



CITY OF BALDWIN
PLANNING COMMISSION MEETING AGENDA
Wednesday, March 25, 2026 at 7:00 P.M.
Baldwin City Hall

- A. **Call to Order:**
 - 1. Pledge of Allegiance
 - 2. Roll Call
 - 3. Planning Commission claim forms
- B. **Approval of the Agenda**
- C. **Approval of Minutes:**
 - 1. Planning Commission meeting of February 25, 2026.
- D. **Public Hearings:**
 - 1. Zoning Ordinance amendment.
- E. **New Business:**
 - 1. Andy's Electric (PID 01-00009-3105)
 - a. Site and Building Plan Review
- F. **Old Business:**
 - 1. Continue discussion of Comprehensive Plan update from March 11, 2026.
- G. **City Council Liaison Update**
- H. **Commissioner Update**
- I. **City Staff Update**
- J. **Miscellaneous Information and Communications**
 - 1. 2025 Year End Report - Building Permits
- K. **Adjourn by 9:00PM**

Notes:

- 1. Five copies of the agenda and two copies of the packet materials are available for review by the public.
- 2. The meeting will be video and audio recorded for transcription purposes only.
- 3. This agenda does not claim to be complete and is subject to change.
- 4. A quorum of the City Council may be present at the Planning Commission meeting.



PLANNING COMMISSION MEETING MINUTES

FEBRUARY 25, 2026

Call to Order: Chair Clarence Mattson called the Baldwin Planning Commission meeting to order at 7:00 pm.

Pledge of Allegiance: All present recited the Pledge of Allegiance.

Roll Call: Present: Chair Clarence Mattson, Vice Chair Teresa Barnes, Commissioners Mary Larson, and Ed Stofferahn.

Absent: Commissioners Bruce West and Abby Newland.

Also present: City Planner, Dan Licht, and City Council Liaison, Jay Swanson.

All claim forms were filled out and returned to the Deputy Clerk.

Approval of the Agenda:

Commissioner Larson motioned to approve the agenda as written. Commissioner Stofferahn seconded. All in favor. Motion carried.

Approval of the Minutes:

Planning Commission meeting of January 28, 2026

Commissioner Larson motioned to approve the minutes as written. Commissioner Barnes seconded. All in favor. Motion carried.

Public Hearings:

Country Pup Kennels; 30209 116th Street

City Planner Licht presented the planning report. Mason Management, LLC owns the property at 30209 116th Street. The property owners are proposing to construct a 2,000 square foot addition onto the commercial kennel building to increase the size of the waiting area and provide retail space. The proposed expansion of the facility requires an amendment of the Interim Use Permit which is processed in accordance with Section XX-5-4 of the Zoning Ordinance subject to review by the Planning Commission and approval of the City Council.

Mark Mason, 30209 116th Street, was in attendance representing Mason Management and Country Pup Kennels. Mr. Mason stated the addition will provide extra space for more animals, better care, and mitigate some of the noise. Mr. Mason stated the dogs are never left outside alone, there are no outside kennels, and there are approximately three acres of play yard. Mr. Mason stated they do their best to control the barking.

Chair Mattson asked if Mr. Mason was aware of the six conditions listed by City Staff. Mr. Mason stated he was aware and agreed to the six conditions.

Chair Mattson opened the public hearing at 7:14 pm.

Joel Oakes, 11419 305th Avenue, stated the neighbors have been tolerant with the noise. Mr. Oakes stated there are multiple times in the evening when he hears barking, usually around 7 pm. Mr. Oakes is asking for the amendment to be declined and to revoke the license. Mr. Oakes also asked about the consequences of noise complaints.

City Planner Licht stated the city would consider code enforcement for the noise complaint and would work with the business owner to fix the issue before revoking a license.

Chris Meyer, 11333 305th Ave, stated that the noise is noticeable in the morning and at night. Mr. Meyer stated that he is concerned with the number of dogs increasing. Mr. Meyer is concerned about neighborhood safety and property values. Mr. Meyer also stated the website for Country Pup Kennels states there are walking paths for the dogs on the property.

City Planner Licht stated the owners can walk the dogs on the property with a leash.

Jeff Holm, 10094 305th Avenue, spoke on behalf of the neighbor to the southeast. They are concerned about the increase in noise from barking dogs and the number of dogs. Mr. Holm stated that he was under the impression that the dogs go out 3 times a day. He asked if there is a specific time frame for when they are outside and if the applicant could explain the schedule. Mr. Holm suggested separating the issue with the noise complaints from the building expansion request.

***Commissioner Larson motioned to close the public hearing at 7:26 pm.
Commissioner Barnes seconded. All in favor. Motion carried.***

Mr. Mason stated the dogs go out in groups with a staff member starting at 6 am and as late as 9 pm. Mr. Mason stated that staff tries to interact with the dogs to minimize the barking and that the schedule could change if needed.

Commissioner Stofferahn asked what modifications are being taken into consideration with the increase from 40 to 60 dogs.

Mr. Mason stated he is not asking for an expansion in the number of dogs. He is only seeking a building permit for the larger area in the front of the building with a goal to improve the storefront space.

Commissioner Barnes asked about the noise ordinance. City Planner Licht stated the ordinance distinguishes between daytime and nighttime barking and that the city is currently working with Sherburne County to adjust the noise ordinance for barking dogs.

Commissioner Larson asked if the conditions could be changed based on the clarification to not expand the number of dogs. City Planner Licht stated condition two would be removed.

Commissioner Barnes motioned to approve the Interim Use Permit amendment to expand the existing dog kennel for Country Pup Kennels at 30209 116th Street, subject to the five conditions listed by city staff. Commissioner Larson seconded. All in favor. Motion carried.

New Business: None.

Old Business:

Continue discussion of accessory buildings from February 11, 2026

City Planner Licht presented the planning report. The Planning Commission has initiated discussion of residential accessory buildings, specifically allowance of shipping containers as accessory structures on parcels less than 10 acres. The Planning Commission and City Council jointly discussed the issue at a meeting on February 11, 2026. City staff is requesting final direction from the Planning Commission on the draft ordinance, or on allowance use of the shipping containers as accessory buildings, prior to proceeding with a public hearing at the March 25, 2026 Planning Commission meeting.

The Planning Commission discussed the changes to the zoning ordinance.

Continue discussion of Comprehensive Plan update from February 11, 2026

The commissioners reviewed and discussed pages 42 through 49 in the draft Comprehensive Plan.

City Planner Licht will make revisions and this will come back to the next Special Planning Commission meeting on March 11, 2026.

