

MAPLE PLAIN

EST.1868 INC.1912

AGENDA

MAPLE PLAIN
ECONOMIC DEVELOPMENT AUTHORITY
MAPLE PLAIN CITY HALL
OCTOBER 14, 2024
7:00 PM

1. **CALL TO ORDER**
2. **ADOPT AGENDA**
3. **MINUTES**
 - A. 4-8-2024 EDA Minutes
4. **NEW BUSINESS**
 - A. City Planning Updates
 - B. Downtown Property Discussion
5. **OTHER BUSINESS**
6. **ADJOURNMENT**

MINUTES
MAPLE PLAIN ECONOMIC DEVELOPMENT AUTHORITY
MAPLE PLAIN CITY HALL
APRIL 8, 2024

1. CALL TO ORDER

Economic Development Authority Chair Maas-Kusske called the meeting to order at 7:06 pm. Present were Economic Development Authority Commissioners DeLuca, Fay, Francis, Burak, Warden, Henrich, City Administrator Kolander.

2. ADOPT AGENDA

Motion by Henrich, seconded by Francis, to approve the agenda. **Motion passed 7-0.**

3. MINUTES

- Minutes for Approval - December 11, 2023

Motion by Francis second by Burak to approve the minutes. **Motion passed 6-0,** Henrich abstained.

4. NEW BUSINESS

A. Open discussion about what the Commission would like to see going forward.

Overall, the commission wants the EDA to develop downtown, meet the businesses and express that we are a willing partner.

Discussion and questions included:

- meeting the business owners
- reducing the sign ordinance
- touring local businesses
- seeing more than the annual reports
- add proactive communication on the website and Facebook
- meet and greets with businesses
- is there a business registrar or listing? How can it be promoted?
- A rotating group of commission members and staff to build a round table with local businesses.
- Creating a monument promoting the local businesses on the corner of Highway 12 and Pioneer or County Road 19 and Independence Street.
- Do for-profits get the same treatment as non-profits?

Kolander said that the sign policy needs to be looked at. The EDA balance is \$76,762. He will come up with a list of businesses to visit.

DeLuca wants an update from the developer and Planner Kaltsas.

5. OTHER BUSINESS - none

6. ADJOURNMENT

Motion by Warden second by Henrich to adjourn. **Motion passed 7-0.**
The meeting was adjourned at 7:43 pm.



October 14, 2024
Maple Plain Economic Development Authority

Project Update Memorandum

Downtown Redevelopment:

The city entered into a purchase agreement with Maple Development LLC on January 9, 2024, to purchase and redevelop the five (5) properties owned by the city along with 5210 Main Street. The redevelopment considered a 100-unit mixed use building with 8,700 SF of first floor retail. The purchase agreement allowed the developer an initial due diligence period that ran through September 1, 2024. The developer had the option to extend the purchase agreement until December 31, 2024, but did not pursue and extension. The city has notified the developer that they are in default of the agreement.

Based on the aforementioned information, staff would like to confirm the high-level vision for this property and discuss next steps related to its redevelopment. Staff has been in contact with several redevelopment groups related to the potential redevelopment of this property. There continues to be strong interest in the development of market rate apartments.

1741 Budd St. Apartments:

The city has received an application for the Phase I apartment development. Phase I would consist of 54 units (see attached architectural renderings). This item will be considered by the Planning Commission on November 7.

5370 Highway 12:

The owner of this industrial building and property has submitted a subdivision application to the city (see proposed subdivision). The subdivision would split the existing light industrial/warehouse building and its associated parking from the undeveloped open portion of the lot to the west. The subdivision of the property would create a substantial lot in the MU-B zoning district. The city has had discussions with a potential buyer of this property – they are interested in an approximately 60,000 SF building on the property.

Concept Plan

Project: Multi-Family and Retail
 City: Maple Plain, MN
 Date: 10/17/2023

Site Information

Existing Zoning: Multi-Use Downtown District
 Proposed Zoning: PUD
 Site Area: 57,316 sf / 1.3 ac

