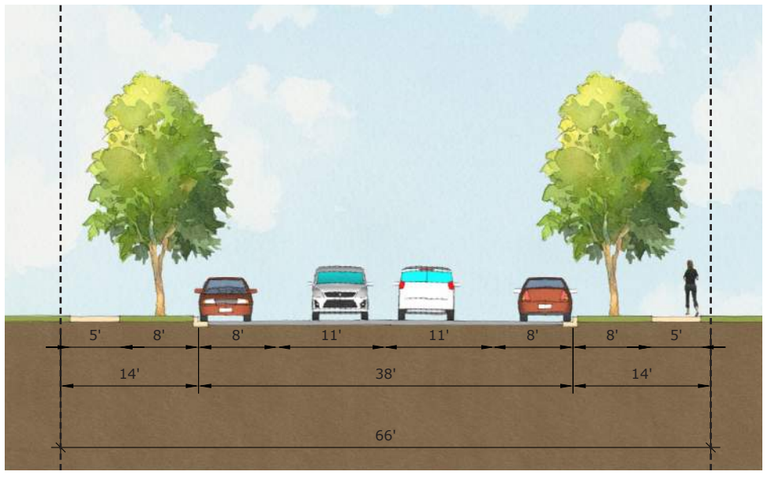



Proposed: 66' Right-of-way



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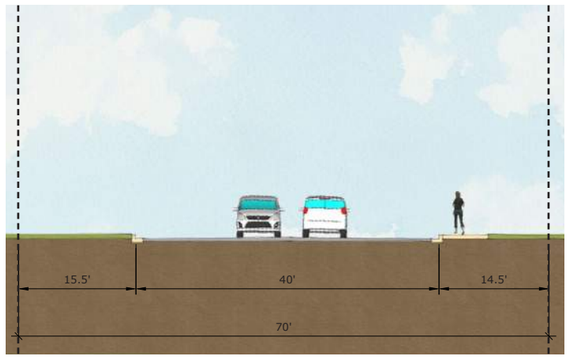
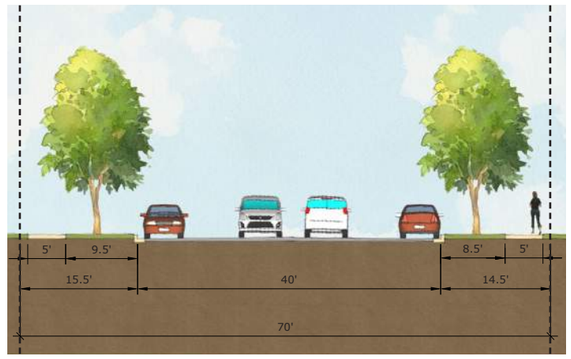
# OTHER STREETS

## D. MEMORIAL DRIVE

Existing: 70' Right-of-way




Proposed: 70' Right-of-way




## RETAIL VIABILITY

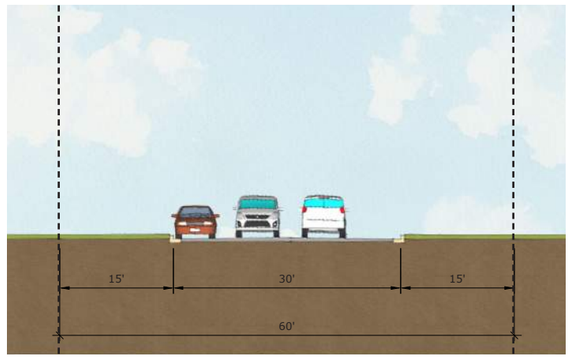
On-street parking is the key ingredient to any Main Street, and removing these spaces can destroy the vitality of a district. How important are they to local businesses? The International Parking and Mobility Institute estimates that each on-street parking spot adds $20,000 in revenue to local economies. Not only does this Master Plan recommend maintaining every possible parking space on Main Street, it also anticipates locations for new ones.

The least expensive parking space to build is the one that already exists. Currently, Memorial Drive is 40' from the face of curb to the opposite face of curb, which means that is can support a pair of 11' travel lanes and 8' parallel parking spaces on each side with 2' to spare. Nearly overnight and with a little paint, this area add roughly 46 parallel, on-street spaces to the parking supply for the Main Street businesses. This estimate anticipates that on-street parking may not be viable immediately adjacent to the Fire Station. The larger turning radius of fire trucks will limit spaces in this area.

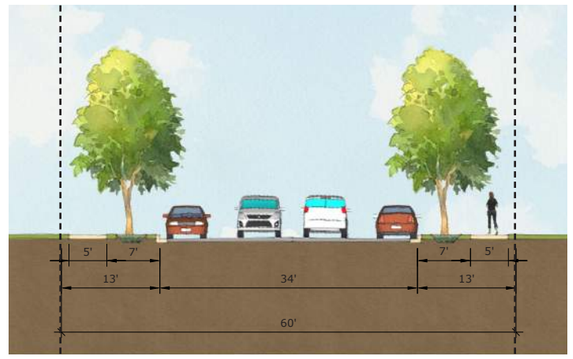
In the longer term, street trees and sidewalks along both sides will help make the area more pleasant and safe for pedestrians and others visiting Main Street.

## E. JOHN DEERE LANE

Existing: 60' Right-of-way




Proposed: 60' Right-of-way

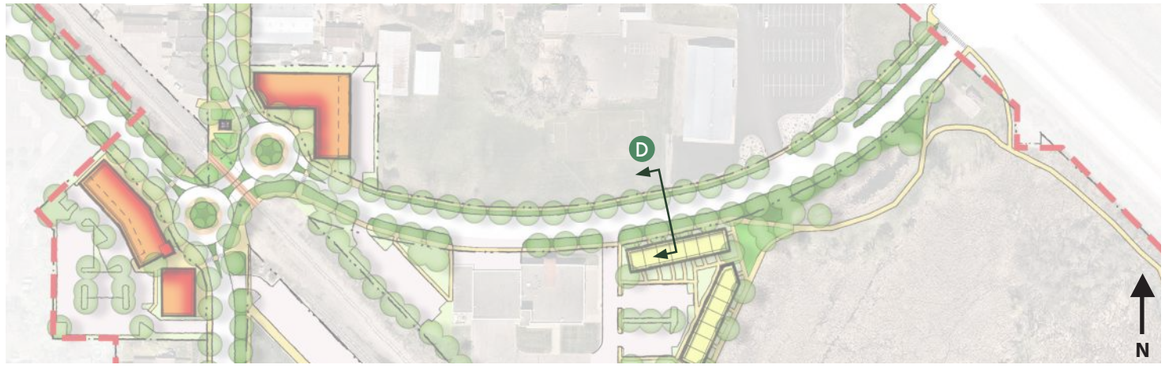



## AN INDUSTRIAL PAST WITH A MIXED-USE FUTURE

John Deere Lane is currently utilized almost exclusively for truck traffic and includes only one connection to Main Street. Dead-end streets do not help alleviate traffic concerns, and extending this street northwest is key to helping add connections to the neighborhood, which reduces traffic.

John Deere Lane is envisioned as a central neighborhood spine that links residential areas, a central park, and a mix of land uses back to Main Street. It will no longer be used by trucks, but rather by locals and pedestrians. Adding street trees and sidewalks to both sides is paramount to create the best environment for pedestrians. This street can be built incrementally as development extends northwest, with each developer contributing to streetscape improvements along the way.

John Deere Lane also serves as part of the stormwater management network. The boulevard between the sidewalk and curb provides a strategic location to provide bioswales and rain gardens that help capture, treat, and slow the conveyance of stormwater in the neighborhood.



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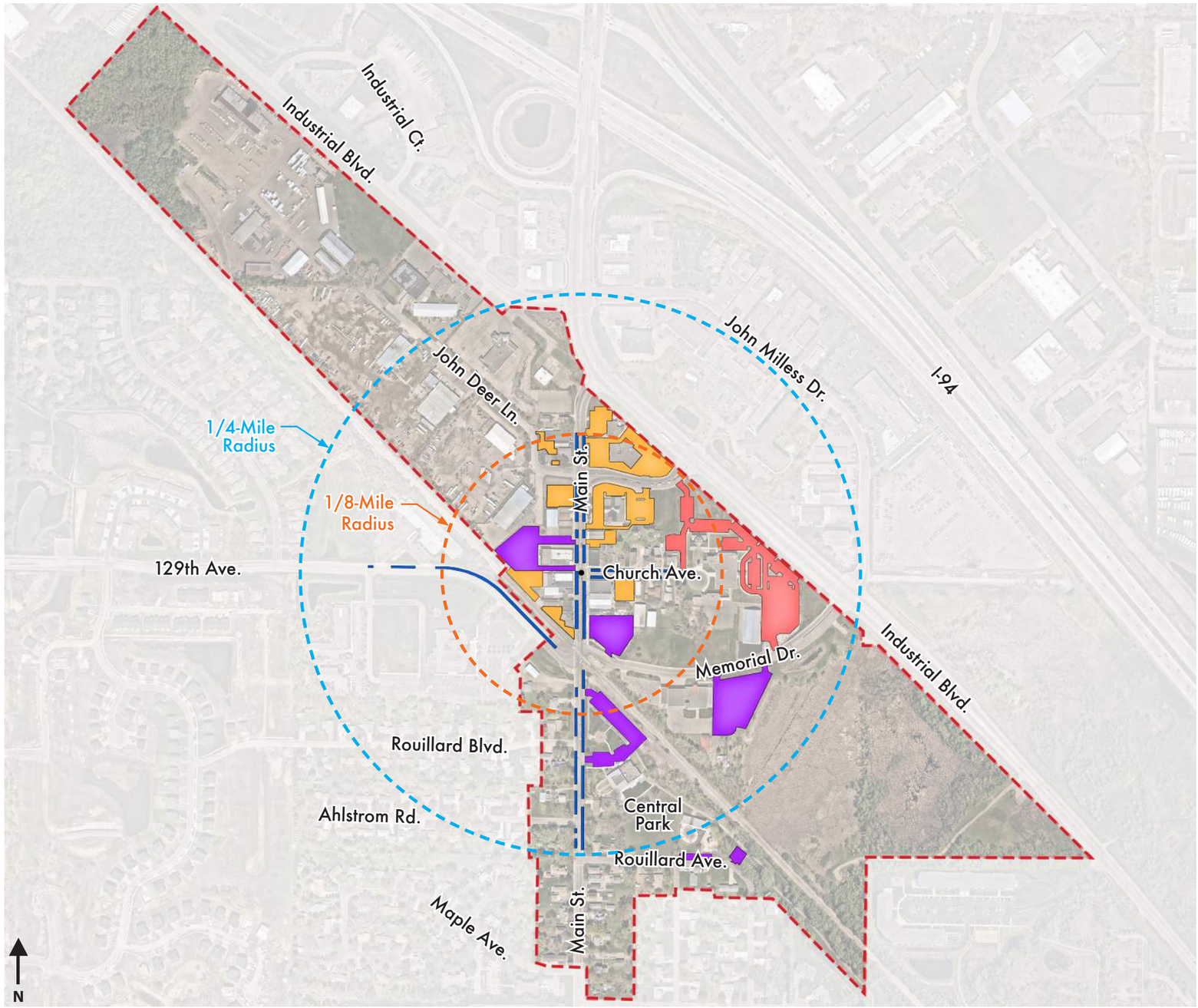
# EXISTING PARKING

## WHERE IS THE PARKING?




## HOW MUCH PARKING EXISTS?

| | ON STREET | IN PRIVATE PARKING LOTS* | IN PUBLIC PARKING LOTS | TOTAL |
|---|---|---|---|---|
| Within 1/8-mile of Main St. & Church Ave. | 103 | 272 | 149 | **524** |
| Within 1/4-mile of Main St. & Church Ave. | 152 | 272 | 326 | **750** |

**This study assumes industrial and residential uses are parked on their respective properties, and refers to privately-owned commercial parking lots used by visiting patrons.*

## HOW MUCH PARKING IS NEEDED?

| USE | REQUIREMENT | AREA | PARKING REQUIRED |
|---|---|---|---|
| Office | 1 Space/200 SF | 17,044 SF | 85 Spaces |
| Automotive Rental | 1 Space/450 SF | 5,295 SF | 12 Spaces |
| Small Animal Clinic | 1 Space/300 SF | 2,000 SF | 7 Spaces |
| Retail/Fitness | 1 Space/200 SF | 14,015 SF | 70 Spaces |
| Restaurant | 1 Space/40 SF Dining<br>1 Space/80 SF Prep | 11,057 SF | 230 Spaces |
| | | | **404 Spaces** |

## TAKEAWAYS

**There is enough parking to support Main Street!** In fact, within an 1/8-mile of the heart of Main Street, there are 524 spaces available for patrons to park near businesses, but only 404 spaces are required by Code. This means there is a surplus of 120 spaces.

Additionally, within a 1/4-mile of the center of the Main Street neighborhood, there are 750 parking spaces total. This does not even include the 251 spaces in the Mary Queen of Peace Catholic Church parking lot, which is a private lot but is occasionally used by patrons of businesses along Main Street.

## LEGEND

- Study Area
- On-street Parking Space
- Public Parking Lot
- Private Parking Lot (For Business Patrons)
- Mary Queen of Peace Catholic Church Parking Lot
- 1/8-mile Radius
- 1/4-mile Radius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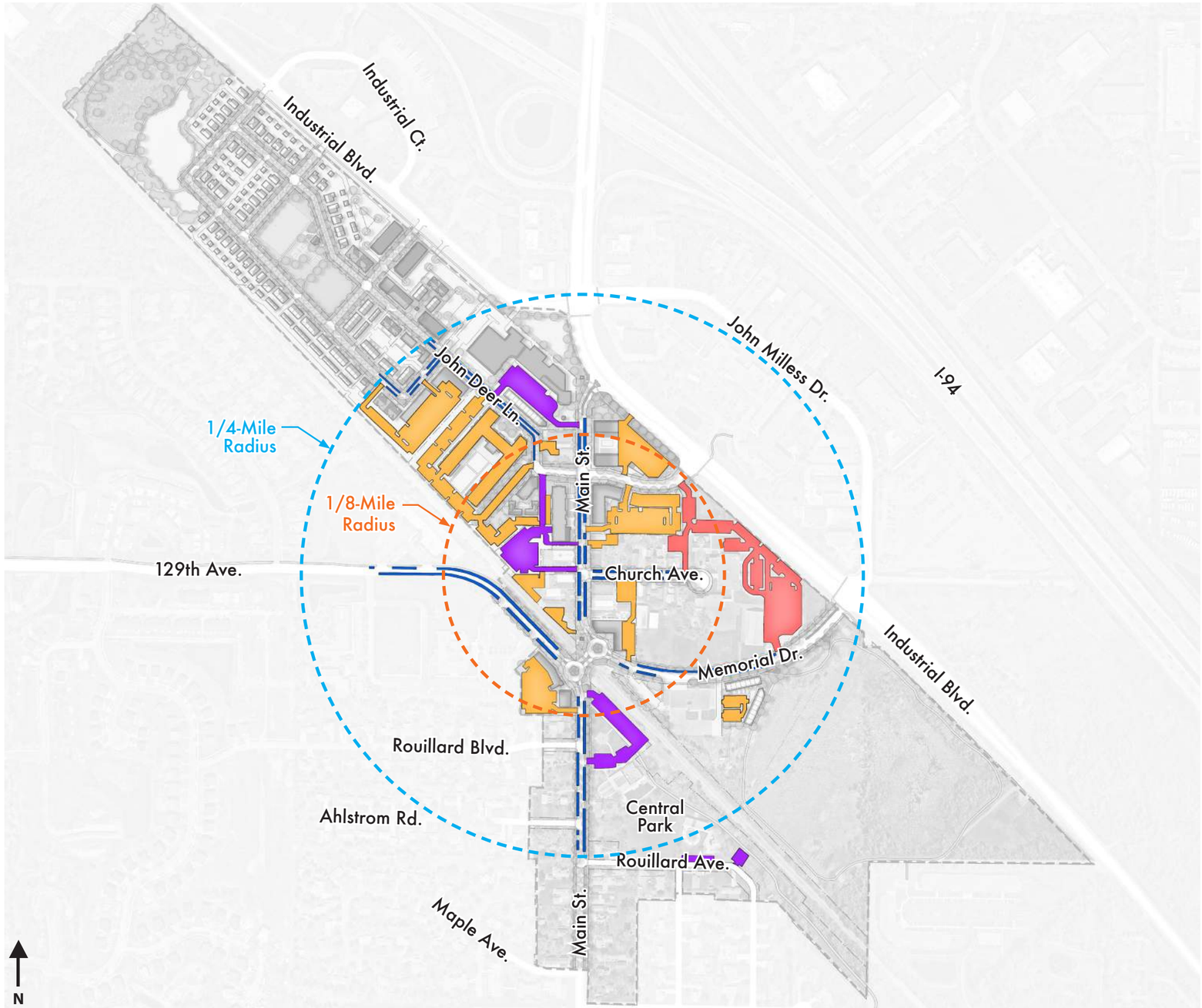
# PROPOSED PARKING



## WHERE IS THE PARKING?




## HOW MUCH PARKING WILL THERE BE?

| | ON STREET | IN PRIVATE PARKING LOTS | IN PUBLIC PARKING LOTS | TOTAL |
|---|---|---|---|---|
| Within 1/8-mile of Main St. & Church Ave. | 146 | 802 | 98 | **1,046** |
| Within 1/4-mile of Main St. & Church Ave. | 306 | 1,503 | 228 | **2,037** |

## HOW MUCH PARKING IS NEEDED?

| USE | REQUIREMENT | AREA/ UNITS | PARKING REQUIRED |
|---|---|---|---|
| Office | 1 Space/200 SF | 17,044 SF | 85 Spaces |
| Small Animal Clinic | 1 Space/300 SF | 2,000 SF | 7 Spaces |
| Retail/Fitness | 1 Space/200 SF | 14,015 SF | 70 Spaces |
| Restaurant | 1 Space/40 SF Dining<br>1 Space/80 SF Prep | 11,057 SF | 230 Spaces |
| Potential Grocery | 95 Spaces* | 20,000 SF | 95 Spaces |
| Future Civic Campus | Determined by City | 60,000 SF | 60 Spaces |
| Future Residential | 1.5 Spaces/Unit** | 776 Units | 1,164 Spaces |
| Future Commercial | 1 Space/150 SF*** | 47,000 SF | 313 Spaces |
| | | | **2,024 Spaces** |

**For example, ALDI , a small grocer, requires 95 parking spaces and roughly a 20,000 SF building.*
***See Zoning Recommendations on page 32.*
****This is an estimate of future commercial tenants, which may include retail, restaurant, office, or many other uses not included. A hybrid ratio has been selected as an estimate.*

## TAKEAWAYS

Within a 1/4-mile of the center of the Main Street neighborhood, there will be 2,024 parking spaces total, enough to meet demand for patrons and residents. With additional commercial spaces, more public and convenient parking has been added to accommodate this growth.