City Council Liaison Update:

Mayor Swanson updated the Planning Commission on recent City Council discussions.

Commissioner Update:

Commissioner Larson stated the City Council approved the Easter Egg Hunt on March 21, 2026 and Baldwin FunFest on September 19, 2026.

City Staff Update:

City Planner Licht updated the Planning Commission on the future discussion of the comprehensive plan.

Miscellaneous Information and Communications: None.

Adjourn:

Commissioner Stofferahn motioned to adjourn the February 25, 2026 Planning Commission meeting at 8:42 pm. Commissioner Larson seconded. All in favor. Motion carried.

Submitted by: Kayla Nielsen
Deputy Clerk/Treasurer

Approved by: Clarence Mattson
Chair

Date

Attendees: Chris Meyer, Mark Mason, Samantha Mason, Tammy Oakes, Joel Oakes, and Council Members Jeff Holm and Alan Walker.



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Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

MEMORANDUM

TO: Baldwin Planning Commission

FROM: D. Daniel Licht

DATE: 18 March 2026

RE: Baldwin – Zoning Ordinance; Accessory Buildings

TPC FILE: 269.01

BACKGROUND

The Planning Commission has initiated discussion of residential accessory buildings, specifically allowance of shipping containers as accessory structures on parcels less than 10 acres. The Planning Commission discussed this issue in 22 November 2024 and recommended no change. However, with significant turnover in membership and continued issues with non-conforming use of shipping containers, the Planning Commission determined that reconsideration of the issue is warranted.

The Planning Commission had initial discussion of the issue at their meeting on 14 January 2026 and provided direction to City staff as to initial changes and requested more information. The City Council also discussed accessory building allowances at their meeting on 21 January 2026 and suggested meeting together with the Planning Commission to consider the matter. The Planning Commission and City Council jointly discussed the issue at a meeting on 11 February 2026. Following this discussion, Planning Commission members were provided addresses of current code enforcement cases involving shipping containers. The Planning Commission discussed the issue again at their meeting on 11 March 2026 directing final changes to the draft ordinance.

A public hearing to consider proposed amendments to the Zoning Ordinance related to shipping containers used as detached accessory structures has been noticed for the Planning Commission meeting on 25 March 2026 at 7:00PM.

Exhibits:

- R1 District parcels < 5ac. in area map
- R1 District parcels < 10ac. in area map
- Draft ordinance

ANALYSIS

Section XX-18-2.G of the Zoning Ordinance regulates use of shipping containers on residential properties as follows:

XX-18-2.G. Shipping/Storage Containers and Semi-Trailers: Shipping/storage containers and semi-trailers are prohibited for use as an accessory structure on any platted lot and on non-platted residential lots less than 10 acres in area, except when used for the following purposes:

- 1. As a temporary storage unit for moving purposes for a period of not more than one consecutive month in a 12 month period; or*
- 2. As a temporary construction project container not to exceed three consecutive months.*
- 3. Shipping/storage containers and semi-trailers used for these purposes on platted lots shall comply with the parking requirements for vehicles provided for in chapter 21 of this ordinance.*

Use of shipping containers on platted lots or unplatted residential lots less than 10 acres in area is currently limited to a temporary basis. City staff is dealing with use of a shipping container on a platted lot less than 10 acres in area as code enforcement on multiple properties and is aware of other properties where shipping containers are being used as a detached accessory structure in violation of the current provisions of the Zoning Ordinance.

In 2023, the Town Board directed the Planning Commission to consider and make recommendations as to whether the current provisions of the Zoning Ordinance regulating use of shipping containers ought to be amended to allow greater use than currently provided for. The Planning Commission discussed the matter and ultimately recommended no amendment of the Zoning Ordinance regulating use of shipping containers on residential properties.

Use of shipping container is a financially attractive alternative to outdoor storage or construction of a traditional pole building or stick built structures for accessory storage. The issue before the Planning Commission is if use of shipping containers is compatible with the desired character for residential neighborhoods or if there are standards that can be required to mitigate aesthetic concerns. Specifically, the Planning Commission has decided to reconsider the matter and must evaluate the following:

- Should shipping containers be allowed to be used as detached accessory buildings on:
 - Platted residential lots?
 - Unplatted residential parcels less than 10 acres in area?
- Should there be a limit on:
 - The number of shipping containers allowed to be used as detached accessory structures on residential properties?

- A maximum area for any individual shipping container with the most common width being eight feet and typical length being 20 feet (160 square feet) or 40 feet (320 square feet).
- Should there be aesthetic standards required such as:
 - The shipping container must be painted in an earth tone or color matching the principal building; or,
 - The shipping container must be “sided” with an exterior finish or with a pitched roof consistent with that used on the principal building.

The Planning Commission at their meeting on 14 December discussed that use of semi-trailers on either a temporary or permanent basis should not be allowed. At the joint City Council and Planning Commission meeting on 11 February 2026, a majority of the City Council agreed with this position.

The Planning Commission previously discussed the lot area threshold for which use of a shipping container would be allowed and requested additional information regarding the number of parcels zoned R1 District that are less than five acres in area and also less than 10 acres in area. The attached maps have been prepared as additional information for Planning Commission consideration. The maps graphically illustrate the extent of parcels that are less than five acres in area and also less than 10 acres in area. The table below summarized the number of R1 District lots and parcels based on area and the number of potential lots and parcels allowed to use shipping containers based on a minimum lot area requirement:

R1 District Parcels or Lots By Area		R1 District Parcels Allowed Shipping Containers Based on Minimum Area	
Total	7,420	No minimum area	7,420
Less than 10.0 ac.	3,057	2.5ac. or greater	6,125
Less than 5.0 ac.	2,597	5.0 ac. or greater	3,528
Less than 2.5 ac.	1,295	10.0 ac. or greater	471

A majority of the City Council supported lowering the minimum area required to allow for use of a shipping container as a permanent accessory building. There was less consensus on the matter by the Planning Commission. After having opportunity to view the four properties subject to code enforcement cases for use of shipping containers as a permanent structure, the Planning Commission strongly believed that the minimum acreage threshold for allowing this use not be lowered from 10 acres.