Concept Information

Units: 100
 Building Footprint Area: 23,610 sf
 Retail Building Area: 8,700 sf

Parking Information

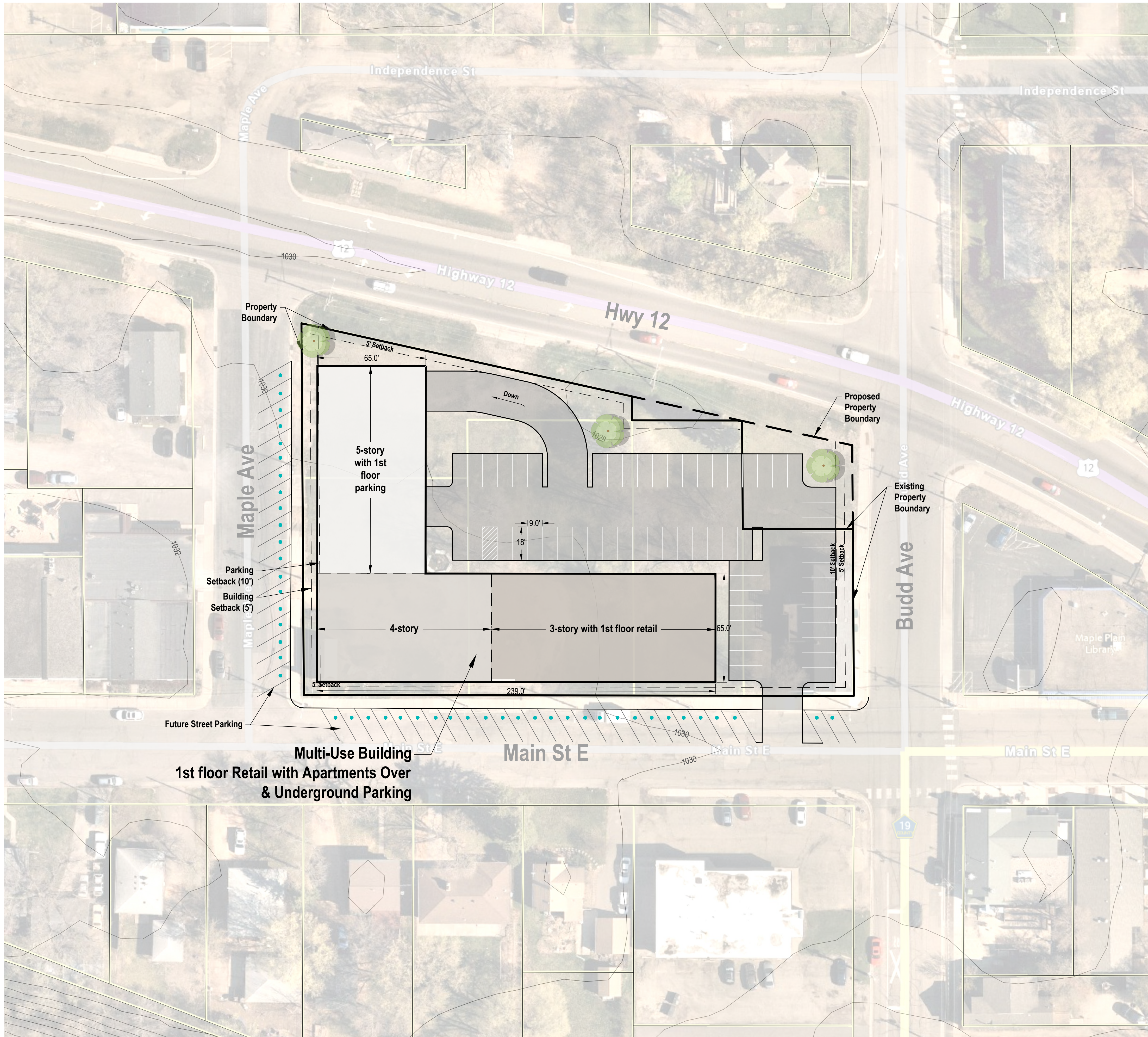
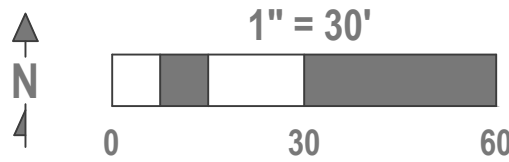
	Required	Provided
Apartment (for 100 Units)		
25 2-Bedroom Units:	50	
50 1-Bedroom Units:	50	
25 Studio:	25	
Total:	125	135
		96 enclosed / 60 surface
Retail		
1 stall / 250 sq ft:	35	46 street parking

Zoning Information

	Required	Provided
Building Setbacks		
Front :	5'-10'	5'
Side Interior / Corner:	0' / 5'-10'	0'
Rear :	10'	5'
From Hwy 12:	50'	5'
Parking Setbacks		
Collector & Local Roads:	10'	10'
Hwy 12:	50'	24'
Residential:	20'	10'
Commercial:	5'	10'
Mixed Use - Commercial:	10'	10'