## LEGEND

- Study Area
- On-street Parking Space
- Public Parking Lot
- Private Parking Lot (For Business Patrons)
- Mary Queen of Peace Catholic Church Parking Lot
- 1/8-mile Radius
- 1/4-mile Radius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# PARKING RECOMMENDATIONS



## SHORT-TERM RECOMMENDATIONS

- Add on-street parking spaces along Memorial Drive between Main Street and Industrial Boulevard. This can be accomplished by removing the no parking signage and painting spaces on the pavement. Roughly 46 parking spaces can be added, which accounts for limiting parking on the south side near the fire station.
- Remove the no parking signs along the south side of 129th Avenue near Main Street.
- Remove the "2 Hour Parking" signage along Main Street. It could be replaced with signage that restricts overnight parking.
- Work with the owner of R Social to install a sign within the right-of-way or a decorative one that indicates there is more parking in rear.

## LONG-TERM RECOMMENDATIONS

- As properties along John Deere Lane are redeveloped, incrementally build the street to accommodate on-street parking on both sides.
- Any additional street that is created as part of the new street network should have on-street parking on both sides of the street.
- Once the Civic Campus is complete, signage from Main Street and John Deere Lane should make it clear to visitors where the parking is located and that the parking lot for the campus is both public and free.
- If all of the recommendations are implemented, any perceived parking issues are likely to be eliminated. However, if they persist, the City should explore and study opportunities for public parking areas within the neighborhood. If a parking lot or structure is deemed appropriate, it must be hidden from frontage with a liner building in order to maintain the highest quality pedestrian environment.
- Future parking lots, both public and private, are required to follow the Americans with Disabilities Act (ADA), ensuring accessible parking spaces are located near building entires. Further, the City should strive to meet the requirements of the Public Right of Way Accessibility Guidelines (PROWAG) published by the US Access Board.

*2 Hour Parking signage on Main Street*

*An artistic example of parking signage on a building*

*Memorial Drive is wide enough for on-street parking on both sides*

*Simple, inexpensive signage can be effective for visitors*

*This building is only 30 ft. wide and conceals parking behind it*


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# PHASING RECOMMENDATIONS

N

## THE NEXT 5 YEARS

The heart of Rogers and its Main Street anchor are set to undergo major changes over the next five years. The drawing on the left shows what the area might look like by the end of 2030.

The projects likely to occur over the next five years are already approved, planned, or have been actively discussed by the community and its elected officials. The approved Duffy Senior Development is expected to break ground in the spring of 2026. The land for the Civic Campus, which contains the City Hall and Police Station, has been acquired and the design work is well underway. These two projects alone will transform the northern part of Main Street.

While the process of transferring Main Street from County control to City control may take a year or two, it is possible for the rebuilt Main Street, new streetscape, and double roundabouts to be completed within 5 years.

The other projects the City could complete over the next 5 years include a regional stormwater pond for future redevelopment as well as a walking trail around the eastern wetlands. A street connection and extension of John Deer Lane through the 21901 Industrial Boulevard property will be vital to remove truck traffic off of Main Street in the short term.

## LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

## KEY PROJECTS & INITIATIVES

- (A) Approved Duffy Senior Development
- (B) Civic Campus
- (C) John Deere Ln. Extension
- (D) Proposed Willis Trucking Site Redevelopment
- (E) District Stormwater Management and Park
- (F) Trail Connection to Vincent Woods Apartments
- (G) Main St. Rebuild



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# PHASING RECOMMENDATIONS

## THE NEXT 15 YEARS

Between the next 5-15 years, redevelopment is likely to continue northwest of the existing Main Street in the current industrial areas. The drawing on the left shows what the area might look like by the end of 2040.

The sequencing of these particular redevelopment projects is less critical and should follow property acquisition, utility infrastructure demand, and development interest. The form and connections between these projects, however, is critical. They should complement one another and expand the housing options in the community. They should not be exclusively single-family detached homes nor large apartment buildings. A traditional neighborhood with streets, blocks, and a range of building types, seamlessly connected to form a neighborhood, not a subdivision, is the desired outcome.

## LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

## KEY PROJECTS & INITIATIVES

- (A) Myopic Property Site Redevelopment
- (B) Larson Property Site Redevelopment
- (C) Mainline Property Site Redevelopment
- (D) Townhomes on Former Community Room Parking Lot



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# PHASING RECOMMENDATIONS

## THE NEXT 25 YEARS

Over the next 15-25 years, private development projects are likely to capitalize on the remaining parcels while the construction of a public park could be complete. The drawing on the left shows what the area might look like by the end of 2050.

The construction of a park, centrally located in the new neighborhood, is the keystone of this last phase. The City should require this future development to include a new park. While the exact amenities to be included this park should be determined at the time of construction, they may include features like playgrounds, pavilions, basketball courts, or other recreational amenities.

The other key development projects at the corner of Main Street and John Deere Lane could occur sooner than15 years from now, but given the existing land ownership, this is unlikely. Recruiting a grocer to the area is a challenge, but hopefully the proven redevelopment of this area by 2040, coupled with the projected population growth of the south side of Rogers as indicated in the 2040 Comprehensive Plan, will be enough to convince one.

## LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

## KEY PROJECTS & INITIATIVES

- (A) 3-story Mixed-use Building with Ground-floor Commercial
- (B) Wells Fargo Redevelopment
- (C) 2.9-acre Park
- (D) Redevelopment of 21901 Industrial Blvd. Property

N



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# OPEN SPACE RECOMMENDATIONS

## PLACES FOR PEOPLE

The community overwhelmingly identified Central Park and the 21st Century Bank Event Center as positives for Rogers. Residents also gravitated towards the larger park between the two alternatives. Improving connections to open spaces and parks as well as including more was a community priority.

While there are limited opportunities for plazas and smaller pockets parks along Main Street, a plaza joining the City Hall to the rest of Main Street is a priority. The plazas around the roundabouts also provide an opportunity for active gathering places and opportunities for ground-floor restaurants and retail spaces to spill out onto the sidewalk.

The largest proposed open space is a new, 2.8-acre public park located in the center of the proposed neighborhood. The location and size of this park is designed to maximize the number of future residents that will live within a quarter-mile or 5-minute walk of the park.

## LEGEND

- Study Area
- 1/4-mile Radius
- Park
- Parking Lot/Alley
- Stormwater
- Sidewalk/Trail

## KEY FEATURES

- (A) Existing 129th Ave. Trail
- (B) Existing Central Park Trail
- (1) Walking Trail around Wetland
- (2) 2.8-acre Park with Unspecified Recreational Amenities
- (3) Plaza
- (4) Landscaped Stormwater Management Area and Sidewalks
- (5) Civic Plaza
- (6) Approved Plaza for Duffy Senior Development
- (7) Landmark Pavilion and Small Open Space
- (8) Plaza
- (9) Plaza
- (10) Wetland and Trail
- (11) Existing Central Park


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# OPEN SPACE RECOMMENDATIONS

## ROUNDABOUT PLAZA GATEWAY

This plaza solves many of the existing issues that face Main Street. First, it resolves a complicated and therefore unsafe intersection at the train tracks. Second, it provides a clear marker to the southern entry of the Main Street neighborhood. Vehicles traveling north along Main Street are slowed by the pair of roundabouts, signaling to motorists that they are entering a pedestrian environment.

The ground floor of the mixed-use buildings on this plaza should have active, commercial uses that invite people to frequent Main Street businesses. The plaza will have hardscaping with trees in grates so that ground floor business can spill out into these spaces. The area also offers an opportunity to celebrate the history of Rogers. A pavilion terminating the end of Main Street could reference the historic depot.

*Image of the historic train depot courtesy of the Rogers-Hassan Historical Society*

## CIVIC CAMPUS PLAZA

This space acts as a compliment to the southern roundabout plaza, signaling the northern gateway into the neighborhood. During the community engagement process, residents indicated a preference for a more traditional, hardscaped plaza as opposed to something with lawn space and landscaping. They imagined the space would often be used for events or other small gatherings.

This small space should feel intimate, like an outdoor room, with lighting, benches, public art, and trees for shade. The western edge of the space should be designed to screen and hide the parking lot beyond. While there will be a drive that connects the parking lot to Main Street, it should not be detailed as a drive for cars. It should be curbless, utilize the same material as the pedestrian area, and use bollards or other elements to delineate the areas for cars.

*A beautiful and inviting civic plaza that is also accessible to cars without hindering pedestrians*

## NEIGHBORHOOD PARK

A 2.8-acre neighborhood park is designed to provide the recreational amenities commonly used by residents that are within a 5-minute walk of the park. While further engagement should be completed to determine the most beneficial amenities, they typically include playgrounds, open lawn, basketball courts, tennis courts, pavilions, grilling areas, and multi-purpose fields.

The hardscaped plazas support community events and seating for restaurants while this neighborhood park is the compliment to these spaces, providing recreational and leisure activities that might be utilized by families and children.

*Small playgrounds, shade structures, and open areas for residents*

## TRAILS

While there is a limited trail network in the neighborhood there are two existing trails that end near Main Street. The first connects Fletcher Drive to Central Park, while the second trail runs along the north side of 129th Avenue from Oakwood Drive to Main Street. The Master Plan connects these trails to one another at the roundabout plaza gateway, providing an east-west connection through the middle of Rogers.

## PASSIVE OPEN SPACE

The focus of this initiative is how to create a mixed-use neighborhood, but there are some opportunities to incorporate and harness natural assets. A trail, paved or unpaved, should circle the wetlands southeast of Memorial Drive, connecting Vincent Woods Apartments with Main Street.

## OUTSIDE DISTRICT CONNECTIONS

There are limited connections to be made north of the area considering the volume and speed of traffic along Industrial Boulevard. Repainting crosswalks, installing signage, and providing improved lighting across Industrial Boulevard at John Deere Lane and Memorial Drive will help pedestrians crossing the street. To the south, improved trail connections and a safer Main Street environment will encourage more individuals to walk to businesses, parks, and other neighborhood amenities.


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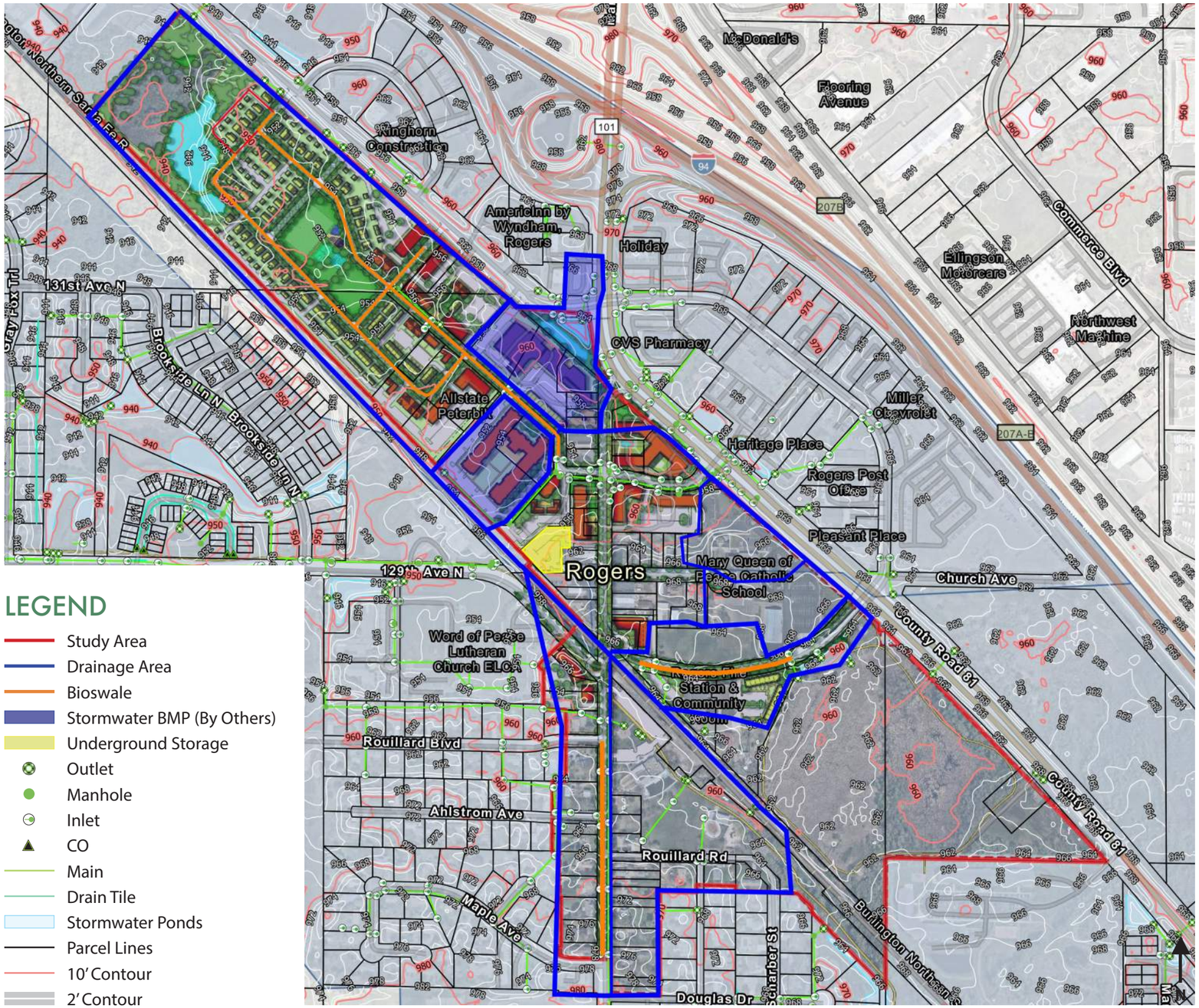
# STORMWATER RECOMMENDATIONS



## STORMWATER TREATMENT




## LEGEND

- Study Area
- Drainage Area
- Bioswale
- Stormwater BMP (By Others)
- Underground Storage
- Outlet
- Manhole
- Inlet
- CO
- Main
- Drain Tile
- Stormwater Ponds
- Parcel Lines
- 10' Contour
- 2' Contour

## RECOMMENDATIONS

**Proposed Regional Detention**
A regional stormwater BMP is one option proposed in the northwest corner of the Master Plan to provide stormwater management treatment for the street improvements of John Deere Lane and the adjacent private improvements for future developments. Anticipated benefits of this treatment option are:

- Condenses BMP maintenance to one stormwater BMP, as opposed to utilizing multiple basins to treat John Deere Lane and adjacent developments.
- Promotes development of the adjacent sites around John Deere Lane, since the BMP provides stormwater management for any proposed development in the drainage area.