City staff has drafted a proposed ordinance based on the comments of the City Council and Planning Commission for discussion at a public hearing. The proposed ordinance establishes the following allowances for use of shipping containers on residential lots through an administrative permit:

- Use of semi-trailers for storage purposes on residential uses is not allowed.
- The minimum lot area required for use of a shipping container as a permanent structure on a residential property is 10.0 acres.
- The shipping container must be located:

- In interior side or rear yards.
 - Setback 20 feet from side lot lines.
 - Setback 50 feet from rear lot lines.
- The shipping container must be painted an earth tone color with no visible text or logos.
 - The shipping container must be anchored to the ground.
 - Temporary use:
 - For 30 days within a 12 month period for moving or other purposes.
 - For up to 180 days within a 12 month period when there is an active building permit.
 - Located on a driveway within a platted lot.

The proposed ordinance also includes an exemption for shipping containers that have been finished with to appear like a stick built structure with siding and pitched roof consistent with the principal building on the lot.

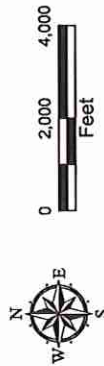
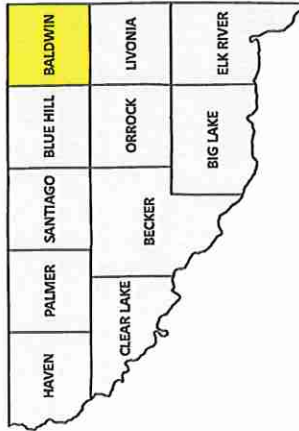
CONCLUSION

City staff is requesting the Planning Commission make a recommendation to the City Council for approval of the draft ordinance following conduct of a public hearing.

c. Joan Heinen, City Clerk/Treasurer

City of Baldwin

R1 Parcels < 5 Acres



Legend

- Rum River WS District - 1222 Acres
- Floodplain - 2935 Acres
- NWI - 4894 Acres
- Parcels zoned R1, less than 5ac - 5122ac
- Total Future Service Area - 8581 Acres
- City of Princeton

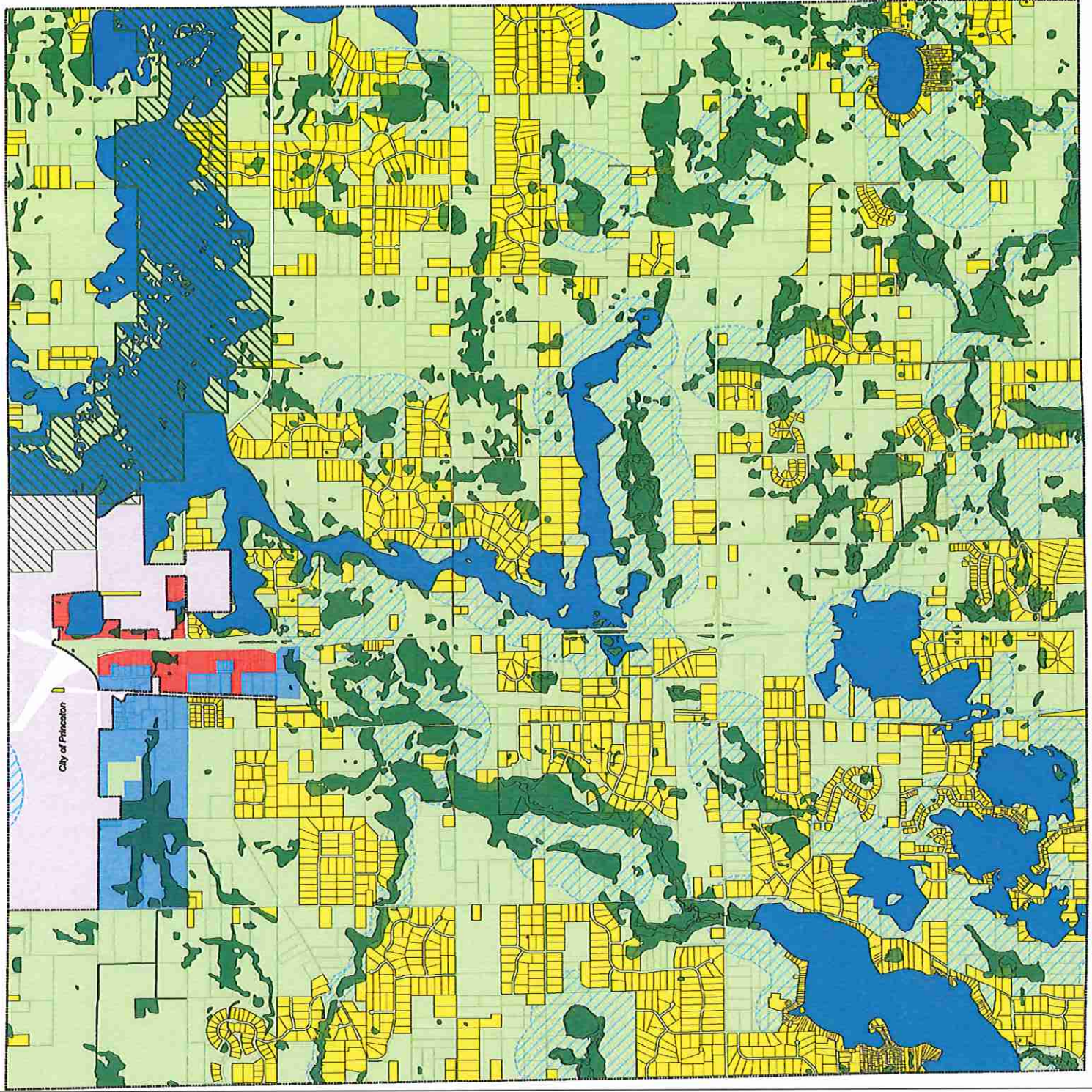
Zoning

- R1
- C1
- I1
- PUD
- OS
- WS



SOURCE: Princeton Comprehensive Sanitary Sewer Plan (Figure 6-1)

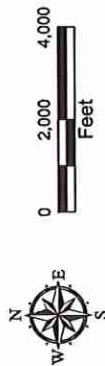
DISCLAIMER: Baldwin Township does not warrant the accuracy nor the correctness of the information contained in this map. It is your responsibility to verify the accuracy of this information. In no event will Sherburne County be liable for any damages, including loss of business, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the use of this map or the information it contains. Map information is believed to be accurate but accuracy is not guaranteed.