Legend

• Retail Parking



Multi-Use Building
 1st floor Retail with Apartments Over
 & Underground Parking

GENERAL NOTES:

- The bearing system used is assumed.
- Utility Notes:
 - The location of the underground utilities shown hereon, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION. Gopher State One Call locates requests from surveyors for design may be ignored or result in an incomplete or untimely response. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Without excavation, the location of any shown underground feature is approximate. Further verification may be required.
 - Other underground utilities of which we are unaware may exist. Note: Verify all utilities critical to construction or design.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053C0143F, effective date November 4, 2016.
- Zoning = Presently MU-B (Mixed Use and Budd/Highway 12 District) per City of Maple Plain.
- Building Setback requirements per City of Maple Plain.
 - Front = 50 feet (Highway 12); Rear = 20 feet; Side = 10 feet; Side Adjoining street = 20 feet.
 - Parking Setback requirements per City of Maple Plain.
 - Abutting: Highway 12 = 50 feet; Residential = 20 feet; Roads/Mixed-use Comm./Res. = 10 feet; Commercial/Industrial = 5 feet.
- The zoning and setback information listed above is per Maple Plain's website and Code. Please contact Maple Plain's zoning office directly at 763-479-0516 to verify accuracy; with any questions; and before performing or planning construction.
- Site area = 568,652 square feet = 13.055 acres.
- There are a total of 27 striped parking stalls on said property, of which there are 1 designated as handicap.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- Verify dimensions and elevations per latest plans prior to construction, this survey relied upon concept plan from Loucks, Grading Plan C3-1, last revision date 12/08/23.

NOTES CORRESPONDING TO EASEMENTS:

- Easement for snow fence purposes, together with any incidental rights, in favor of the State of Minnesota, as contained in the Highway Easement, dated August 10, 1927, recorded December 20, 1927, as Document No. A1457940 in Book 1130 of Deeds, Page 626. (NOT ON OR TOUCHING SURVEYED PROPERTY)
- Easement for sanitary sewer purposes, together with any incidental rights, in favor of the owner of the South 17.5 Acres of the Northeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24, as contained in the Easement, dated February 17, 1970, recorded December 18, 1970, as Document No. T985837 and recorded December 23, 1970 as Document No. A3863604. (AS SHOWN ON SURVEY)
- Restrictions as contained in the Warranty Deed dated February 11, 1970, recorded July 28, 1970, as Document No. 3838729. (AS SHOWN ON SURVEY)

EXISTING LEGAL DESCRIPTION:

In the following described land situated in the County of Hennepin and State of Minnesota:

Parcel 1: That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24, described as beginning at the Southwest corner of the North 495 feet of said Southeast Quarter of the Southwest Quarter; thence East along the South line of the North 495 feet of said Southeast Quarter of the Southwest Quarter to a point thereon 473 feet West from the East line of said Southeast Quarter of the Southwest Quarter; thence South parallel with said East line 130.51 feet; thence West parallel with said South line 331.44 feet; thence South parallel with said East line 156 feet; thence West, parallel with said South line 98.9 feet; thence South, parallel with said East line 77.9 feet, more or less, to the Northerly right-of-way line of U.S. Highway No. 12; thence Westerly along said Northerly right-of-way line to the West line of said Southeast Quarter of the Southwest Quarter; thence North along said West line 278.23 feet, more or less to the point of beginning.

Parcel 2: That part of the South 231 feet of the North 495 feet of the Southeast Quarter of the Southwest Quarter lying West of the East 636 feet thereof, except the North 50 feet of the West 100 feet of said tract of land in Section 24, Township 118, Range 24.

Parcel 3: That part of the North 264 feet of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24, lying West of the Westerly line of the plot of Drake Addition. The Westerly boundary line thereof is marked by Judicial Landmarks set pursuant to Torrens Case No. 18960.

Parcel 4: The North 50 feet of the West 100 feet of the South 231 feet of the North 495 feet of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24. The Westerly boundary line thereof is marked by Judicial Landmarks set pursuant to Torrens Case No. 18960.

Parcel 5: The South 75 feet of the West 300 feet of the Northeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24. The Southwest corner of said Northeast Quarter of the Southwest Quarter is marked by a Judicial Landmark set pursuant to Torrens Case No. 18960.