**Underground Storage**
Another option for stormwater is an underground structure BMP for the north section of Main Street. This area of Main Street has a higher density and limited space for a stormwater BMP treatment option for the area. An underground stormwater BMP underneath the large parking lot to the west could provide treatment for Main Street drainage without having to change any of the proposed layout for the area. One challenge with this option is the property is currently privately owned and would require an easement or outlot for the City to maintain. Anticipated benefits of this treatment option are:

- Provide stormwater treatment for the downtown Main Street, which currently has minimal stormwater treatment.
- Underground stormwater treatment would allow for treatment in an area that does not have an area for above ground storage.

**Bio Swales**
An option for stormwater treatment of the street improvements to John Deere Lane, Memorial Drive, and Main Street is to utilize the existing green space between the sidewalk and back of curb for bioswales. Anticipated benefits of this treatment option are:

- Provide water quality treatment of stormwater for majority of the proposed street improvements within the provided ROW.
- Various options for planting to provide landscaping for the street.
- This reduces the need for space for stormwater detention areas and provides water quality closer to where it falls.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# ZONING RECOMMENDATIONS



## EXISTING ZONING

The boundary for this Master Plan directly aligns with the Downtown (DT) Zoning District.

This Master Plan illustrates a vision that aligns with the Purpose of the DT District as established in the Rogers Zoning Code. According to the Zoning and Land Use Regulations:

"The purpose of the Downtown District is to encourage a mix of uses that are typically found in traditional downtowns, including retail, services, entertainment, civic, institutional, offices, and mid- and high-density housing. Along Main Street, between John Deere Lane and the railroad tracks, the goal is to maintain the commercial fronts and building heights by reusing the existing historic buildings, where possible, and seek opportunities for mixed use buildings, whether multi-story or of horizontal orientation, as infill development opportunities on vacant, blighted and/or underutilized properties. The mix of uses may include retail and services at street level with residential or office uses above or beside the commercial use. Mixing uses in downtown supports economic activity and helps create a walkable downtown environment by maximizing the square footage of commercial space that is directly accessible from the street."

## RECOMMENDATIONS

There are many elements of the existing code that are working well and will help to implement the vision outlined in this Master Plan. However, there are a few revisions that will help create a mixed-use, flexible, and walkable neighborhood.

- **Create 3 Sub-districts:** While the entire study area is currently zoned DT District, there are small, yet distinct, differences within this geography that should be captured in a revision to the zoning district. A map of proposed sub-districts can be fund on the next page.
- **Reduce Multi-Family Parking Requirements:** While many individuals own a car and the overwhelming form of transportation in Rogers is the automobile, the minimum parking space requirements are too high for multi-family. Requiring any number of spaces to be enclosed should be removed, and instead the market should make that determination.
- **Revise Permitted Residential Uses:** Vibrant commercial districts need a full range of residential uses within walking of these stores, restaurants, and other commercial uses. A greater range of housing typologies should be permitted.

## REDUCE MULTI-FAMILY PARKING REQUIREMENTS

The existing standard calls for a flat ratio of 2 parking spaces for every unit across all multi-family uses regardless of the number of bedrooms in the development. This means that a studio apartment and a 3-bedroom apartment currently require the same number of parking spaces. A tiered approach that increases the number of required parking spaces by the number of bedrooms more accurately reflects the number of residents and therefore cars required.

The standards that states "at least one-half of the required spaces shall be enclosed", should be removed. Structured parking of any kind costs roughly $50,000 a space according to the Brooking Institute, and underground parking is only more expensive. Indeed, Rogers is in a cold climate and enclosed parking is an amenity many potential renters might expect, but let each developer make their own decision based on the market. Most developers will still meet this requirement, but enshrining it in law is overly burdensome.

This Master Plan recommends that the standard be reduced to more accurately reflect actual parking demands, create more tax revenue for the City, and help create housing that is more attainable to the average citizen. The recommended multi-family ratios are listed below:

- **Studios:** 1 parking space/unit
- **1-bedroom Units:** 1.25 parking spaces/unit
- **2-bedroom Units:** 1.75 parking spaces/unit
- **3-bedroom Units and Larger:** 2 parking spaces/unit

*A typical multi-family parking lot that has too much parking*

## REVISE PERMITTED RESIDENTIAL USES

Within the DT District, any new apartment building that is developed must include at least 6 units. In virtually every example of economically-robust and vibrant main street neighborhoods in the United States, a full range of housing types can be found. In order to encourage a wider range of housing types, this requirement should be calibrated by sub-district. A map of the proposed sub-districts can be found on the next page.

- **Main Street Core Sub-district Recommended Changes:**
  - Dwelling, Apartments (6+ Units): Permitted
  - Dwelling, Multi-Family (3 to 5 Units): Permitted
  - Dwelling, Townhome: Permitted
  - Dwelling, Two-family: Not permitted
  - Dwelling, Single-Family: Not permitted
- **Western Neighborhood Sub-district Recommended Changes:**
  - Dwelling, Apartments (6+ Units): Permitted
  - Dwelling, Multi-Family (3 to 5 Units): Permitted
  - Dwelling, Townhome: Permitted
  - Dwelling, Two-family: Permitted
  - Dwelling, Single-Family: Permitted
- **Southern Neighborhood Sub-district Recommended Changes:**
  - Dwelling, Apartments (6+ Units): Not Permitted
  - Dwelling, Multi-Family (3 to 5 Units): Permitted
  - Dwelling, Townhome: Permitted
  - Dwelling, Two-family: Permitted
  - Dwelling, Single-Family: Permitted

*An example of recently built townhomes in a walkable neighborhood*



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# ZONING RECOMMENDATIONS

## 3. CREATE 3 SUB-DISTRICTS

The intent of subdividing the existing DT District into 3 sub-districts, is to better align with the slightly different visions for the existing neighborhood. These sub-districts helps balance areas of preservation, areas of change, and areas of commercial growth. These areas are described below.

## A. MAIN STREET CORE

This area is the heart of both the City of Rogers and the neighborhood itself. The existing, small-town character should be preserved while allowing for new mixed-use buildings. A wide range of uses, higher density, and greater emphasize on building frontage should characterize this area.

## B. WESTERN NEIGHBORHOOD

The industrial uses in this area have been grandfathered into the existing zoning district and as they redevelop residential uses will likely replace them. While the area will largely be residential, limited commercial and office uses are still appropriate and help create a mixed-use neighborhood.

## C. SOUTHERN NEIGHBORHOOD

The Master Plan largely preserves this area of the neighborhood. Home-occupation businesses, missing middle housing typologies, such as duplexes and townhomes, and open spaces are the most appropriate uses if redevelopment is to occur.

## LEGEND

- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Building
- (1) Proposed Civic Campus
- (2) Mary Queen of Peace Catholic Church
- (3) Rogers Fire Station
- (4) 21st Century Bank Event Center


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# IMPLEMENTATION SUMMARY

| PROJECT | TIMEFRAME | NOTES | LEAD ENTITY |
|---|---|---|---|
| Duffy Senior Development | Under Construction | Building is likely to be completed by the fall of 2027. | Duffy Development Company |
| Civic Campus | 0-3 years | Project includes City Hall, police station, public parking lot, and public plaza. | City of Rogers |
| Zoning Update | 0-3 years | City should create the 3 sub-districts in the DT District | City of Rogers |
| Memorial Dr. On-Street Parking | 0-3 years | Stripe on-street parking spaces along Memorial Dr. | City of Rogers |
| Remove the No Parking Signs on South Side of 129th Ave. | 0-3 years | The existing street is wide enough to support on-street parking on both sides. | City of Rogers |
| Remove the "2 Hour Parking" Signage | 0-3 years | Remove the signage along Main St. | City of Rogers |
| New Signage Indicating Public Parking Location | 0-3 years | Work with the owner of R Social to install signage indicating the location of public parking in the rear of the property. | City of Rogers & R Social Owner |
| John Deere Ln. Extension | 1-5 years | The City should acquire 60' along the eastern edge of the 21901 Industrial Blvd. property and extend John Deer Ln. to Industrial Blvd. | City of Rogers & Property Owner |
| Willis Trucking Site Redevelopment | 1-5 years | 181-unit building is proposed, but has not yet received City approval. | Bader Companies & Ebert Construction |
| District Stormwater | 1-5 years | The City should acquire roughly 3 acres of the northwest corner of the 21901 Industrial Blvd. and construct a district stormwater detention pond. | City of Rogers |
| Main St. Rebuild | 1-5 years | After control of Main St. has transfered from Hennepin County to the City of Rogers, a full rebuild of Main St. should occur from Industrial Blvd. to Douglas Dr. | City of Rogers |
| Trail Connection to Vincent Woods Apartments | 1-5 years | A loop trail around the wetland should initially be constructed as crushed gravel or mulch and might be paved at a later date. | City of Rogers |
| Memorial Dr. Street Trees and New Sidewalks | 6-15 years | Add a sidewalk and street trees along the south side of Memorial Dr. and reconstruct the sidewalk along the north side along with street trees. | City of Rogers |
| Myopic Property Site Redevelopment | 6-15 years | Work with private developer to develop multi-family on this site. | Private Developer |
| Larson Property Site Redevelopment | 6-15 years | Work with private developer to develop a range of housing types on this site. | Private Developer |
| Mainline Property Site Redevelopment | 6-15 years | Work with private developer to develop a range of housing types on this site along with commercial uses. | Private Developer |
| Townhomes on Former Community Room Parking Lot | 6-15 years | Once the Community Room is no longer in use, it's parking lot will be available for redevelopment. | Private Developer & City of Rogers |
| Parcels Bound by Main St., John Deere Ln., and Industrial Blvd. | 16-25 years | Work with private developer to build a mixed-use building at this site. | Private Developer |
| Wells Fargo Redevelopment | 16-25 years | Work with private developer to develop multi-family on this site. | Private Developer |
| 2.9-acre Park | 16-25 years | As the 21901 Industrial Blvd. is developed, the City should work with the developer to create a new neighborhood park. | City of Rogers |
| Redevelopment of 21901 Industrial Blvd. Property | 16-25 years | A private developer should construct a range of housing types surrounding the new neighborhood park. | Private Developer |


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**STAFF REPORT** **Meeting Date**: April 14, 2026

**ROGERS CITY COUNCIL** **Agenda Item**: 7.2

**Subject**: Concept Plan Review for The Oasis Group, inc.'s Senior Residential Living Facility proposal at 13020 Hawkins Drive
**Prepared By**: Alec Henderson, City Planner

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**Recommended Council Action**
Review and provide feedback on the Hawkins Senior Living Facility Concept Plan

**Overview / Background / Analysis**
**Overview**
Oasis Group, with Brunton Architects, has submitted a Concept Plan application for review of a proposed Senior Residential Living Facility at 13020 Hawkins Drive. The subject site is approximately 9.1 acres and is currently zoned R3, Mid-Density Residential. The applicant proposes a 160-unit senior living campus consisting of 100 independent living units, 40 assisted living units, and 20 memory care units in a connected three-story structure with a total building footprint of approximately 52,000 square feet and a total building area of approximately 165,900 square feet. The concept also includes dedication of approximately 1 acre for park purposes with a shelter.
A pre-application meeting was held on March 4, 2026 with the developer, architect, City Planner, and Assistant City Engineer. The meeting identified that while a Senior Residential Living Facility is a conditional use in the R3 district under Table 4 of the Zoning Code, the proposed density of 160 units on a site with approximately 6.1 net acres significantly exceeds the R3 district's maximum density range of 5.0 to 11.0 units per net acre. As a result, additional zoning approvals beyond a standard Conditional Use Permit and Preliminary Plat will be required.

This concept plan was reviewed by the Planning Commission on April 6, 2026. A neighborhood meeting was held on April 2, 2026 with approximately 6 to 10 residents in attendance. The concept plan is now presented to the City Council for review and informal feedback. No formal action is requested or required at this time.

**Primary Issues to Consider**

1. Land Use, Zoning, and Density
2. Application Pathway Options
3. Building Height and Setbacks
4. Access, Traffic, and Parking
5. Wetlands and Environmental Considerations
6. Park Dedication and Trail Connectivity

## Analysis of Primary Issues

1. Land Use, Zoning, and Density

The subject property at 13020 Hawkins Drive is zoned R3, Mid-Density Residential. Per Section 125-55(c), the purpose of the R3 district is to allow alternative forms of housing development and a mixture of housing types, including rowhouses, townhomes, duplexes, and smaller-lot single-family homes. The R3 district applies to properties classified as Medium Density Residential on the 2040 Future Land Use Plan, which provides for residential development at a density of 5.0 to 11.0 units per net acre. Under Table 4 (Permitted Uses), a Senior Residential Living Facility is listed as a Conditional Use ("C") in the R3 district. While the use itself is conditionally allowed, the proposed density substantially exceeds what the district permits. The existing lot is 9.1 gross acres. However, when wetlands (approximately 2.1 acres) and stormwater areas (approximately 0.5 acres) are netted out, the developable area is approximately 6.1 net acres. At 160 units, the proposed net density is approximately 26.2 units per acre—well above the 11.0 unit/acre maximum for the R3 district.

***Density Analysis Summary***

| | R3 Standard | Proposed |
|---|---|---|
| **Gross Site Area** | — | 9.1 acres |
| **Wetlands / Stormwater (netted)** | — | ±2.6 acres |
| **Net Developable Area (Hawkins only)** | — | ±6.1 acres |
| **Total Units** | — | 160 |
| **Net Density (Hawkins only)** | 5.0–11.0 du/ac | ±26.2 du/ac |
| **Net Density (if 9 ac. Weber land added)** | 5.0–11.0 du/ac | ±11.0 du/ac |
| **Maximum Building Height** | 35 ft. | 3 stories (TBD) |

As shown above, the proposed development on the Hawkins parcel alone exceeds the R3 density maximum by approximately 15 units per acre. Even if approximately 9 acres of additional Weber property were incorporated into the development for density calculation purposes, the net density would be approximately 11.0 units per acre—at the upper boundary of the R3 range. The density overage is the central issue that drives the need for additional zoning approvals beyond a standard CUP.

## Surrounding Area Context

| Direction | Zoning | Land Use | Existing Use |
|---|---|---|---|
| **North** | R3 | Med. Density Res. | Undeveloped / Rural |
| **East** | R2 | Low Density Res. | Single-Family Homes |
| **South** | R3 / R2 | Med./Low Density | Weber Homestead / Rural |
| **West** | R3 / R2 | Med./Low Density | Weber Property / Undeveloped |

## Proposed Unit Summary

| Unit Type | Floor 1 | Floor 2 | Floor 3 | Total |
|---|---|---|---|---|
| **Independent Living** | 29 | 38 | 33 | 100 |
| **Assisted Living** | — | 20 | 20 | 40 |
| **Memory Care** | 20 | — | — | 20 |

| | | | | |
|---|---|---|---|---|
| **Total** | 49 | 58 | 53 | 160 |

**2. Application Pathway Options**
During the pre-application meeting, staff identified several potential pathways for the applicant to pursue this development. Each has different implications for required approvals, timeline, and the surrounding area:

**Option A – Incorporate Weber Land and Reguide to R3.** The developer has indicated that Weber may be a willing seller of the R2-zoned property west of and across from Hawkins Drive (PID 2112023110004). This land could be reguided from Low Density Residential to Medium Density Residential and rezoned to R3 to be included in the density calculation. Approximately 9 acres of additional R3 land would bring the net density to approximately 11.0 units per acre. This option requires a Comprehensive Plan Amendment (subject to Metropolitan Council review), rezoning, preliminary plat, and CUP. Staff noted this configuration could also include a trail easement or greenway corridor along the west side of Hawkins Drive, which would advance trail connectivity goals. A key question is whether trail easement land would be netted from the density calculation, which could require additional acreage.

**Option B – PUD on the Hawkins Parcel Only.** The applicant could pursue a Planned Unit Development on the existing Hawkins site. Under Section 125-29(f)(6)(a), the maximum density of a PUD shall not exceed the maximum density specified in the Comprehensive Plan unless approved by the City Council and deemed in the public interest. Council would need to determine whether the community's need for senior living options, combined with the proposed park dedication, constitutes sufficient public benefit to justify a density deviation of this magnitude. Building height may also need flexibility depending on the final roof design. This pathway requires a PUD concept plan, Master Development Plan, rezoning to PUD, preliminary plat, and CUP.