City of Baldwin

R1 Parcels < 10 Acres

HAVEN	PALMER	SANTIAGO	BLUE HILL	BALDWIN
CLEAR LAKE	BECKER	ORROCK	LIVONIA	ELK RIVER
			BIG LAKE	



Legend

- Rum River WS District - 1222 Acres
- Floodplain - 2935 Acres
- NWI - 4894 Acres
- Parcels zoned R1, less than 10ac - 8250 Acres
- Total Future Service Area - 8581 Acres
- City of Princeton

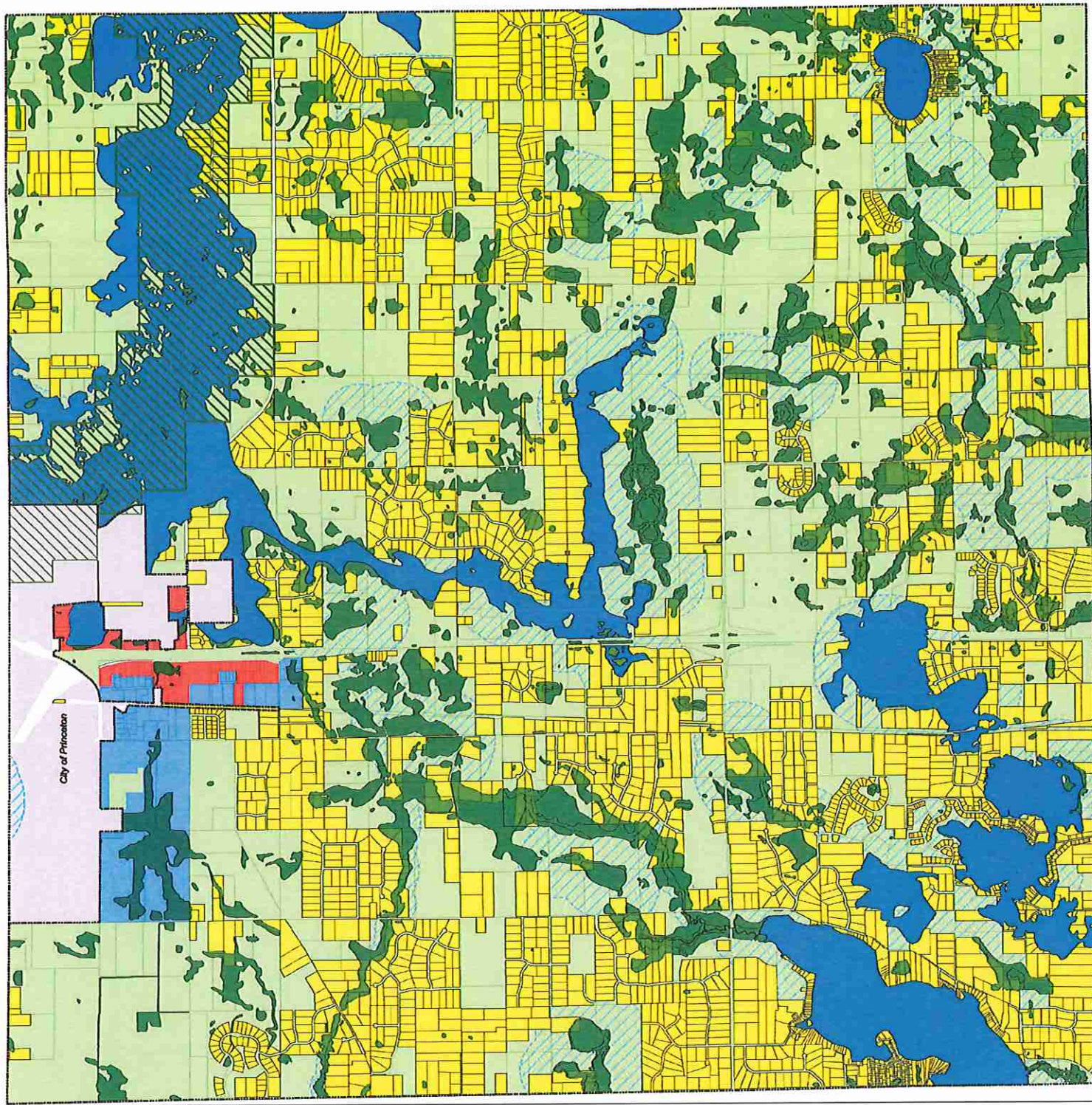
Zoning

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SOURCE: Princeton Comprehensive Sanitary Sewer Plan (Figure 6-1)

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ORDINANCE NO.: 2026-XX

CITY OF BALDWIN
SHERBURNE COUNTY, MINNESOTA

ORDINANCE AMENDING ORDINANCES THE ZONING ORDINANCE REGULATING ACCESSORY BUILDINGS.

THE BALDWIN CITY COUNCIL ORDAINS:

Section 1. Section 900-2-2 of Ordinance 900 (Zoning Ordinance – Definitions) is hereby amended to include the following definition:

Shipping Container: A standardized, reusable steel box designed for secure transport and storage of goods across intermodal transport by sea, rail, and highway without unloading the cargo.; not including storage containers with axles affixed or semi-trailers.

Section 2. Section 900-18-2.g of Ordinance 900 (Zoning Ordinance – Accessory Uses, Structures, and Buildings) is hereby amended to read as follows:

G. ~~Shipping/Storage Containers and Semi-Trailers: Shipping/storage containers and semi-trailers are prohibited for use as an accessory structure on any platted lot and on non-platted residential lots less than 10 acres in area, except when used for the following purposes shall be allowed to be used as accessory structures upon residential properties within the R1 District with approval of an administrative permit in accordance with chapter 8 of this ordinance and the following provisions:~~

1. As Permanent Structure:

a. The lot or parcel shall be a minimum of 10 acres in area.

b. Not more than one shipping container shall be allowed for each parcel or lot.

c. Location:

(1) Shipping container shall not be located in a front yard or the side yard of a corner lot abutting a public right of way.

(2) Shipping container shall be setback a minimum of:

(a) Side lot lines: 20 feet

(b) Rear lot lines: 50 feet

d. The shipping container shall at a minimum be painted an earth tone color with no text or logos visible.

e. The shipping container shall be anchored to the ground by a foundation or other means subject to approval of the Building Official.

2. As Temporary Storage:

a. ~~As a temporary storage unit for moving purposes for~~ For a period of not more than one consecutive month or a total of 30 days within a 12 month period; or

2b. As a temporary construction project container not to exceed three consecutive months. For a period not to exceed 180 days within a 12 month period only when there is an active building permit issued for the parcel or lot.

3c. Shipping containers used for temporary purposes on platted lots shall comply with the parking requirements for vehicles provided for in chapter 21 of this ordinance.

3. Shipping containers sided, except for the doors, with exterior finish materials, consistent with the principal building and having a pitched roof shall be exempt from the provisions of this section.

Section 3. This ordinance shall be in full effect upon adoption and publication.