Being Registered land as is evidenced by Certificate of Title No. 1360855.

AREA = 568,652 square feet = 13.055 acres.

TO BE SUBDIVIDED AS:

WEST TRACT:
That part of the following described property in Hennepin County, Minnesota:
Parcel 1: That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24, described as beginning at the Southwest corner of the North 495 feet of said Southeast Quarter of the Southwest Quarter; thence East along the South line of the North 495 feet of said Southeast Quarter of the Southwest Quarter to a point thereon 473 feet West from the East line of said Southeast Quarter of the Southwest Quarter; thence South parallel with said East line 130.51 feet; thence West parallel with said South line 331.44 feet; thence South parallel with said East line 156 feet; thence West, parallel with said South line 98.9 feet; thence South, parallel with said East line 77.9 feet, more or less, to the Northerly right of way line of U.S. Highway No. 12; thence Westerly along said Northerly right of way line to the West line of said Southeast Quarter of the Southwest Quarter; thence North along said West line 278.23 feet, more or less to the point of beginning.

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Lying westerly of the following described line:
Commencing at the northwest corner of Lot 1, Block 2, Drake Addition, Hennepin County, Minnesota; thence North 89 degrees 59 minutes 36 seconds West on assumed bearing along the north line of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24 a distance of 324.27 feet to the point of beginning of the line to be described; thence South 0 degrees 18 minutes 06 seconds East 651.68 feet; thence South 16 degrees 57 minutes 46 seconds West 192.55 feet, more or less, to the northerly right of way line of U.S. Highway No. 12 and there terminating.

AREA WEST TRACT: 310,272 square feet = 7.123 acres.

EAST TRACT:
That part of the following described property in Hennepin County, Minnesota:
Parcel 1: That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24, described as beginning at the Southwest corner of the North 495 feet of said Southeast Quarter of the Southwest Quarter; thence East along the South line of the North 495 feet of said Southeast Quarter of the Southwest Quarter to a point thereon 473 feet West from the East line of said Southeast Quarter of the Southwest Quarter; thence South parallel with said East line 130.51 feet; thence West parallel with said South line 331.44 feet; thence South parallel with said East line 156 feet; thence West, parallel with said South line 98.9 feet; thence South, parallel with said East line 77.9 feet, more or less, to the Northerly right of way line of U.S. Highway No. 12; thence Westerly along said Northerly right of way line to the West line of said Southeast Quarter of the Southwest Quarter; thence North along said West line 278.23 feet, more or less to the point of beginning.

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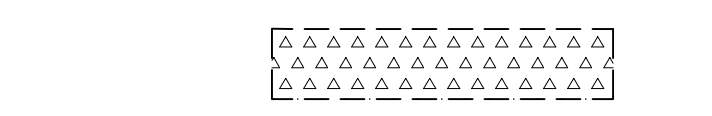
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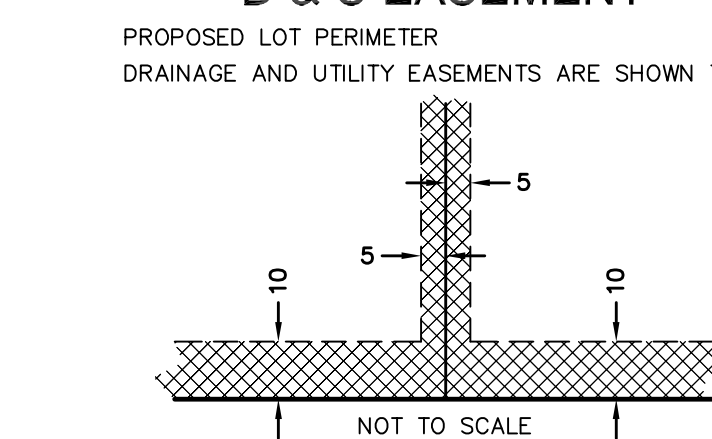
Lying easterly of the following described line:
Commencing at the northwest corner of Lot 1, Block 2, Drake Addition, Hennepin County, Minnesota; thence North 89 degrees 59 minutes 36 seconds West on assumed bearing along the north line of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24 a distance of 324.27 feet to the point of beginning of the line to be described; thence South 0 degrees 18 minutes 06 seconds East 651.68 feet; thence South 16 degrees 57 minutes 46 seconds West 192.55 feet, more or less, to the northerly right of way line of U.S. Highway No. 12 and there terminating.

AREA EAST TRACT: 258,380 square feet = 5.932 acres.