**Option C – Combination: Weber Land with PUD.** A hybrid approach where some portion of Weber land is incorporated along with a PUD that requests a smaller density deviation. This could include vacation of the existing Hawkins Drive right-of-way south to Cowley Lake and creation of a trail/greenway corridor. This option reduces the density deviation required under the PUD while also achieving trail and greenway benefits. Required approvals would include Comprehensive Plan Amendment, rezoning, PUD Master Development Plan, preliminary plat, and CUP.

**Option D – Reguide to High Density (Less Preferred).** The Hawkins parcel could be reguided from Medium Density Residential to High Density Residential, which allows 11.0 to 60.0 units per net acre under the R5 district. While this would resolve the density issue, it would represent a significant land use change that may be difficult to justify given the surrounding R2 and R3 context. This option was identified as less preferred by staff during the pre-application meeting.

**3. Building Height and Setbacks**
The R3 district limits principal building height to 35 feet maximum per Table 8. The

proposed facility is three stories. Depending on the roof style and mechanical equipment, the building height may exceed the 35-foot maximum, which would require either a PUD deviation or other relief. The concept plan shows building setbacks of 25 feet from the front (south) property line along 129th Avenue North and 30 feet from the north property line. A 5-foot parking setback is shown along the south property line. Side setbacks appear to meet or exceed the 10-foot minimum. Staff will need detailed building elevation drawings with final height dimensions at the time of formal application to confirm compliance or quantify deviations.

The surrounding context includes R2-zoned single-family neighborhoods to the east and R3 properties to the west (Weber). Given the scale difference between a three-story, 165,900-square-foot institutional building and single-family homes, the City Council may wish to consider whether additional buffering, landscaping, or setback enhancements are warranted along the eastern boundary.

**4. Access, Traffic, and Parking**
The facility would have direct access only from the existing Hawkins Drive. A traffic study will be required with any formal application. Staff has noted that preliminary traffic data comparing the proposed senior living use to a townhome development (which could otherwise be built under the R3 zoning) would be useful context for evaluating traffic impacts. Senior living facilities generally generate fewer vehicle trips than conventional residential development at comparable unit counts.

The zoning code requires parking for a community residence/assisted living center at a rate of one space for each bed plus one space for each three employees other than doctors (Table 25, Sec. 125-86). The applicant's concept plan shows 151 total parking stalls:

- 45 underground parking spaces
- 67 surface spaces for independent living
- 39 surface spaces for memory care/staff parking

The applicant indicates 140 assisted and independent living units would require parking plus staff counts that are to be determined. A complete parking analysis based on actual bed counts and projected staffing levels will be required at the time of formal application.

**5. Wetlands and Environmental Considerations**
The site contains three existing wetlands totaling approximately 2.1 acres: a 1.5-acre wetland to the northeast, a 0.5-acre wetland to the east, and a 0.1-acre wetland at the southeast corner. The concept plan shows filling of the central wetland area to accommodate the building footprint while preserving the northeast and southeast wetlands. Two stormwater ponds totaling approximately 0.5 acres are shown. A stormwater management plan is a requirement of preliminary plat submittals. Wetland impacts will require review and approval by the applicable Wetland Conservation Act authority. If additional property is incorporated into the plat, additional

wetland delineations will be required where they have not already been completed. The concept plan shows a 30-foot setback from the eastern wetland. Required wetland buffers and setbacks will need to be confirmed against City and state requirements at the time of formal application.

**6. Park Dedication and Trail Connectivity**
The concept plan shows a proposed 1-acre lot at the southeast corner of the site for future park purposes with a shelter. Per Section 125-37, park land dedication is required for subdivisions. If a PUD is pursued, dedicated open space must be consistent with the Parks and Trails Master Plan or approved by the Park Board (Sec. 125-29(f)).
Staff identified during the pre-application meeting that a trail easement or greenway corridor along the west side of Hawkins Drive could advance trail connectivity goals. If Weber land is incorporated, a corridor extending south from Cowley Lake Preserve could provide meaningful pedestrian and trail connections. The Planning Commission may wish to provide direction on whether park dedication at this location and in this configuration would be beneficial, and whether trail connectivity should be a condition of any future approval.

**Planning Commission Discussion (April 6, 2026)**
The Planning Commission expressed general support for the concept of a senior living facility at this location, recognizing the public benefit of senior housing and the proposed park dedication. The PUD pathway (Option B or C) was generally seen as the most likely route forward. Key themes from the discussion included:

- **Density and Height.** Concerns about the proposed density (~26.2 du/ac) and three-story building height relative to adjacent single-family homes. Several commissioners questioned whether the scale is appropriate for the R2/R3 context.
- **Traffic.** Senior living facilities generally generate fewer peak-hour trips than apartments or townhomes. Concerns raised about Oakwood Drive traffic and 129th Avenue capacity. Traffic study requested for any formal application.
- **Sustainability.** Commissioners expressed appreciation for planned solar window technology and geothermal heating/cooling systems.
- **Landscaping and Screening.** Suggestions for enhanced landscaping along the eastern boundary using evergreen species (spruce/juniper over arborvitae) and landscaped screening berms. Window tinting on east-facing assisted living/memory care staff and common areas was suggested to reduce evening light spillage.
- **Lighting.** Applicant committed to full cutoff, low-impact lighting. The 24-hour nature of the facility and importance of minimizing light spillage was discussed.
- **Market Demand.** Commissioners requested additional data on local senior housing demand. The applicant referenced a feasibility study and indicated willingness to provide it for the Council packet (see below).
- **Location and Zoning History.** Some commissioners questioned the appropriateness of the location and historical zoning decisions but acknowledged the demonstrated need for senior housing in the community. Staff noted the site

was previously the subject of a 53-unit townhome proposal (Hawkins Place, Dean Johnson Homes, 2024) that did not advance; that prior review documented the same wetland constraints and established Comprehensive Plan policy support for lifecycle housing on this site.

**Senior Housing Market Demand**

The applicant provided a Demand Assessment for Senior Housing in Rogers prepared by Viewpoint Consulting Group, Inc. (October 2025). The study analyzed the Primary Market Area (PMA), which includes Rogers and portions of Corcoran, Hanover, Otsego, and St. Michael. Key findings include:

- The 75+ senior population in the PMA grew 83% from 2010 to 2020 and is projected to reach 2,431 by 2030 (+23% from the 2025 estimate of 1,976).
- Senior household incomes in the PMA are above the Twin Cities Metro average ($63,207 median for 75+ households vs. $53,245 metro-wide). Homeownership rates are also above average (80.6% for 65+ households vs. 75.7%).
- Seven competitive senior housing properties serve the PMA with an effective competitive supply of 292 units after accounting for draw area overlap.
- Unmet demand capturable by the site is calculated at 160 total units by 2030: 100 independent living, 31 assisted living, and 29 memory care. This aligns closely with the proposed unit mix of 100/40/20.

**Additional Staff Observations**

- **Revised Site Plan.** The applicant presented a revised concept at the April 6 PC meeting showing: parking increased to 151 stalls (45 underground), a walking path/fire access lane along the eastern side, landscaped screening berms along the south and east boundaries, and a drop-off canopy at the main entrance.
- **Unit Occupancy and Parking.** All units are studios or one-bedroom configurations. The vast majority would likely be occupied by a single resident, which has implications for parking demand and trip generation. This context supports the adequacy of the proposed parking supply and is relevant to the traffic study scope.
- **Operator.** Silver Crest Management was identified as the proposed facility operator at the neighborhood meeting.
- **Construction Timeline.** The developer estimated approximately one year for the entitlement process followed by a roughly two-year construction period.

**Staff Recommendation**

As this is a Concept Plan, no formal action is requested at this time. Per Section 125-26 and Section 125-29(b)(2), any comments provided are advisory only and shall not be considered binding on any future action.

**City Council is encouraged to provide feedback on the following:**

- Does the Council support a Senior Residential Living Facility of this type and scale at this location?
- Which application pathway (or combination) does the Council believe is most appropriate: incorporating Weber land to meet density (Option A), a PUD with density deviation on Hawkins alone (Option B), a combination with trail/greenway corridor (Option C), or another approach?
- Are the proposed building height, massing, and setbacks appropriate given the proximity to single-family neighborhoods to the east?
- What expectations or conditions should be communicated to the developer regarding buffering, landscaping, and neighborhood transition?
- Is the proposed park dedication location and configuration desirable, and should trail connectivity be a requirement?
- What additional information should the applicant provide before submitting a formal application?

Future formal applications will need to address, at minimum: preliminary plat, conditional use permit, and either a Comprehensive Plan Amendment with rezoning (Options A/D) or a PUD Master Development Plan with rezoning to PUD (Options B/C). A traffic study, complete parking analysis, wetland permitting, landscape plans, and detailed building elevations will be required at that time.

**Financial Impact**: Not applicable. **Source Fund**: Not applicable.

**Budgeted?** N/A

**Supporting Documentation**

A. Staff_Comments_Memo_Hawkins_Senior_Living
B. Neighborhood_Meeting_Summary_Hawkins_4-2-26
C. Market Study
D. Conceptual Plans

# CITY OF ROGERS

**INTERDEPARTMENTAL STAFF COMMENTS**

**TO:** Planning Commission / City Council
**FROM:** Alec Henderson, City Planner
**DATE:** April 2, 2026
**RE:** Staff Comments – 13020 Hawkins Drive Senior Living Facility Concept Plan

The following is a summary of interdepartmental staff comments received on the concept plan for a proposed 160-unit Senior Residential Living Facility at 13020 Hawkins Drive. Comments were solicited from Public Works/Engineering, Fire, and Parks and Recreation in advance of the April 6, 2026 Planning Commission meeting.

## Fire Department

*Jason Albers, Fire Marshal – March 5, 2026*

- A secondary access point is required from somewhere other than Hawkins Drive, either through the park connecting trail or off 129th Avenue North.
- All fire access roads shall extend to within 300 feet of all parts of the building, measured along the path a hose would be pulled (not as the crow flies).
- Fire-flow calculations indicate five hydrants are required for the site.
- Truck turning movement exhibits are required based on the City's ladder truck dimensions: 46'9" length, 12' height, 21'6" wheelbase, 36'7" curb-to-curb turning radius, 44'8" wall-to-wall turning radius, and 80,000 lbs. gross vehicle weight.

## Parks and Recreation

*Mike Bauer, Parks and Recreation Director – March 23, 2026*

- The proposed 1-acre park would typically be classified as a mini-neighborhood park with a service area radius of approximately ¼ mile. Per the City's Open Space Plan, mini-neighborhood parks are generally recommended only when a larger park site is not practical, as their ability to serve broader neighborhood needs is more limited.
- This area was reviewed during a previous development proposal. It is unclear whether a park of this size will align with residents' expectations; additional community input could help clarify preferences.
- Trail connectivity should be improved. The concept plan should show whether a trail connection exists and whether it can connect directly to the proposed park. Continuing the 129th Avenue trail across the south end of the property would enhance accessibility and community use.

## Public Works / Engineering

*Mike Albers, PE, Assistant City Engineer – March 30, 2026*

***Project Narrative and Entitlement***

- Provide a written project narrative addressing neighborhood compatibility, including height, traffic, parking, and lighting.
- Clarify the proposed entitlement path and confirm whether the project meets R-3 standards as proposed or if a PUD is being requested. Indicate whether additional land acquisition is required.
- Provide the boundary/certificate of survey for all property involved.

***Access, Streets, and Fire Coordination***

- Coordinate the number and location of access points with the Fire Department.
- If Fire requires a secondary access or street connection at 130th Avenue, the project must define which streets are proposed as public versus private. Public streets must connect to another public street or terminate in a cul-de-sac per City details STR-4 or STR-5. Streets should not alternate public/private/public.
- If Fire does not require a secondary connection at 130th Avenue, or if the mini-park is not included, Public Works would be comfortable leaving 130th Avenue as-is and would likely request pavement surface removal at some point.
- Provide fire apparatus access turning movements.

***Right-of-Way and Setbacks***

- Dedicate a 50-foot half right-of-way along 129th Avenue.
- If Hawkins Drive is proposed to remain a public roadway, provide an offset cul-de-sac where the roadway terminates per City detail STR-5, provide 10-foot wide drainage and utility easements along the Hawkins Drive ROW per Section 125-83, and provide setbacks around the perimeter of the site in accordance with Section 125-55.

***Sidewalk and Trail Connections***

- Provide a 10-foot trail along Hawkins Drive from 129th Avenue to Aspen Drive in accordance with the Comprehensive Plan.
- Provide a 10-foot trail along 129th Avenue from Hawkins Drive to Oakwood Drive.
- Show internal sidewalk connections within the project, including ADA stalls and accessible routes from parking areas to the building, and any secondary egress paths for memory care/assisted living components as required by applicable life safety standards.
- Show sidewalk connections from the project to Hawkins Drive and to the potential mini-park. Provide a sidewalk connection from Oakwood Drive to the potential mini-park. Clarify what components of the mini-park would be built by the development.

***Wetlands and Buffers***

- Provide a wetland delineation report and wetland buffer exhibit.
- Identify any proposed WCA sequencing (avoid/minimize/replace) if wetland impacts are proposed.
- Show wetland and stormwater pond buffers consistent with City and Elm Creek Watershed Management Commission requirements.

***Utilities***

- Show all existing and proposed water, sanitary, and storm utilities.

- Note that an existing sanitary sewer forcemain is located within the Hawkins Drive ROW and a storm drain tile exists near the Hawkins Drive/129th Avenue ROW intersection. If a ROW vacation is proposed and all improvements become private, Public Works would likely require a drainage and utility easement over the vacated area, subject to review of existing and proposed utilities.
- A stormwater management plan meeting City and Elm Creek Watershed Management Commission standards will be required.
- Show all proposed drainage and utility easements. Easements are required for all stormwater ponds, pond buffers up to the 100-year HWL, wetlands, wetland buffers, and other areas per City Code.

***Landscaping, Lighting, and Signage***

- Provide a conceptual landscape plan showing tree counts/species, screening or fencing, foundation plantings, and parking-lot island treatments.
- Show any proposed site or parking-lot lighting, including fixture types, mounting heights, cutoff characteristics, and photometrics following City Code.
- Show the proposed locations and sizes of any monument or wall signs.

# CITY OF ROGERS

## NEIGHBORHOOD MEETING SUMMARY

**TO:** Planning Commission / City Council
**FROM:** Alec Henderson, City Planner
**DATE:** April 2, 2026
**RE:** Neighborhood Meeting – 13020 Hawkins Drive Senior Living Facility
**MEETING DATE:** April 2, 2026
**ATTENDANCE:** Approximately 8–10 residents

A neighborhood meeting was held on April 2, 2026 for the proposed 160-unit Senior Residential Living Facility at 13020 Hawkins Drive. The meeting was hosted by the developer (Oasis Group) with City staff in attendance. Approximately 6 to 10 area residents participated. The following is a summary of comments, concerns, and discussion points raised during the meeting.

## General Sentiment

Attendees were generally very positive about the design and layout of the proposed facility. However, residents expressed concerns about the building's height and visual impact adjacent to single-family homes, site lighting, traffic on 129th Avenue, and the overall fit of the proposed use within the R3 zoning district.

## Concerns Raised by Residents

- **Zoning Compatibility.** Residents expressed that the R3 zoning feels like the wrong zone for this property as a whole. The proposed use and density do not align with what neighbors expected and believe there was a lack of communication/notice for the 2020 Zoning and Land Use updates (2040 Plan).
- **Building Height.** The three-story building was described as too tall, particularly given its proximity to single-family residential homes to the east. Residents raised concerns about the visual impact and the change in neighborhood character.
- **Lighting.** Concerns were raised about site lighting impacts on adjacent residential properties, including parking lot lighting and building illumination associated with a 24-hour facility.
- **Traffic and Road Capacity.** Residents questioned the capacity of 129th Avenue to handle additional traffic generated by the development and raised concerns about traffic impacts on the surrounding neighborhood.
- **24-Hour Operations.** The facility would operate 24 hours a day with three shifts of staff, raising concerns about off-hours vehicle traffic, noise, and activity levels.
- **Location Suitability.** Some attendees expressed the view that the proposed facility may be in the wrong location given the surrounding single-family neighborhood context.

## Developer Mitigation Concepts Discussed

In response to the concerns raised, the developer discussed several potential mitigation strategies:

1. Full cutoff lighting fixtures to prevent light spillage onto adjacent properties.
2. Enhanced landscaping and berming along the site perimeter to provide visual screening from neighboring homes.
3. Staffing level management to minimize off-hours activity (staffing levels to be determined).
4. Building step-backs on upper floors to reduce the perceived height and visual impact, particularly for views from adjacent single-family properties.
5. Flexibility to expand underground parking to lower the overall building profile (to be determined based on further design development).