(remainder of page intentionally blank signatures follow)

ADOPTED by the Baldwin City Council this _____ day of _____, 2026.

MOTION BY:
SECONDED BY:
IN FAVOR:
OPPOSED:

CITY OF BALDWIN

Jay Swanson, Mayor

ATTEST:

Joan Hienen, City Clerk/Treasurer



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PLANNING REPORT

TO: Baldwin Planning Commission

FROM: D. Daniel Licht

REPORT DATE: 18 March 2026

60-DAY DATE: 28 April 2026

RE: Baldwin – Andy’s Electric (01-00009-3105); Site and Building Plan Review

TPC FILE: 269.02

BACKGROUND

Andy’s Electric is proposing to develop a 5.03 acre parcel located on the south side of 313th Avenue west of US Highway 169. The proposed development consists of initial construction of 6,900 square foot industrial building with potential to add a second 6,900 square foot building in the future. The proposed development requires request for Site and Building Plan Review as outlined by Chapter 9 of the Zoning Ordinance. Site and Building Plan Review applications are subject to the recommendations of the Planning Commission and approval of the City Council. The Planning Commission will consider the Site and Building Plan Review application at their meeting on 25 March 2026 at 7:00PM.

Exhibits:

- Site Location Map
- Architectural plan set (5 sheets)
- Civil plan set dated 02/27/2026 (11 sheets)
- Certificate of Survey dated 2/26/2026

ANALYSIS

Comprehensive Plan. The Comprehensive Plan guides development of high quality, high value industrial businesses that expand tax base and create employment opportunities within Baldwin. The proposed development is intended to accommodate the owner’s electrical contracting business. Providing opportunity for new and expanded businesses within Baldwin is consistent with the economic development goals of the Comprehensive Plan.

Zoning. The subject property is zoned I1, General Industrial District. Occupancy of the 6,900 square feet of Building #1 is to the property owner's electrical contractor business. Use of the building space as office, shop, and warehouse for an electrical contractor is a permitted use within the I1 District. Any other occupants of Building # 1 or future Building #2 will be required to be an allowed permitted, interim, or conditional use within the I1 District.

Surrounding Uses. The subject property is surrounded by the following existing and planned land uses:

Direction	Land Use Plan	Zoning Map	Existing Use
North	Commercial	C1 District	Lifestyle Tint
East	Industrial	I1 District	Undeveloped
South	Rural	R1 District	Single family dwellings
West	Industrial	I1 District	Miller Tax & Book Keeping Central Fleet Services

The only potential compatibility issue with surrounding uses is the existing residential dwellings to the west, which are non-conforming, and to the south. The subject property is separated from the single family dwellings to the south by significant tree stands and wetlands within that limit development of the property to the area adjacent to 313rd Avenue. The proposed orientation of Building #1 also effectively screens any site activity from the residential uses to the south.

Lot Requirements. Section 900-71-7 of the Zoning Ordinance requires lots within the I1 District are to be a minimum of 30,000 square feet in area, a minimum of 150 feet in width, and minimum of 200 feet deep. The subject property is 5.03 acres or 221,720.4 square feet in area. The width of the subject property is 315 feet and the depth of the property is 695 feet. The subject property complies with the minimum requirements of the I1 District.

Setbacks. Section 900-71-8 of the Zoning Ordinance establishes the following setbacks applicable to proposed Building #1. The location of proposed Building #1 complies with all setback requirements. Note that building #2 encroaches 10 feet into the required 100 foot setback from the centerline of 313th Avenue. It is recommended that the subject property be platted prior to construction of Building #2 to establish dedicated right-of-way for 313th Street and a front lot line from which the required setback is 50 feet.

Yard	Required	Bldg. #1
313 th Ave (not platted)	100ft.	130ft.
Interior Side	20ft.	E: 145ft. W: 50ft.
Rear Yard	20ft.	515ft.

Building Materials. The exterior finish requirements applicable to Building #1 are established in Section 900-D.2 of the Zoning Ordinance for industrial uses facing 313th Avenue. The submitted plans detail that the exterior finish for Building #1 is to be a prefinished metal panel with vertical and wainscoting stone on the north elevation facing 313th Avenue. The submitted plans must be revised include the percent of stone finish on the north elevation, which must be a minimum of 60 percent of the wall area (not including doors and windows). The prefinished metal siding and roof material used for the rest of the building exterior is an allowed material and complies with the Zoning Ordinance.

Building Height. Section 900-71-9.A of the Zoning Ordinance limits the height of principal buildings within the I1 District to 35 feet. Building height is defined by the Zoning Ordinance as measured to the mid-point of a pitched roof. The height of Building #1 measured to the mid-point of the pitched roof is 34 feet, which complies with the Zoning Ordinance.

Landscaping. Section 900-19-2 of the Zoning Ordinance requires all industrial uses to provide a landscape plan and specifications for plantings to be installed with an emphasis upon the following areas:

- a. *The boundary or perimeter of the proposed site at points adjoining other property.*
- b. *The immediate perimeter of the structure.*
- c. *The perimeter of parking and loading areas within the front yard or side yard of a corner lot abutting a public right-of-way.*
- d. *Quantities:*

<i>Districts</i>	<i>Yard</i>		
	<i>Front</i>	<i>Side</i>	<i>Rear</i>
<i>Industrial; only lots abutting US Highway 169, 128th Street, 313th Avenue, or Rum River Drive</i>	<i>-1 shade or evergreen tree/50ft. of frontage - Turf grass</i>	<i>Turf grass</i>	<i>Turf grass or natural landscape</i>
<i>Other Industrial</i>	<i>Turf grass</i>	<i>Turf grass</i>	<i>Turf grass or natural landscape</i>

The subject property is required to provide a minimum of three deciduous shade or evergreen trees within the front yard along 313th Avenue. Deciduous trees are required to be a minimum of 2.5 caliper inches and evergreen trees must be a minimum of 6 feet in height at the base of the leader. A landscape plan illustrating the required trees will be required to be submitted with application for a building permit and is subject to review and approval of the Zoning Administrator.

Access. The site plan proposes two accesses to 313th Avenue:

- Section 1.08.3(b) of the Right-of-Way Ordinance requires the driveway to be setback a minimum of 75 feet from the intersection of two public streets. The west driveway is to be setback 80 feet from the centerline of 126th Street and 316th Avenue and is to be subject to review and approval of the City Engineer.
- Section 1.08.3(c) of the Right-of-Way Ordinance requires the driveway to be setback a minimum of 10 feet from the side lot lines. The proposed accesses are each more than 10 feet from the side lot lines and comply with the Right-of-Way Ordinance.
- Section 1.08.4(b) of the Right-of-Way Ordinance limits the access width to 24 feet measured at the right-of-way line or edge of pavement, unless approved by the City Engineer. The proposed west and east accesses are proposed as 80 feet wide and 60 feet wide, respectively. The site plan includes turning radii for a semi-tractor trailer entering/exiting the property from west to east. It appears that the turning movements would allow for some reduction in the width of the accesses, which should be reviewed by the City Engineer.