PROPOSED SHARED ACCESS EASEMENT



PROPOSED PERIMETER D & U EASEMENT

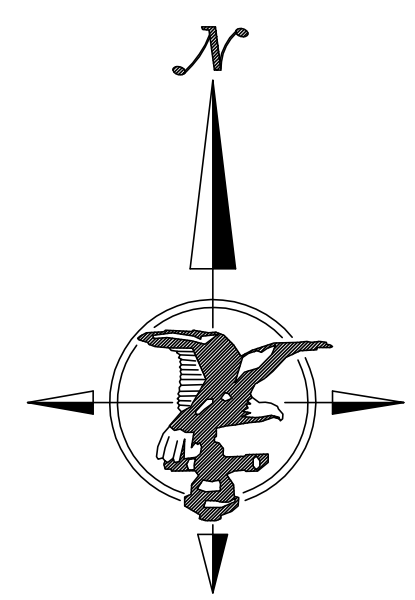
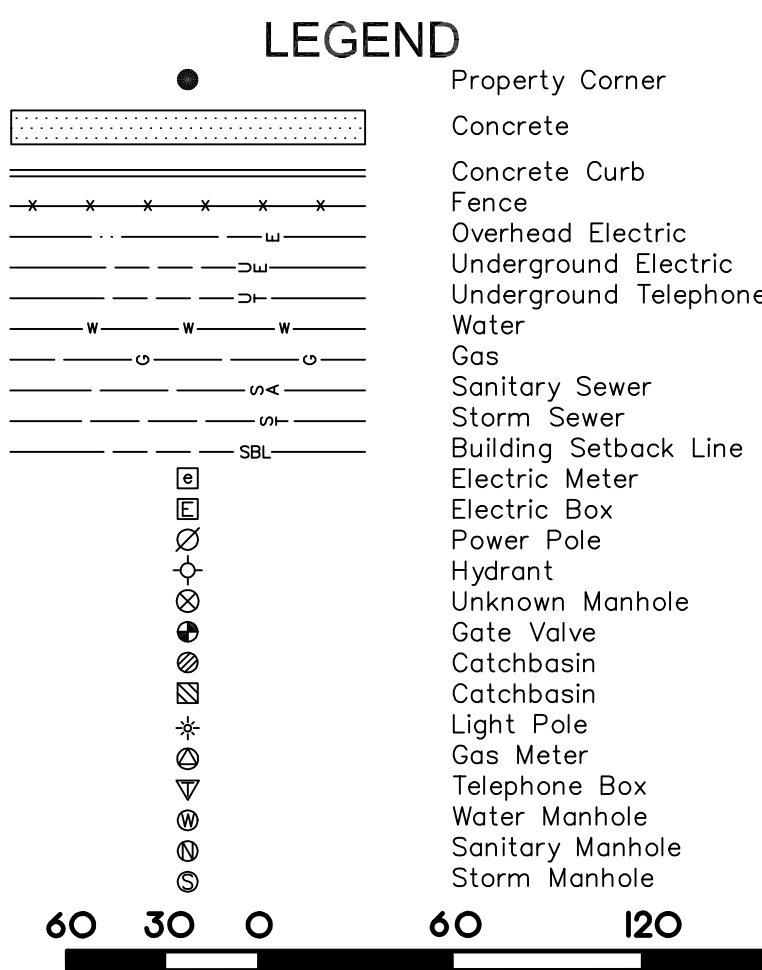
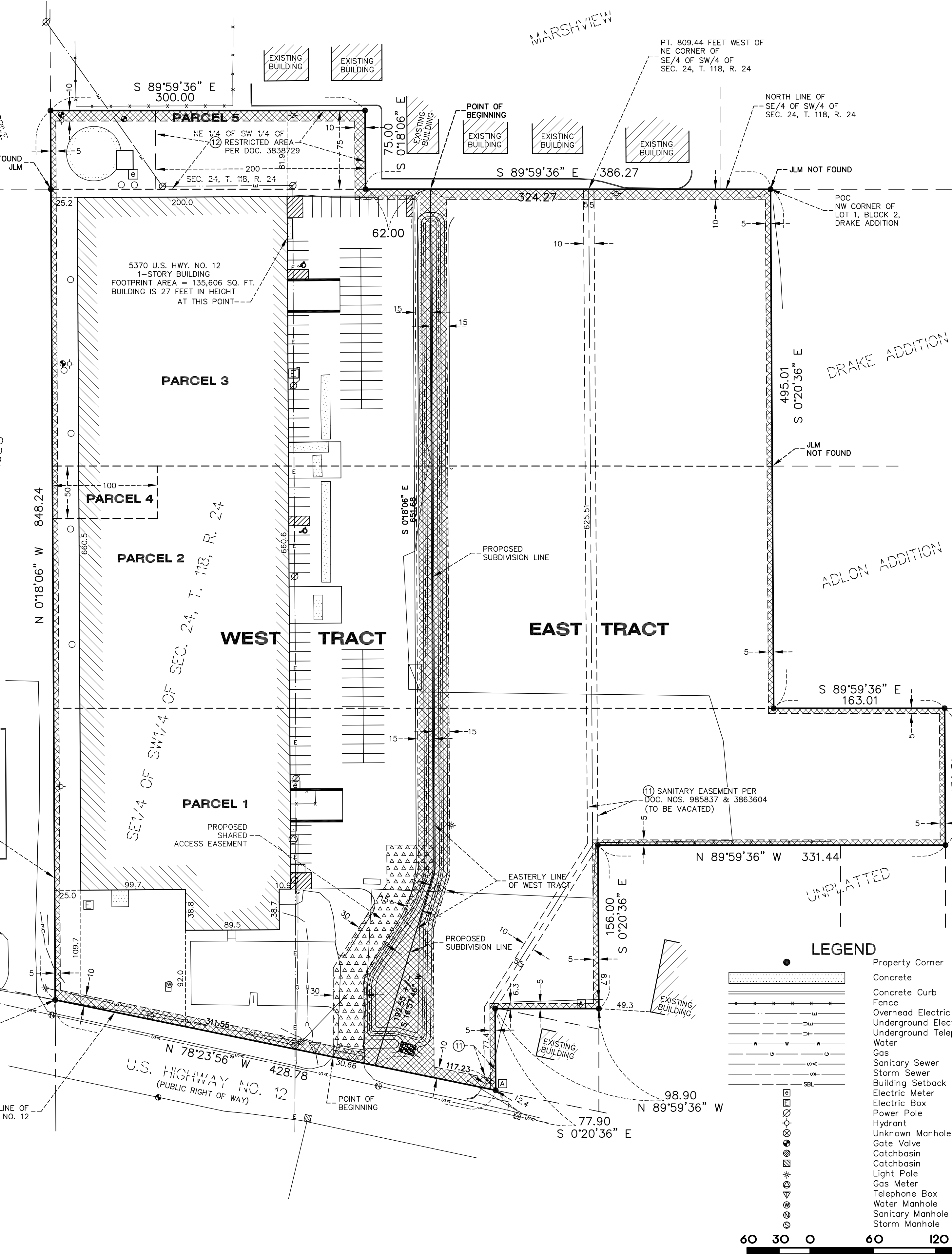
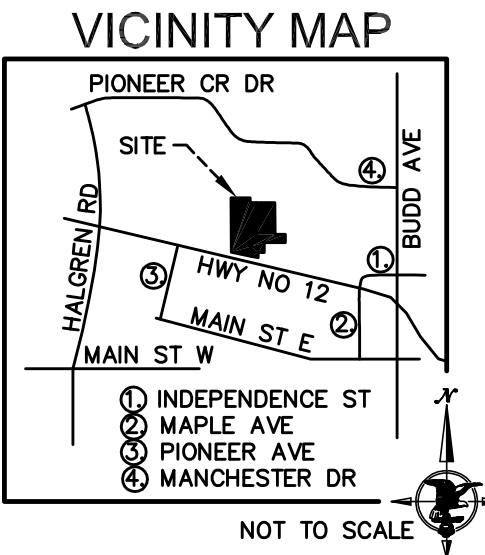


BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED.

SITE ADDRESS
5370 US Highway No. 12
Maple Plain, Minnesota 55359

OWNER
Outcome Limited Partnership
CONTACT
Jake Saufley (952) 896-3220
Larkin Hoffman
8300 Norman Center Dr., Suite 1000
Bloomington, MN 55437

SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South,
Bloomington, Minnesota 55420



SCALE: 1 INCH = 60 FEET

REVISIONS

Date:	Description:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hodorff
Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: January 19, 2023

MINOR SUBDIVISION

OPTION NO. 2

For:

LARKIN HOFFMAN

SITE:

5370 U.S. HIGHWAY NO. 12
MAPLE PLAIN, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344

www.hsjsurveyors.com

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