## Additional Information Identified

The following information was identified as needed to adequately respond to neighborhood concerns and inform future review:

- A traffic study to quantify trip generation and distribution for the proposed senior living use.
- A 129th Avenue capacity information, including evaluation of future Main Street/129th Avenue intersection improvements.
- Building height and form comparisons to provide residents with a sense of scale relative to familiar structures in the area.
- Lighting plans, landscaping and architectural plans to mitigate visibility/view concerns.

## Other Items Noted

- **Operator.** SilverCrest Senior Communities Management was identified as the proposed facility operator, Developer would remain owner of the facility and property.
- **Construction Timeline.** If the project moves forward, the developer estimated approximately one year for the entitlement process followed by a roughly two-year construction period.
- **Building Form.** It should be noted that both in the R2 district and in the R3 district the maximum height of structure is 35 feet (measure to the mean gable). The proposed height of this project is similar to the height that any surrounding property can build to. While there are not many three-story single-family homes, the views to a walkout basement is a similar height. Additionally, should this property develop as a townhome project (like what was previously proposed from another developer) the height of the structures would be similar to the proposed, but the proximity of the homes would be closer to the existing neighbors due to the circulation and driveway needs of a townhome development.
- **Attendance.** Attendance included around 8-10 nearby residents with around 10 additional attendees with some connection to the project. Likely the scheduling near spring break impacted attendance and the same noticing radius should be used for future public hearings.

# Demand Assessment for Senior Housing in Rogers, Minnesota

Subject site Location:

**13020 Hawkins Drive, Rogers, Minnesota**

Prepared for:

**The Oasis Group, Inc.**

Prepared by:

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Date:

**October 20, 2025**

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October 20, 2025

To: Simeon Wiechmann
**The Oasis Group, Inc.**

From: Jay Thompson
**Viewpoint Consulting Group, Inc.**

RE: Demand Assessment for Senior Housing in Rogers, Minnesota

## Introduction

This memorandum provides an initial assessment of the demand for senior housing in Rogers, Minnesota. The purpose of this initial assessment is to broadly assess the depth of demand for senior housing in the local area to determine if potential exists to support a new development. As we understand, the Site is located at 13020 Hawkins Drive.

Included in this initial assessment are demand calculations for market rate independent, assisted living and memory care housing. Potential demand is calculated based on analysis of the income/asset-qualified target market for senior housing and the supply of competitive senior housing units serving the primary market area. The ability of the subject development to capture excess market area demand is discussed in this assessment.

## Primary Market Area Definition

The subject site ("Site") for the proposed senior housing development is a parcel in Rogers, Minnesota. Rogers is suburban community in northwestern Hennepin County. Rogers had a population of 13,295 as of the 2020 census. Rogers is bordered on the north by St. Michael (pop. 18,235), on the east by Dayton (pop. 7,212), on the south by Corcoran (pop. 6,185), and on the west by St. Michael and Hanover (pop. 3,548).

More specifically, the subject site ("Site") for the proposed senior housing development is a parcel at 13020 Hawkins Drive. This location is in western Rogers, south of Interstate 94. It is on 129th Avenue, which provides access and visibility to the Site from the surrounding neighborhood.

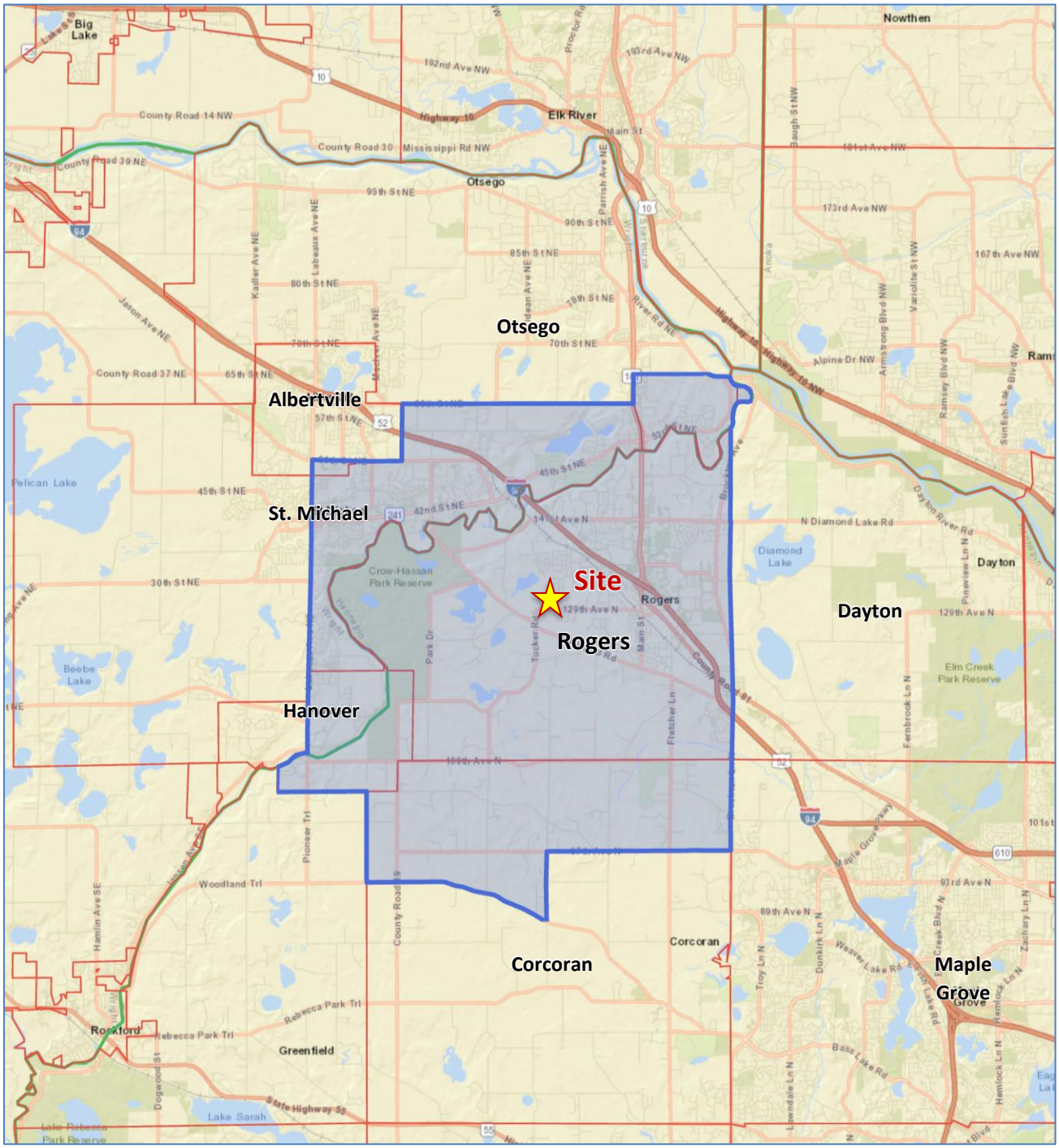
Based on the site location, the characteristics of Rogers, community orientation, proximity to other senior housing properties in the surrounding area, and our knowledge of senior housing draw areas, it is estimated that a senior housing development on the Site in Rogers would attract approximately 67% of its residents from a draw area (Primary Market Area, or "PMA") that includes the following block groups that comprise all of Rogers plus parts of Corcoran, Hanover, Otsego, and St. Michael.

| Census Block Groups in the Rogers PMA | |
|---|---|
| 8.051 | 269.113 |
| 8.052 | 269.121 |
| 8.053 | 269.122 |
| 8.054 | 269.123 |
| 8.061 | 269.124 |
| 8.071 | 269.125 |
| 8.072 | 269.126 |
| 269.111 | 271.021 |
| 269.112 | 271.024 |

Rogers is an appealing community in which a new senior housing development will draw many residents who are currently living outside the community. It is estimated that 33% of the demand for senior housing on the Site would come from outside the PMA, particularly parents of adult children living in the PMA.

A map of the PMA is shown on the following page.

## Primary Market Area



## Demographic Analysis

Tables 1 through 5 on Pages 6 through 8 show key economic and demographic variables related to the demand for senior housing in the PMA (age distribution of the senior population and household base, senior household income, senior homeownership rates, and estimated home values). The demographic and home value data is from ESRI, a national demographics firm.

The key demographic and economic findings are summarized on the following pages.

**Senior Population and Household Trends**

- The total population in the PMA was 29,360 in 2020. The population increased by 16.6% last decade. Population growth stemmed from new housing construction which led to the addition of 1,570 households.

- While the overall population in the PMA increased by 16.6% last decade (2010 to 2020), the senior population (age 65+) increased by 84.4%, growing from 1,944 in 2010 to 3,586 seniors in 2020. Seniors ages 75+ are the primary target market for senior housing. This group grew by 83.0%, reaching 1,438 in 2020.

- The senior population in the PMA has continued growing since 2020. As of 2025, there are an estimated 1,976 seniors ages 75+ (up 37.4% since 2020).

- Between 2025 and 2030, all age groups above 60 in the PMA are projected to experience growth. Overall, the age group 75 and over is projected to add 455 seniors between 2025 and 230 (+23.0%). This growth should lead to increased demand for senior housing.

**Senior Household Incomes**

- Incomes in the PMA are above average compared to the Twin Cities Metro Area, meaning an above average percentage of seniors would likely be able to afford market rate housing. The estimated median income of age 75+ households in the PMA in 2025 is $63,207, higher than the Metro Area's median of $53,245 for this age group.

- The target market for senior housing with support services is generally senior households age 75 and older with incomes of at least $55,000 (plus some senior homeowners with lower incomes). In 2025, an estimated 760 households age 75 and older in the PMA have incomes of at least $55,000. By 2030, about 935 households age 75 and older are projected to have incomes of at least $60,000 (increased from $55,000 to adjust for inflation). It should be noted that senior housing with personal care services will primarily serve seniors age 80+. Also, since assisted living and memory care housing are predominately need driven, seniors with lower incomes are still candidates for private pay housing if they have home equity or other savings that they can utilize to pay for the costs.

**Senior Household Tenure**

- Seniors who own their homes have an additional source of income through the sale of their home that can be utilized to afford market rate housing. Seniors in the PMA have a high homeownership rate compared to the Twin Cities Metro Area (80.6% for 65+ households in 2020 compared to 75.7% metrowide).

- There is a sharp drop in the homeownership rate among the age 85+ population since rental housing becomes more predominant as seniors' care needs rise and/or they no longer desire to maintain a single-family home.

**Home Value Trends**

- Seniors can use the proceeds from the sale of their home to offset the cost of senior housing. Home values are above average in the PMA; the estimated median home value is $458,123 in 2025. In comparison, the median home value in the Twin Cities is estimated at $419,048.

- A senior selling their home for $458,000 could receive an investment return of approximately $1,060 monthly from the sale (sale price minus 7% sales agent fees, and a 3% annual return on their investment). If a senior uses the full home sale proceeds towards the cost of alternative housing, the home sale proceeds would cover the costs at an assisted living facility ($5,000 per month) for about seven years. At a memory care facility ($7,500 per month), the same amount of home sale proceeds would last close to five years.

**Table 1**
**Senior Population Growth Trends and Projections**
**Primary Market Area**
**2010 to 2030**

| Age | 2010 | 2020 | 2025 | 2030 | Change, 2025 to 2030 No. | Pct. |
|---|---|---|---|---|---|---|
| 55 to 59 | 1,191 | 2,000 | 2,571 | 2,468 | -103 | -4.0% |
| 60 to 64 | 988 | 1,638 | 2,148 | 2,375 | 227 | 10.6% |
| 65 to 69 | 696 | 1,233 | 1,746 | 1,931 | 185 | 10.6% |
| 70 to 74 | 462 | 915 | 1,281 | 1,551 | 270 | 21.1% |
| 75 to 79 | 357 | 673 | 916 | 1,124 | 208 | 22.7% |
| 80 to 84 | 226 | 396 | 595 | 704 | 109 | 18.3% |
| 85+ | 203 | 369 | 465 | 603 | 138 | 29.7% |
| Total 65+ | 1,944 | 3,586 | 5,003 | 5,913 | 910 | 18.2% |
| Total 75+ | 786 | 1,438 | 1,976 | 2,431 | 455 | 23.0% |
| Total Population | 25,182 | 29,360 | 36,236 | 38,417 | 2,181 | 6.0% |
| *Rogers* | *11,197* | *13,295* | *16,674* | *17,468* | *794* | *4.8%* |
| *Hennepin County* | *1,152,425* | *1,281,565* | *1,298,422* | *1,312,783* | *14,361* | *1.1%* |
| *Twin Cities Metro Area* | *2,849,567* | *3,163,104* | *3,253,299* | *3,322,753* | *69,454* | *2.1%* |

Sources: ESRI; Census Bureau; Viewpoint Consulting Group, Inc.

**Table 2**
**Senior Household Growth Trends and Projections**
**Primary Market Area**
**2010 to 2030**

| Age | 2010 | 2020 | 2025 | 2030 | Change, 2025 to 2030 No. | Pct. |
|---|---|---|---|---|---|---|
| 55 to 64 | 1,231 | 2,037 | 2,654 | 2,694 | 40 | 1.5% |
| 65 to 74 | 701 | 1,244 | 1,763 | 1,987 | 224 | 12.7% |
| 75+ | 505 | 912 | 1,264 | 1,528 | 264 | 20.9% |
| Total 65+ | 1,206 | 2,156 | 3,027 | 3,515 | 488 | 16.1% |
| Total Households | 8,429 | 9,999 | 12,604 | 13,499 | 895 | 7.1% |
| *Rogers* | *3,748* | *4,534* | *5,822* | *6,144* | *322* | *5.5%* |
| *Hennepin County* | *475,913* | *528,547* | *544,231* | *555,884* | *11,653* | *2.1%* |
| *Twin Cities Metro Area* | *1,117,749* | *1,239,526* | *1,288,806* | *1,325,145* | *36,339* | *2.8%* |

Sources: ESRI; Census Bureau; Viewpoint Consulting Group, Inc.

**Table 3**
**Household Incomes by Age of Householder**
**Primary Market Area**
**2025 and 2030**

| 2025 Households by Age | | | |
|---|---|---|---|
| Income | 55 - 64 | 65-74 | 75+ |
| <$15,000 | 79 | 79 | 109 |
| $15,000 to $24,999 | 25 | 58 | 68 |
| $25,000 to $34,999 | 69 | 63 | 124 |
| $35,000 to $49,999 | 99 | 111 | 146 |
| $50,000 to $74,999 | 188 | 260 | 293 |
| $75,000 to $99,999 | 265 | 331 | 169 |
| $100,000 to $149,999 | 555 | 319 | 135 |
| $150,000 to $199,999 | 604 | 214 | 88 |
| $200,000+ | 770 | 328 | 132 |
| Total | 2,654 | 1,763 | 1,264 |
| Median HH Income | $152,616 | $97,941 | $63,207 |
| *Rogers Median HH Income* | *$162,089* | *$98,282* | *$62,843* |
| *Hennepin County Median HH Income* | *$117,864* | *$81,934* | *$53,749* |
| *Twin Cities Metro Median HH Income* | *$114,223* | *$81,169* | *$53,245* |

| 2030 Households by Age | | | |
|---|---|---|---|
| Income | 55 - 64 | 65-74 | 75+ |
| <$15,000 | 65 | 63 | 118 |
| $15,000 to $24,999 | 16 | 39 | 71 |
| $25,000 to $34,999 | 41 | 50 | 123 |
| $35,000 to $49,999 | 59 | 87 | 159 |
| $50,000 to $74,999 | 140 | 238 | 303 |
| $75,000 to $99,999 | 211 | 342 | 197 |
| $100,000 to $149,999 | 513 | 372 | 169 |
| $150,000 to $199,999 | 677 | 289 | 148 |
| $200,000+ | 972 | 507 | 240 |
| Total | 2,694 | 1,987 | 1,528 |
| Median HH Income | $167,458 | $118,662 | $73,823 |
| *Rogers Median HH Income* | *$180,873* | *$136,846* | *$77,865* |
| *Hennepin County Median HH Income* | *$137,484* | *$97,459* | *$63,597* |
| *Twin Cities Metro Median HH Income* | *$130,429* | *$94,067* | *$61,269* |

Sources: ESRI; Viewpoint Consulting Group, Inc.

**Table 4**
**Tenure by Age of Householder**
**Primary Market Area**
**2020**

| | Owners | | Renters | |
|---|---|---|---|---|
| Households | No. | Pct. | No. | Pct. |
| Age 55 to 64 | 1,862 | 91.4% | 175 | 8.6% |
| Age 65 to 74 | 1,097 | 88.2% | 147 | 11.8% |
| Age 75 to 84 | 519 | 78.3% | 144 | 21.7% |
| Age 85+ | 121 | 48.6% | 128 | 51.4% |
| Total | 3,599 | 85.8% | 594 | 14.2% |
| Total Age 65+ | 1,737 | 80.6% | 419 | 19.4% |
| Total Age 75+ | 640 | 70.2% | 272 | 29.8% |
| *Hennepin* | | *73.5%* | | |
| *Age 65+* | | *68.5%* | | *31.5%* |
| *Age 75+* | | | | *100.0%* |
| *Twin Cities Metro Area* | | | | |
| *Age 65+* | | *75.7%* | | *24.3%* |
| *Age 75+* | | *69.4%* | | *30.6%* |

Sources: ESRI; Viewpoint Consulting Group, Inc.

**Table 5**
**Estimated Home Values**
**Primary Market Area**
**2025**

| | Median Home Value | Average Home Value |
|---|---|---|
| PMA | $458,123 | $497,416 |
| *Rogers* | *$459,744* | *$507,345* |
| *Hennepin County* | *$438,557* | *$533,115* |
| *Twin Cities Metro Area* | *$419,048* | *$488,307* |

Sources: ESRI; Viewpoint Consulting Group, Inc.

## Senior Housing Supply

### Senior Housing Defined

Senior housing encompasses a wide variety of product types. The properties that include the lowest level of services are **adult** properties, which offer virtually no support services or health care, but restrict tenancy to those age 55 and over. Adult properties can be rental or owner-occupied (attached or detached townhomes, condominiums and cooperatives). Congregate properties, better known as **independent living**, offer support services such as meals and housekeeping. These services are either included in the rent or offered a-la-carte so that residents can choose whether or not to pay for them. Independent living projects attract an older and frailer senior population than adult properties (generally seniors age 75 and over).

The most service-intensive housing types are **assisted living**, **memory care**, and **enhanced care suites** as they offer the highest level of services short of a nursing home. Some of the typical services they provide are meals, housekeeping, linen changes, personal laundry, 24-hour emergency response and a wide range of personal-care and therapeutic services. The meals and services are built into the monthly fee, charged through a tiered service package or offered a-la-carte.

### Competitive Senior Housing Properties

Table 6 shows the inventory of senior housing properties that provide competition to a new development on the subject Site in Rogers. For each competitive property, Table 6 provides information on location, year built, total number of units, whether or not it is located in the PMA, its distance from the Site, its estimated competitiveness, and its total competitive units. The competitive percentage is a measure of draw area overlap and is estimated based on a property's distance from the Site, its location within or near the PMA, its community orientation (i.e., its estimated primary draw area), and unique characteristics of the property. The following are key highlights about the competitive supply.

- There are seven competitive senior housing properties in and near the PMA, most of which contain multiple service levels. Combined, the seven properties have a total of 694 units. However, three of the competitive properties are located outside the PMA. They range in distance from the Site from 6.5 miles to 8.5 miles. Accounting for draw area overlap, the properties supply the PMA with 292 competitive units.

- The service level mix of the competitive units serving the PMA is 34 independent units, 151 assisted living units, and 107 memory care units.

- The properties in the PMA are located 2.7 miles from the Site (Norbella Rogers) to 6.4 miles (Salterra of Hanover). Accounting for draw area overlap, these PMA properties are estimated to be 70% to 90% competitive with the Site based on location.

- The properties located outside the PMA are located 6.5 miles from the Site (Engel Haus) to 8.5 miles (Riverview Landing). Accounting for draw area overlap, these properties outside the PMA are estimated to be 10% to 40% competitive.

- Four competitive properties contain independent living. The closest and only one in the PMA is The Legacy of St. Michael. It was built in 2009 and also contains assisted living and memory care housing. The other three properties – Engel Haus, St. Therese of Corcoran, and Riverview Landing are also continuum of care communities with assisted living and memory care housing. The average size of these four campuses is 112 units, with St. Therese of Corcoran being the largest, at 152 units.

- Seven properties serving the PMA contain assisted living housing, including four properties in the PMA, two of which are in Rogers. The Rogers properties are Diamondcrest on The Wellstead campus and Norbella. Diamondcrest opened in 2002 and has 66 units and Norbella opened in 2024 and has 24 units. Based on their locations, both are estimated to be 90% competitive with the subject Site to account for draw area overlap.

- Seven of the competitive properties contain memory care housing, including four in the PMA. The Wellstead at Rogers has 96 memory care units and is the largest property by far. The average size of the other six memory care properties is 21 units.

- The Wellstead of Rogers formerly had 162 memory care units but has reduced its licensed capacity to 96 units. It is a specialty property that serves many residents with greater behavioral needs than can be accommodated in many other traditional memory care properties. It is located in the PMA and is highly competitive based on location, but it is estimated to be only 45% competitive to account for market overlap since an estimated half its residents have very high care needs and are drawn from a broad region.

- Three of the seven properties in Table 6 have been built within the past 10 years (since 2015). The newest properties are St. Therese of Corcoran, Norbella Rogers, and Salterra of Hanover.

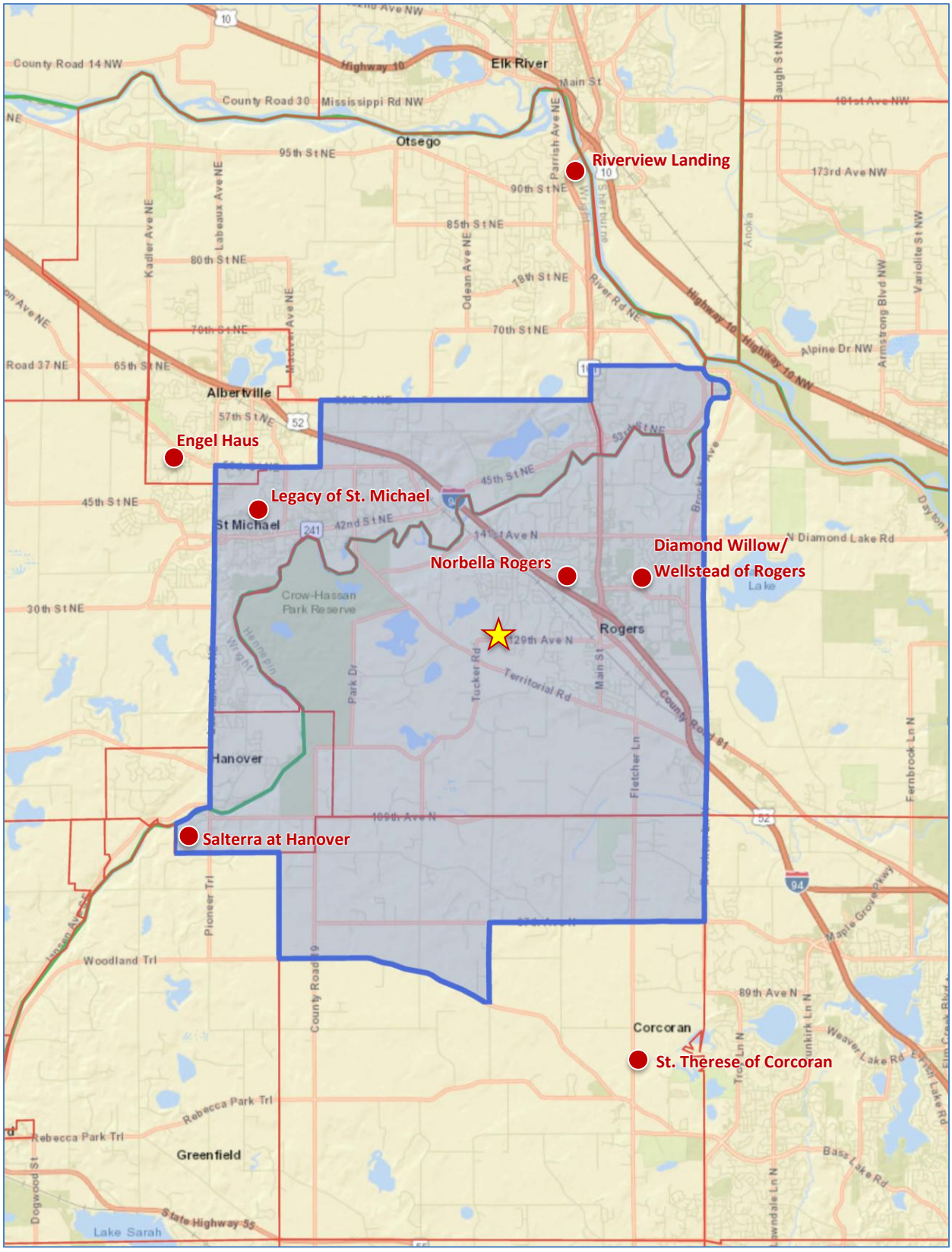
**Table 6**
**Competitive Senior Housing Supply**
**Primary Market Area**
**October 2025**

| Property Name | Location | Year Built | Number of Units | In the PMA | Miles from Site | Percent Comp-etitive[1] | Compet-itive Units |
|---|---|---|---|---|---|---|---|
| **Independent Living** | | | | | | | |
| The Legacy of St. Michael | St. Michael | 2009 | 15 | Yes | 5.0 | 75% | 11 |
| Engel Haus | Albertville | 2014 | 16 | No | 6.5 | 40% | 6 |
| St. Threse of Corcoran | Corcoran | 2024 | 99 | No | 8.1 | 10% | 10 |
| Riverview Landing | Otsego | 2019 | 63 | No | 8.5 | 10% | 6 |
| Subtotal | | | 193 | | | | 34 |
| **Assisted Living** | | | | | | | |
| Norbella Rogers | Rogers | 2024 | 24 | Yes | 2.7 | 90% | 22 |
| Diamondcrest | Rogers | 2002 | 66 | Yes | 3.0 | 90% | 59 |
| The Legacy of St. Michael | St. Michael | 2009 | 44 | Yes | 5.0 | 75% | 33 |
| Salterra at Hanover | Hanover | 2017 | 22 | Yes | 6.4 | 70% | 15 |
| Engel Haus | Albertville | 2014 | 30 | No | 6.5 | 40% | 12 |
| St. Threse of Corcoran | Corcoran | 2024 | 33 | No | 8.1 | 10% | 3 |
| Riverview Landing | Otsego | 2019 | 63 | No | 8.5 | 10% | 6 |
| Subtotal | | | 282 | | | | 151 |
| **Memory Care** | | | | | | | |
| Norbella Rogers | Rogers | 2024 | 16 | Yes | 2.7 | 90% | 14 |
| Wellstead of Rogers | Rogers | 2002 | 96 | Yes | 3.0 | 45% | 43 |
| The Legacy of St. Michael | St. Michael | 2009 | 32 | Yes | 5.0 | 75% | 24 |
| Salterra at Hanover | Hanover | 2017 | 22 | Yes | 6.4 | 70% | 15 |
| Engel Haus | Albertville | 2014 | 17 | No | 6.5 | 40% | 7 |
| St. Threse of Corcoran | Corcoran | 2024 | 20 | No | 8.1 | 10% | 2 |
| Riverview Landing | Otsego | 2019 | 16 | No | 8.5 | 10% | 2 |
| Subtotal | | | 219 | | | | 107 |

[1] Percent Competitive is estimated by the researcher based on the competitive property's distance from the subject Site, location within/near the PMA, its community orientation, and specific characteristics unique to the property.

Source: Viewpoint Consulting Group, Inc.

# Competitive Senior Housing Properties



## Planned and Proposed Senior Housing Developments

One new development was identified in the development pipeline that will increase the future competitive supply in the PMA. Engel Haus is an existing property in Albertville (See Table 6) that has 46 units that can be occupied by independent or assisted living residents. Currently, 16 are occupied by independent residents. An expansion is planned that will contain 87 independent units. With the independent expansion, all units in the existing Engel Haus building will convert solely to assisted living (thus, the assisted living count will expand by 16 units while independent living count will contract by 16 units). Like the existing building, the new independent building will be an estimated 30% competitive with the subject development. These units are subtracted from demand calculations presented later in this assessment.

## Senior Housing Demand Calculations

Tables 7 through 9 provide demand calculations for the number of market rate independent living, assisted living, and memory care units that can be supported in the PMA in 2025 and 2030. Also shown in the tables is the estimated proportion of demand that could be captured by the subject Site.

**Independent Senior Living**

As shown in Table 7, unmet demand for independent living housing on the Site is calculated for 100 units in 2030. The following points summarize the demand methodology.

The target market for independent living housing is senior households age 75+ with incomes of $55,000 or more plus homeowners with incomes below $55,000 who would qualify with the proceeds from a home sale. There would also be some limited demand from seniors under age 75. These seniors are the "age/income-qualified base." A capture rate – or "penetration rate" – is applied to the income-qualified base of younger and older seniors. The penetration rates are based on the penetration rates being achieved for independent living across the Twin Cities Metro Area. Applying the penetration rates to the age/income-qualified base results in demand for 155 independent units in 2025, growing to 188 units in 2030.

It is estimated that seniors currently residing outside the PMA will generate 33% of the total demand for independent senior housing. This demand from outside the PMA increases total demand to 232 units in 2025 and to 281 units in 2030. This demand from outside the PMA will consist primarily of parents of adult children living in the local area, but also seniors living just outside the PMA.

The number of existing competitive units (minus a 5% vacancy factor) is subtracted from the total demand resulting in unmet demand for 200 units in the PMA in 2025. One pending development was identified that would increase the competitive supply by 2030. Unmet demand potential in the PMA is calculated for 222 units in 2030.

No single location or development can capture all the demand in a PMA. It is estimated that the Site in Rogers can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 90 independent living units in 2025, increasing to 100 units in 2030.

**Table 7**
**Independent Senior Housing Demand Calculation**
**Primary Market Area**
**2025 and 2030**

| | | 2025 | 2030 |
|---|---|---|---|
| A | 65 to 74 Households in the PMA | 1,763 | 1,987 |
| B | Percent income-qualified | 84% | 85% |
| C | Potential penetration rate of independent living housing | 0.5% | 0.5% |
| D | Income-qualified 65-74 households in the PMA (A x B x C) | 7 | 8 |
| E | 75+ Households in the PMA | 1,264 | 1,528 |
| F | Percent income-qualified | 65% | 65% |
| G | Potential penetration rate of independent living housing | 18% | 18% |
| H | Income-qualified 75+ households in the PMA (E x F x G) | 148 | 180 |
| I | Total demand for independent housing from the PMA (D + H) | 155 | 188 |
| J | Estimated percent of demand from outside the PMA | 33% | 33% |
| K | Total demand for independent living units in the PMA (I / (1- J)) | 232 | 281 |
| L | Competitive independent living supply* | 32 | 59 |
| M | **Unmet independent living demand in the PMA** (K - L) | **200** | **222** |
| N | Estimated percent of unmet demand capturable by Site | 45% | 45% |
| O | **Independent living demand on the Site** (M x N) | **90** | **100** |

* Competitive units minus a 5% vacancy factor.

Source: Viewpoint Consulting Group, Inc.

**Assisted Living**

As shown in Table 8, unmet assisted living demand on the Site has been calculated for 31 units in 2030. This demand is for market rate (or "private pay") units and does not include additional demand from lower-income seniors who could utilize the Elderly Waiver program to pay for services. The following points summarize the demand methodology.

The primary market for assisted living housing in the PMA is seniors ages 75 and over needing assistance with Activities of Daily Living (ADLs). Based on data from the Centers for Disease Control and Prevention, the percentage of seniors unable to perform, or having difficulty with, ADLs ranges from 12.5% of seniors ages 75 to 79, to 22.5% of seniors ages 80 to 84 and to 40% of seniors ages 85 and over. Applying these percentages to the senior population in the PMA results in the total age-qualified population needing assistance with ADLs.

To afford market rents, these seniors will generally need incomes of at least $70,000 or have assets available through the proceeds received from the sale of their home. Overall, it is calculated that approximately 60% of the senior population in the PMA in 2025 is income-qualified for market rate assisted living housing.

It is estimated that 40% of the age/income-qualified seniors needing assistance will need/choose assisted living housing. The remaining 60% will be able to remain in their homes by receiving home health care services or will live in other less service-intensive senior housing. This percentage also takes into account that many seniors are not living alone and will be able to remain in their existing homes with assistance from their spouse/partner.

It is estimated that seniors who currently reside outside the PMA will generate 33% of the demand for assisted living senior housing – increasing total demand in the PMA to 157 units in 2025 and 197 units in 2030.

The next step in calculating demand is to subtract competitive supply from total PMA demand. A total of 151 competitive units were identified in Table 6. Subtracting these competitive units (minus 15% estimated to be occupied by Elderly Waiver residents and a 5% vacancy factor) from total demand results in the unmet demand for 35 assisted living units in the PMA in 2025. One pending development was identified that would increase the competitive supply by 2030 (conversion of Engel Haus to all assisted living). Unmet demand potential in the PMA is calculated for 69 units in 2030.

Again, no single location or development can capture all the demand in a PMA. It is estimated that the Site in Rogers can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 16 assisted living units in 2025, increasing to 31 units in 2030.
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**Table 8**
**Assisted Living Demand Calculation**
**Primary Market Area**
**2025 and 2030**

| | | 2025 | 2030 |
|---|---|---|---|
| A | 75 to 79 Population in the PMA | 916 | 1,124 |
| B | Percent needing ADL assistance | 12.5% | 12.5% |
| C | Estimated population needing ADL assistance (A x B) | 115 | 141 |
| D | 80 to 84 Population in the PMA | 595 | 704 |
| E | Percent needing ADL assistance | 22.5% | 22.5% |
| F | Estimated population needing ADL assistance (D x E) | 134 | 158 |
| G | 85+ Population in the PMA | 465 | 603 |
| H | Percent needing ADL assistance | 40.0% | 40.0% |
| I | Estimated population needing ADL assistance (G x H) | 186 | 241 |
| J | Total 75+ population needing ADL assistance (C + F + I) | 434 | 540 |
| K | Percent of PMA population income-qualified | 60.5% | 61.2% |
| L | Total income-qualified population needing ADL assistance (J x K) | 263 | 331 |
| M | Potential penetration rate of assisted living housing | 40% | 40% |
| N | Total demand for assisted living units (L x M) | 105 | 132 |
| O | Estimated percent of demand from outside the PMA | 33% | 33% |
| P | Total demand for assisted living units in the PMA (N / (1-O)) | 157 | 197 |
| Q | Competitive assisted living supply* | 122 | 128 |
| R | **Unmet assisted living demand in the PMA** (P - Q) | **35** | **69** |
| S | Estimated percent of demand capturable by the Site | 45% | 45% |
| T | **Assisted living demand at the Site** (R x S) | **16** | **31** |

* Competitive units minus 15% estimated to be occupied by Elderly Waiver residents and a 5% vacancy factor.

Source: Viewpoint Consulting Group, Inc.

**Memory Care**

Table 9 calculates unmet memory care demand on the subject Site in Rogers for 29 units in 2030. Like assisted living, this demand is for market rate units and does not include additional demand from lower-income seniors who could utilize the Elderly Waiver program to pay for services. The following points summarize the demand methodology.

Demand is calculated by multiplying the PMA age 65+ population in 2025 and 2030 by the incidence rate of Alzheimer's/dementia (based on data from the Alzheimer's Association: Alzheimer's Disease Facts & Figures). An estimated 506 seniors living in the PMA as of 2025 have memory impairment.

Due to the high cost of memory care housing, the income needed to afford market rate memory care is much higher than independent and assisted living housing. To afford memory care rents, seniors will generally need incomes of at least $105,000 or have assets available, such as the proceeds received from the sale of a home. Overall, it is calculated that 46% of the senior population in the PMA in 2025 is income-qualified for market rate memory care housing (with about one-third of the income-qualified seniors being homeowners with incomes below $105,000).

The majority of seniors with dementia are able to live independently with the assistance of a caregiver, while those in the latter stages of dementia require intensive medical care that is only available in skilled nursing facilities. Some also choose other types of housing like adult foster care. An estimated 35% of age/income-qualified people with memory impairment constitute the market for memory care housing.

An estimated 33% of the demand for memory care housing would come from seniors residing outside of the PMA. This additional demand brings the total demand within the PMA to 121 units in 2025, growing to 152 units in 2030.

The competitive supply is then subtracted from the total demand to reveal unmet demand. A total of 107 competitive units were identified serving the PMA. Subtracting these competitive units (minus 15% estimated to be occupied by Elderly Waiver residents and a 5% vacancy factor) results in the unmet demand for 35 memory care units in 2025. No pending developments were identified that would increase the competitive supply by 2030. Unmet demand potential in the PMA is calculated for 65 units in 2030.

It is estimated that the Site in Rogers can capture 45% of the unmet demand potential. This results in unmet demand on the Site for 16 memory care units in 2025, increasing to 29 units in 2030.

**Table 9**
**Memory Care Housing Demand Calculation**
**Primary Market Area**
**2025 and 2030**

| | | 2025 | 2030 |
|---|---|---|---|
| A | 65 to 75 Population | 3,027 | 3,482 |
| B | Dementia incidence rate | 5.0% | 5.0% |
| C | Estimated population with Dementia (A x B) | 151 | 174 |
| D | 75 to 84 Population | 1,511 | 1,828 |
| E | Dementia incidence rate | 13.2% | 13.2% |
| F | Estimated population with Dementia (D x E) | 199 | 241 |
| G | 85+ Population | 465 | 603 |
| H | Dementia incidence rate | 33.4% | 33.4% |
| I | Estimated population with Dementia (G x H) | 155 | 201 |
| J | Total population with Dementia (C + F + I) | 506 | 617 |
| K | Percent of population income-qualified | 45.9% | 47.1% |
| L | Total income-qualified population needing assistance (J x K) | 232 | 291 |
| M | Potential penetration rate of specialized memory care housing | 35% | 35% |
| N | Total demand for memory care units (L x M) | 81 | 102 |
| O | Estimated percent of demand from outside the PMA | 33% | 33% |
| P | Total demand for memory care units in the PMA (N / (1- O)) | 121 | 152 |
| Q | Competitive memory care supply* | 87 | 87 |
| R | **Unmet memory care demand in the PMA** (P - Q) | **35** | **65** |
| S | Estimated % of unmet demand capturable by Site | 45% | 45% |
| T | **Memory care demand at the Site** (R x S) | **16** | **29** |

* Competitive units minus 15% estimated to be occupied by Elderly Waiver residents and a 5% vacancy factor.

Source: Viewpoint Consulting Group, Inc.

## Demand Summary

With a growing senior population in the PMA (+23% from 2025 to 2030), additional senior housing units are likely to be needed in Rogers. The demand calculations for senior housing are summarized in Table 10. Total unmet demand in the PMA for the three housing types is projected to be 630 units in 2030, up from 510 units in 2025 (+23%). After subtracting competitive supply, unmet demand in the PMA for the three service-levels combined is calculated for 270 units currently, increasing to 356 units in 2030.

No one location or property can capture all the demand in a PMA. It is estimated that the subject Site at 129th Avenue and Hawkins Drive in Rogers can capture 45% of the PMA demand. In 2030, this equates to potential on the Site for 100 independent units, 31 assisted living units, and 29 memory care units. Additional assisted living and memory care units could be supported if residency is allowed in some units to lower-income seniors who would utilize the Elderly Waiver program to pay for services.

**Table 10**
**Summary of Demand Calculations**
**Primary Market Area**
**2025 to 2030**

| | Total PMA Demand | Competitive Supply | Unmet PMA Demand | Unmet Demand at Site |
|---|---|---|---|---|
| | **2025** | | | |
| Independent | 232 | 32 | 200 | 90 |
| Assisted Living | 157 | 122 | 35 | 16 |
| Memory Care | 121 | 87 | 35 | 16 |
| **Total** | 510 | 241 | 270 | 121 |
| | **2030** | | | |
| Independent | 281 | 59 | 222 | 100 |
| Assisted Living | 197 | 128 | 69 | 31 |
| Memory Care | 152 | 87 | 65 | 29 |
| **Total** | 630 | 274 | 356 | 160 |

Source: Viewpoint Consulting Group, Inc.

EXISTING LOT: 9.1 ACRES

BUILDING:
LOWER LEVEL PARKING (14,900 SF)
FIRST FLOOR (52,000 SF):
- (20) 1-BED MEMORY CARE UNITS
- (29) INDEPENDENT LIVING UNITS
  - (20) 1 BED UNITS
  - (9) STUDIO UNITS

SECOND FLOOR (52,000 SF):
- (38) INDEPENDENT LIVING UNITS
  - (24) 1 BED UNITS
  - (14) STUDIO UNITS
- (20) ASSISTED LIVING UNITS
  - (12) 1-BED UNITS
  - (8) STUDIO UNITS

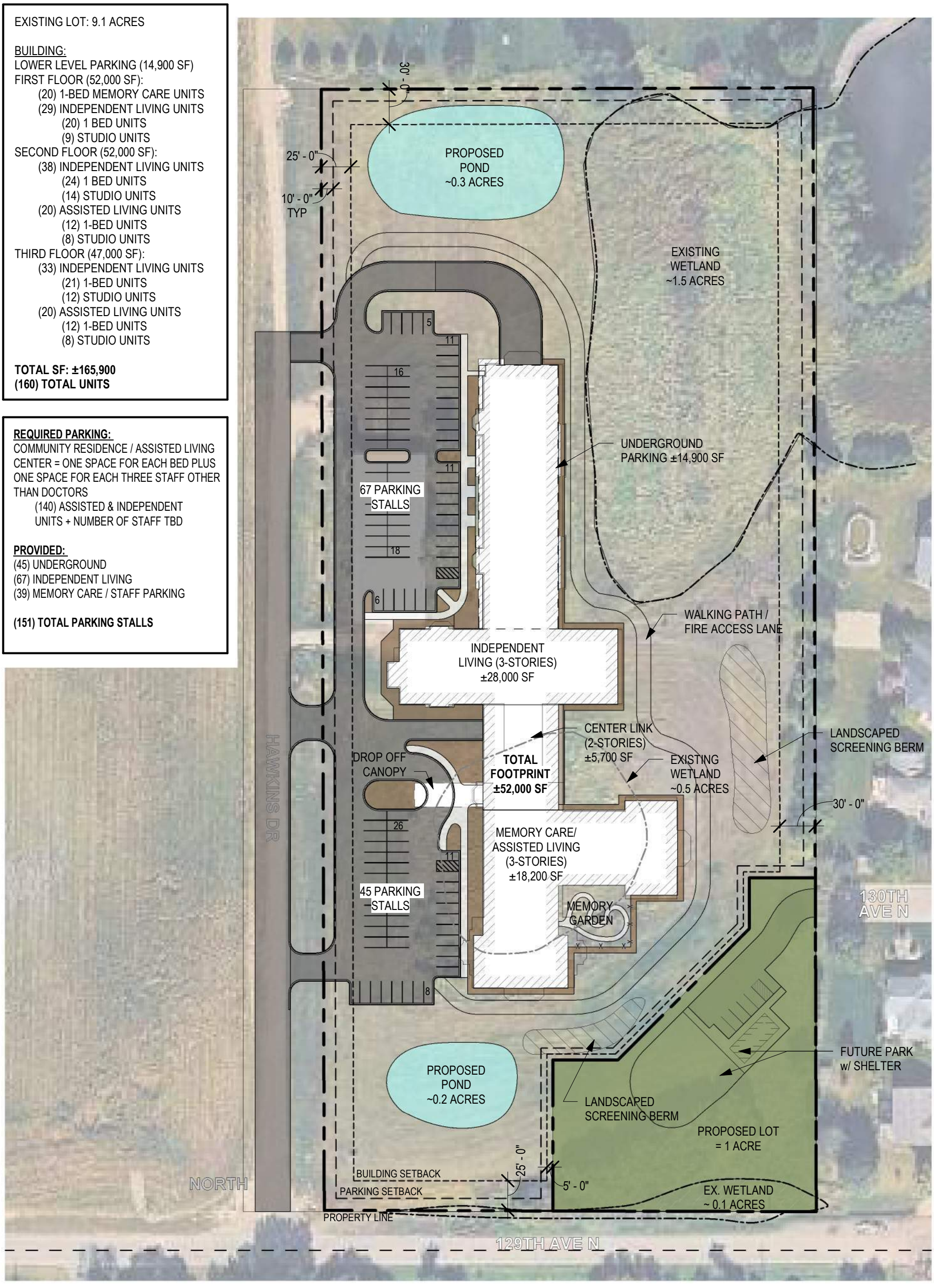
THIRD FLOOR (47,000 SF):
- (33) INDEPENDENT LIVING UNITS
  - (21) 1-BED UNITS
  - (12) STUDIO UNITS
- (20) ASSISTED LIVING UNITS
  - (12) 1-BED UNITS
  - (8) STUDIO UNITS

**TOTAL SF: ±165,900**
**(160) TOTAL UNITS**

**REQUIRED PARKING:**
COMMUNITY RESIDENCE / ASSISTED LIVING CENTER = ONE SPACE FOR EACH BED PLUS ONE SPACE FOR EACH THREE STAFF OTHER THAN DOCTORS
- (140) ASSISTED & INDEPENDENT UNITS + NUMBER OF STAFF TBD

**PROVIDED:**
(45) UNDERGROUND
(67) INDEPENDENT LIVING
(39) MEMORY CARE / STAFF PARKING

**(151) TOTAL PARKING STALLS**

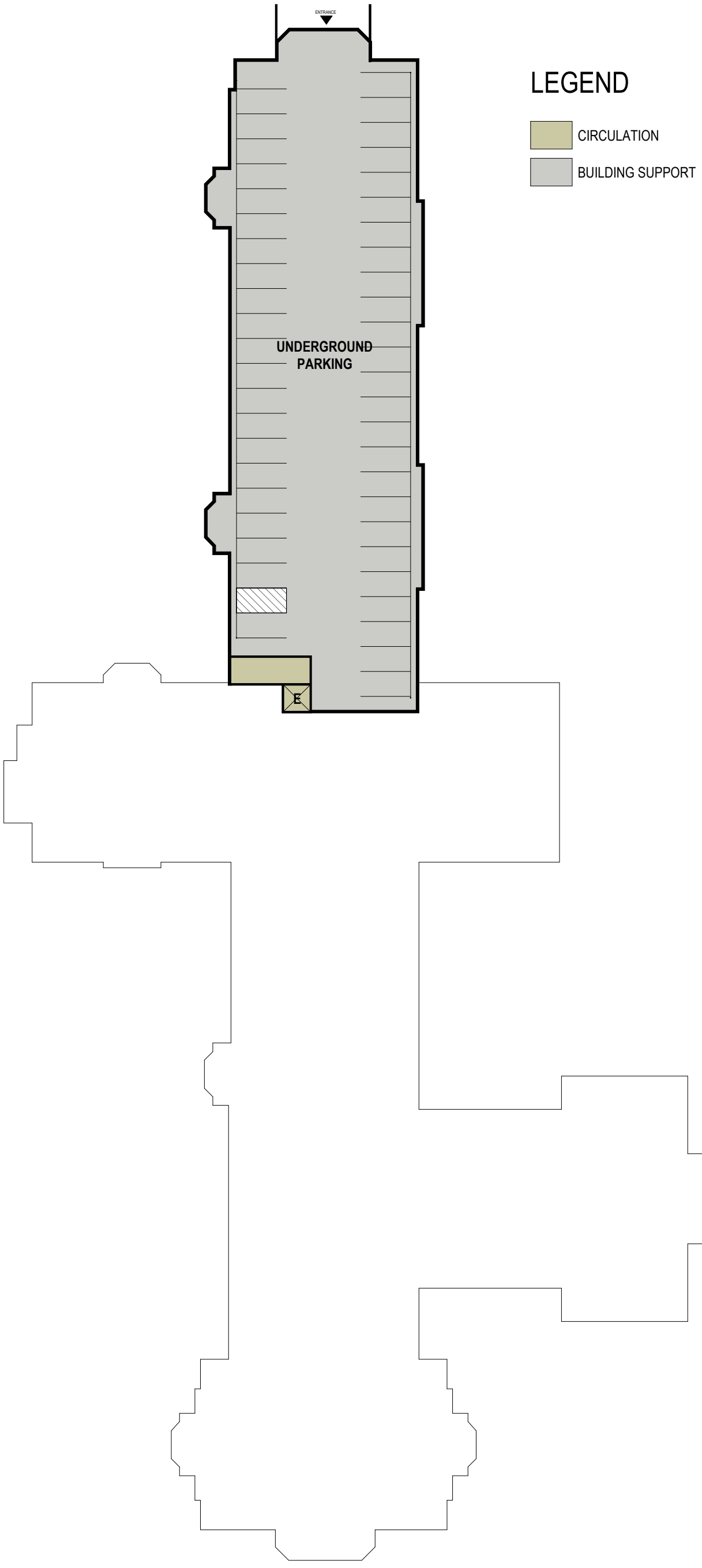



1 / 1-3 **SITE PLAN CONCEPT**
**1" = 80'-0"**

# ROGERS ASSISTED LIVING

13020 HAWKINS DR
ROGERS, MN

BRUNTON




## LEGEND

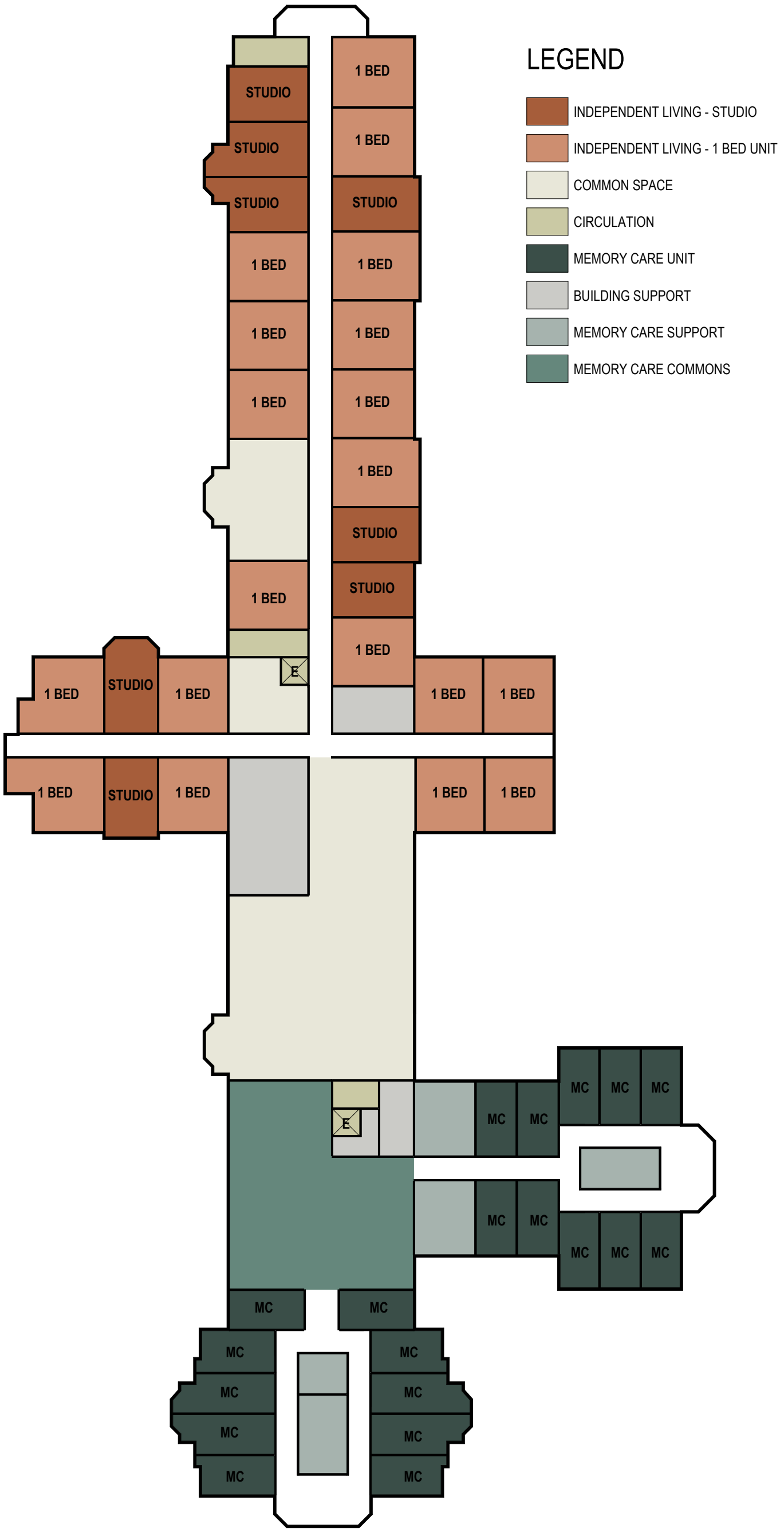
- CIRCULATION
- BUILDING SUPPORT

1 / 2-0 **LOWER LEVEL FLOOR PLAN CONCEPT**
**1" = 40'-0"**

# ROGERS ASSISTED LIVING

13020 HAWKINS DR
ROGERS, MN

BRUNTON




## LEGEND

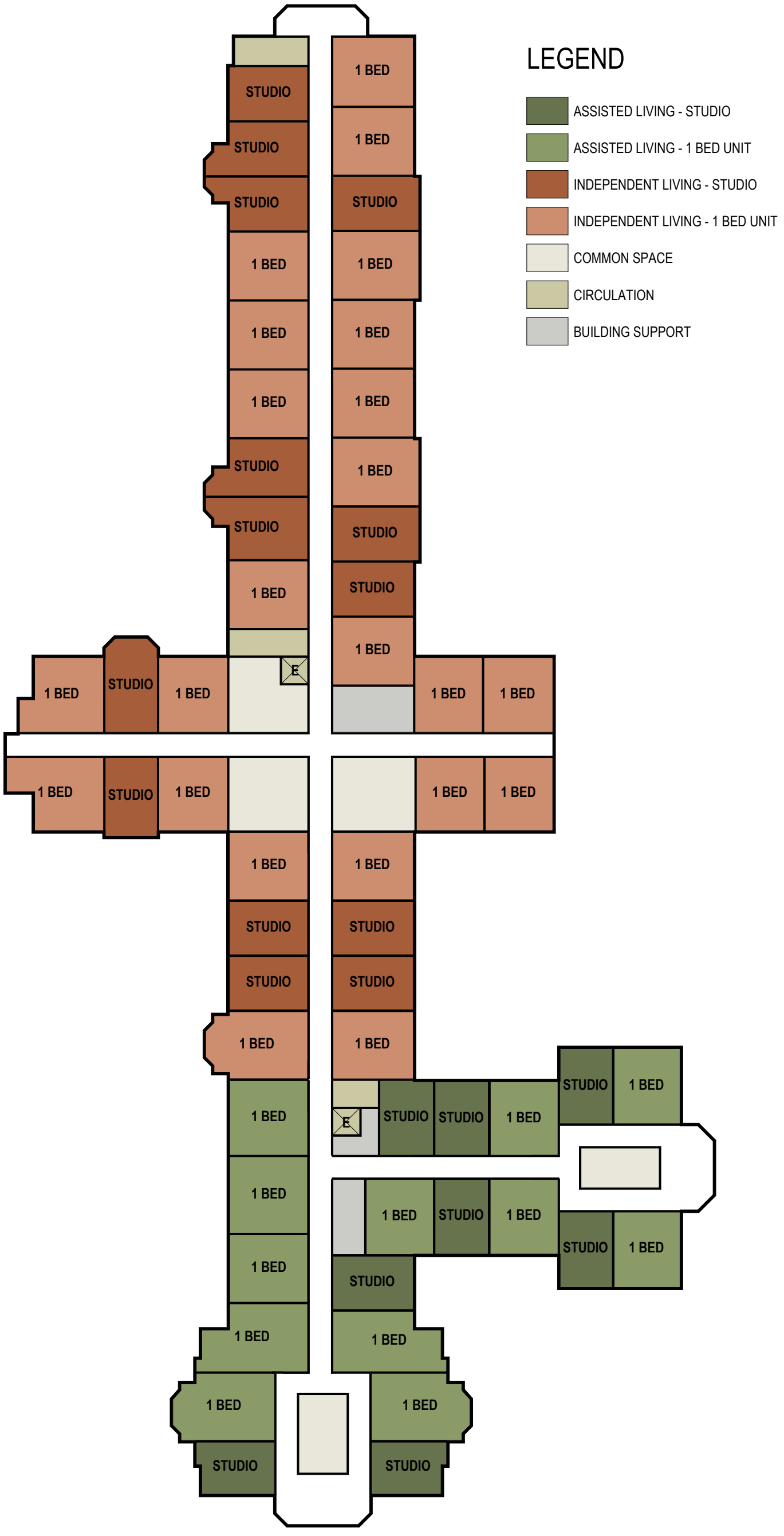
- INDEPENDENT LIVING - STUDIO
- INDEPENDENT LIVING - 1 BED UNIT
- COMMON SPACE
- CIRCULATION
- MEMORY CARE UNIT
- BUILDING SUPPORT
- MEMORY CARE SUPPORT
- MEMORY CARE COMMONS

1 / 2-1 **FIRST FLOOR PLAN CONCEPT**
1" = 40'-0"

# ROGERS ASSISTED LIVING

13020 HAWKINS DR
ROGERS, MN

BRUNTON


1 BED
STUDIO
1 BED
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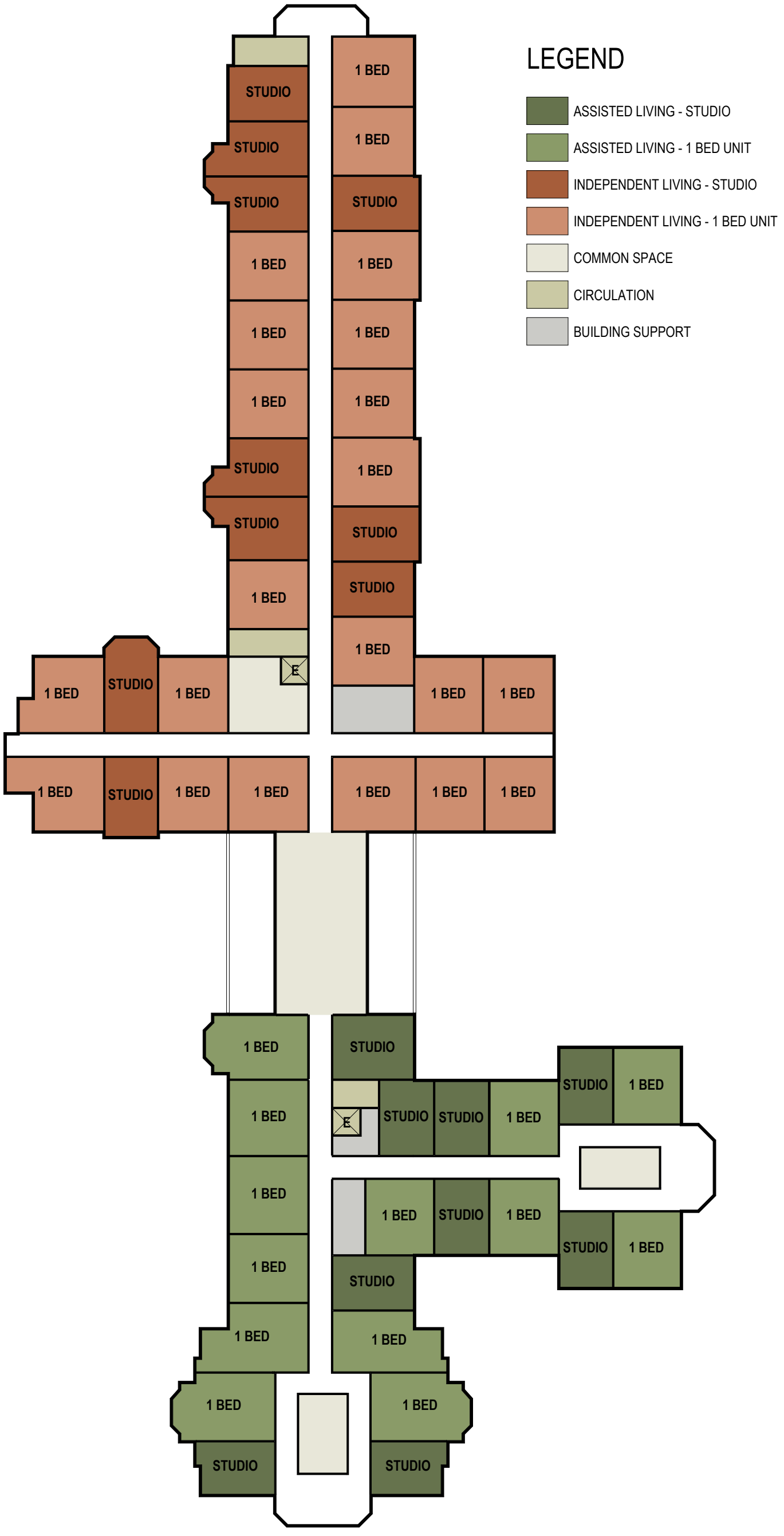
STUDIO




1 / 2-3 **THIRD FLOOR PLAN CONCEPT**
1" = 40'-0"

# ROGERS ASSISTED LIVING

13020 HAWKINS DR
ROGERS, MN

BRUNTON

# PROPOSED SITE CONCEPT

BRUNTON

## LEGEND:

1. INDEPENDENT LIVING
   * 3-STORIES
   * UNDERGROUND PARKING
   * ±28,000 SF
2. CENTER LINK WITH AMENITIES
   * 2-STORIES
   * ±5,700 SF
3. MEMORY CARE / ASSISTED LIVING
   * 3-STORIES
   * ±18,200 SF
4. DROP OFF CANOPY
5. DELIVERY (SCREENED)
6. MEMORY GARDEN
7. OUTDOOR PATIO AREA
8. UNDERGROUND PARKING ACCESS
9. EXISTING WETLANDS
10. PROPOSED POND
11. WALKING PATH / FIRE LANE
12. LANDSCAPED BERM
13. FUTURE PLAYGROUND
14. MONUMENT SIGN

## PARKING COUNTS:

**REQUIRED PARKING:**
COMMUNITY RESIDENCE / ASSISTED LIVING CENTER = ONE SPACE FOR EACH BED PLUS ONE SPACE FOR EACH THREE STAFF OTHER THAN DOCTORS
(140) ASSISTED & INDEPENDENT UNITS + NUMBER OF STAFF TBD

**PROVIDED:**
(45) UNDERGROUND
(67) INDEPENDENT LIVING
(39) MEMORY CARE / STAFF PARKING

**(151) TOTAL PARKING STALLS**

## UNIT COUNT:

EXISTING LOT: 9.1 ACRES

BUILDING:
LOWER LEVEL PARKING (14,900 SF)
FIRST FLOOR (52,000 SF):
(20) 1-BED MEMORY CARE UNITS
(29) INDEPENDENT LIVING UNITS
(20) 1 BED UNITS
(9) STUDIO UNITS
SECOND FLOOR (52,000 SF):
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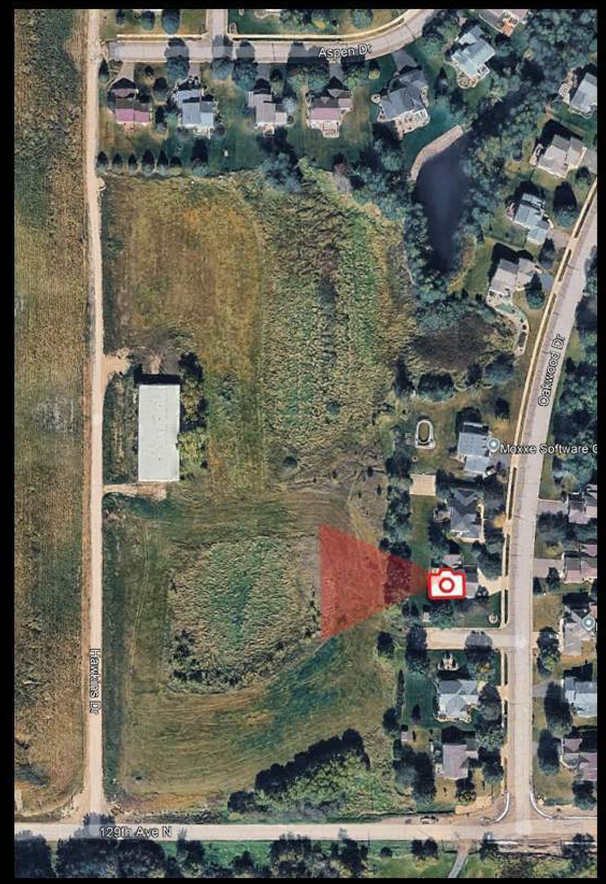
(21) 1-BED UNITS
(12) STUDIO UNITS
(20) ASSISTED LIVING UNITS
(12) 1-BED UNITS
(8) STUDIO UNITS

TOTAL SF: ±165,900
(160) TOTAL UNITS

# PROPOSED EXTERIOR CONCEPT

# PROPOSED EXTERIOR CONCEPT

# View 3 story building




# View if homes at setbacks