Off-Street Parking. Section 900-21-4.B.1.a of the Subdivision Ordinance requires that off-street parking and drive aisles be setback 15 feet from public rights-of-way or roadway easements. The site plan must be revised to remove the nine parking spaces and driveway surface along the front roadway easement to comply with the setback requirement.

Section 900-21-7 of the Zoning Ordinance establishes the minimum number of off-street parking spaces to be provided for specific uses, which is calculated in the table below for Building #1.

Use	Gross Floor Area	Net Floor Area	Parking Required	Required Spaces
Office	900sf.	810sf.	1/250sf.	4
Warehouse	6,000sf.	5,400sf.	1/2000sf.	3
Total				7

The site plan illustrates 17 off-street parking spaces being constructed with Building #1, less the nine stalls required to be removed noted above, which includes one Americans with Disabilities Act van accessible stall. The 17 off-street parking spaces to be provided with a revised site plan is sufficient for both Buildings #1 and #2 (assuming the same floor plan) and complies with the Zoning Ordinance.

Section 900-21-6.A of the Zoning Ordinance requires off-street parking spaces to be a minimum of 9-feet wide by 18-feet deep. The parking spaces shown on the site plan comply with these dimensions and are accessed by drive aisles at least 26 feet in width to allow sufficient area for maneuvering and to access the loading doors Building #1 (and future Building #2).

Section 900-21-6.B.2 of the Zoning ordinance requires that off-street parking spaces and drive aisles for industrial uses be surfaced with asphalt or concrete. The site plan illustrates that the off-street parking area is to be surfaced with asphalt.

Section 900-21-6.3 of the Zoning Ordinance requires a 6-inch concrete curb at the perimeter of off-street parking areas. Concrete bollards are allowed to be used to define the off-street parking area in areas other than the front yard. The site plan illustrates concrete curb as required within the front yard.

The design and construction of off-street parking areas is to be subject to review and approval of the City Engineer.

Lighting Plan. Section 900-16-10 of the Zoning Ordinance establishes performance standards for outdoor lighting. Industrial uses are required to provide a plan for any lighting used to illuminate a building, structure, parking, or other area within the lot, which must be arranged so as to deflect light away from any adjoining property or from any public right-of-way. A lighting plan that includes photometric illumination patterns and intensity, fixture shielding, and height specifications is to be submitted and is subject to review and approval of City staff prior to issuance of a building permit.

Waste Storage. The site and building plans do not identify a location for waste and recycling container storage for Building #1. Any outdoor storage of waste and recycling containers will be required to be kept within an accessory structure that encloses the containers and screens the area from view of public streets and adjacent properties.

Signs. The submitted plans do not identify free standing or wall signs to be placed upon the property. Installation of any signs upon the property must comply with Chapter 23 of the Zoning Ordinance and requires a sign permit approved by the Zoning Administrator.

Stormwater Management. Plans for grading, erosion control, and stormwater management have been submitted for the property. All wetland delineation, grading, drainage, and erosion control plans are subject to review and approval of the City Engineer. The property owner will also be required to execute a Stormwater Maintenance Agreement prior to issuance of a building permit.

Utilities. Provision of sewer and water utilities for the proposed use of the subject property are to be provided using a Subsurface Sewage Treatment System (SSTS) and private well. All plans for construction of a SSTS and private well are to be subject to review and approval by the Building Official prior to issuance of a building permit.

Performance Agreement. Section 11-9-5 of the Zoning Ordinance requires that the developer enter into a performance agreement with the City to provide for construction of the project improvements within the subject property. The City Attorney will draft the performance agreement, which is subject to approval by City Council resolution.

RECOMMENDATION

The proposed site and building plans generally comply with the provisions of the Zoning Ordinance, subject to modifications that can be addressed administratively by City staff. Our office recommends approval of the application as outlined below.

POSSIBLE MOTION

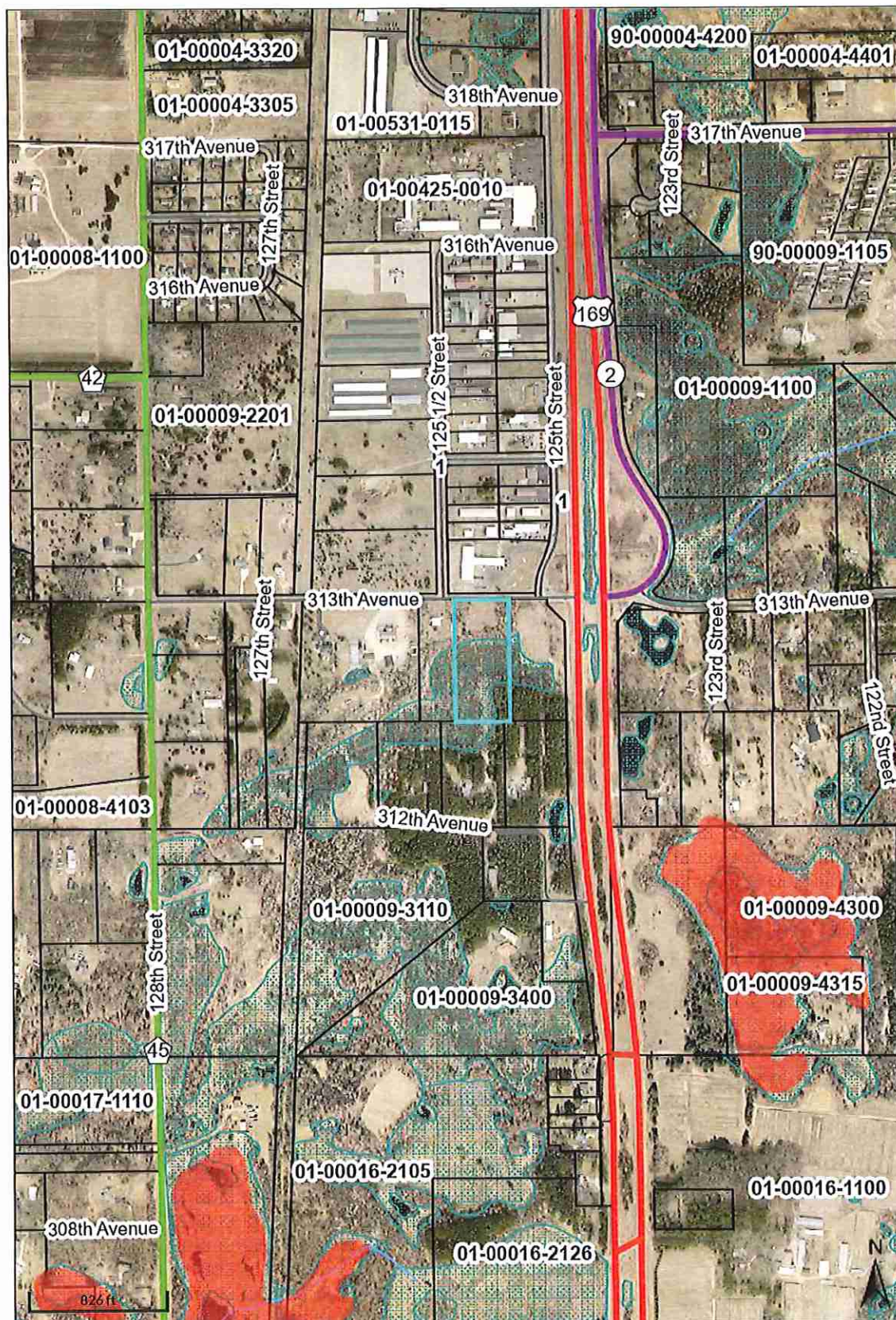
Motion to recommend **approval** of site and building plans for PID 01-00009-3105 subject to the following conditions:

1. The subject property shall be developed in accordance with the site and building plans submitted to the City subject to the stipulations, limitations, and conditions as approved by the City Council in accordance with Section 900-9-5 of the Zoning Ordinance.
2. Construction of Building #2 shall only require approval of a building permit provided that the structure complies with the provisions of the Zoning Ordinance then in effect at the time, subject to review and approval of the Zoning Administrator.
3. Uses occupying the subject property shall include only those permitted uses allowed within the I1 District or those conditional or interim uses subject to approval of the applicable zoning application; residential occupancy of the principal building is prohibited.
4. The submitted building plans shall be revised include the percent of stone finish on the north elevation as required by the Zoning Ordinance, subject to review and approval of the Zoning Administrator.

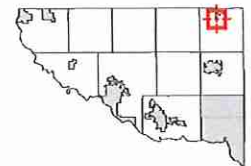
5. A landscape plan shall be submitted for the subject property to include planting of the minimum number of trees as required by the Zoning Ordinance, subject to review and approval of the Zoning Administrator.
 6. The location of the west access relative to the intersection of 126th Street and 313th Avenue shall be subject to review and approval of the City Engineer.
 7. The width of the proposed accesses being greater than 24 feet shall be subject to review and approval of the City Engineer.
 8. The site plan shall be revised to provide for a minimum 15 foot setback of all off-street parking areas and drive aisles.
 9. The design and construction of off-street parking areas shall be subject to review and approval of the City Engineer.
 10. A photometric lighting plan detailing intensity, fixture design, and height that complies with Section 900-16-10 of the Zoning Ordinance shall submitted prior to issuance of a building permit, subject to review and approval of the Zoning Administrator.
 11. Any exterior storage of waste containers shall be within an enclosure that screens the area from view of public rights-of-way and adjacent properties, subject to review and approval of the Zoning Administrator.
 12. All signs shall comply with Chapter 23 of the Zoning Ordinance, subject to issuance of a sign permit of the Zoning Administrator.
 13. All wetland delineation, grading, drainage, and erosion control plans shall be subject to review and approval of the City Engineer.
 14. All utility plans shall be subject to review and approval of the Building Official.
 15. The property owner shall enter into a Performance Agreement as required by Section 900-9-6 of the Zoning Ordinances drafted by the City Attorney and subject to approval of the City Council.
- c. Joan Heinen, City Clerk/Treasurer
Sam Jochum, City Engineer
Bob Ruppe, City Attorney
Andy Schreder, Building Official

Andy's Electric

Site Location Map



Overview



Legend

Public Water Inventory

- Not Classified
- General Development
- Natural Environment
- Recreational Development

Roads

- MN Highway; US Highway
- Municipal-State Aid Street
- Municipal Street
- Township Road
- State Forest Road
- Bureau of Fish and Wildlife Road
- Connector (Ramp)
- Privately Maintained Public Access Road
- County Road
- County-State Aid Highway
- Parcels
- Streams
- Wetlands

JOB NAME: ANDY'S ELECTRIC

JOB #: 26XXX SALES REP: ERIC S.

ADDRESS:

PHONE:

CUSTOMER SIGNATURE:

X

PRELIMINARY NOT FOR
CONSTRUCTION

SHEET LIST	
C	COVER SHEET
SB-1	BRACKET LAYOUT PLAN
SB-2	LOGGING LAYOUT PLAN
SB-3	SHELL PLAN
SB-4	FINISH PLAN
SB-5	ROOF DECK PLAN
SB-6	ELEVATIONS
SB-7	ELEVATIONS
SB-8	BUILDING SECTION
SB-9	BUILDING SECTION

No.	Date

COLOR SCHEDULE	
LOCATION	COLOR
SHEET STEEL	COPPER
ROOF	DAKOTA GRAY
EAVE WALLS	DAKOTA GRAY
GABLE WALLS	BLACK
SOFFIT	BLACK
WAINSCOT	BLACK
SHEET STEEL (INTERIOR)	.
CEILING LINER	.
WALL LINER	.
WAINSCOT	.
TRIMS	COPPER
RIDGE CAP	BLACK
GABLE TRIM	BLACK
EAVE TRIM	BLACK
CORNER TRIM	BLACK
WAINSCOT CORNER	DAKOTA GRAY
WAINSCOT TRANSITION	BLACK
BASE TRIM	BLACK
WINDOW AND DOOR TRIMS	BLACK
SERVICE DOOR TRIM	BLACK
OHD TRIM	BLACK
WINDOW TRIM	BLACK
MISCELLANEOUS	.
VERSETTA STONE	.
STONE CAP	.
ROOF VENT TRIM	COPPER

- GENERAL NOTES
1. THE PLANS AND SPECS AS OUTLINED ARE BASED ON THE DESIGN/BUILD PROCESS OF STRUCTURAL BUILDINGS. THE SUBCONTRACTORS HIRED BY STRUCTURAL BUILDINGS AND THE STRUCTURAL BUILDINGS SALES REPRESENTATIVE. IT IS THE BELIEF OF STRUCTURAL BUILDINGS AND THE CUSTOMER THAT THESE PLANS ARE ACCURATE.

2. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, WRITTEN INTERPRETATION FROM STRUCTURAL BUILDINGS MUST BE RECEIVED BEFORE PROCEEDING WITH THAT PORTION OF WORK.

3. NO CHANGES, MODIFICATION OR DEVIATIONS SHALL BE MADE FROM THE PLANS AND SPECS WITHOUT WRITTEN PERMISSION FROM STRUCTURAL BUILDINGS.

4. ANY CONTRADICTIONS IN THE PLANS, SPECS, OR APPLICABLE BUILDING CODES MUST BE BROUGHT TO THE ATTENTION OF STRUCTURAL BUILDINGS PRIOR TO WORK BEING PERFORMED. IN THE EVENT OF A CONTRADICTION, THE SUBCONTRACTOR MAY BE REQUIRED TO PERFORM THE MORE STRINGENT REQUIREMENT AT NO ADDITIONAL COST. THIS DECISION RELIES SOLELY ON STRUCTURAL BUILDINGS.

5. ALL SUBCONTRACTORS SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE.

6. SUBCONTRACTORS ARE RESPONSIBLE FOR ANY CUTTING/PATCHING OF NECESSARY PENETRATIONS TO INCLUDE GYPSUM BOARD, STEEL, POLY AND CONCRETE.

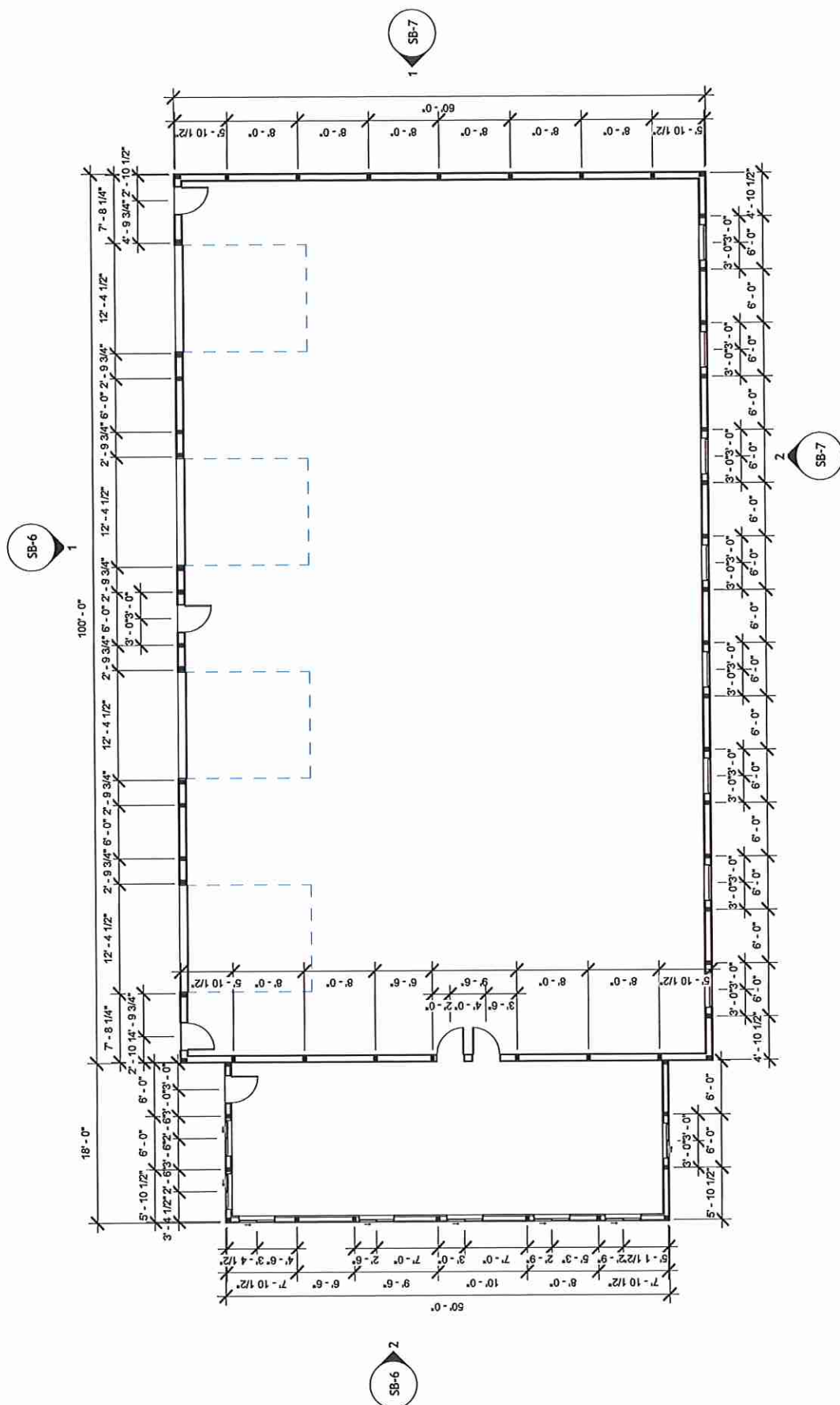
7. SUBCONTRACTORS ARE RESPONSIBLE FOR SITE ORGANIZATION AND DAILY CLEAN UP.

8. SUBCONTRACTORS SHALL PROVIDE STRUCTURAL BUILDINGS WITH OPERATION MANUALS AND SHOP DRAWINGS AS REQUESTED.

9. UNLESS SPECIFICALLY NOTED IN THE PLANS, THE WINDOW AND DOOR LOCATIONS SHALL BE ALLOWED LEeway FOR SIDING AND TRIMS TO BE BEST APPLIED.

10. UNLESS OTHERWISE STATED, THE FINAL GRADING, INCLUDING NECESSARY IMPORT OR EXPORT IS THE RESPONSIBILITY OF THE CUSTOMER.

11. STRUCTURAL DRAWINGS ARE ADDRESS AND PROJECT SPECIFIC AND CAN NOT BE USED FOR ANY OTHER PROJECT OR ADDRESS UNLESS WRITTEN PERMISSION IS PROVIDED BY ORIGINAL ENGINEER OF RECORD.



SHELL PLAN

 $3/32^{\circ} = 1^{\circ}-0^{\circ}$

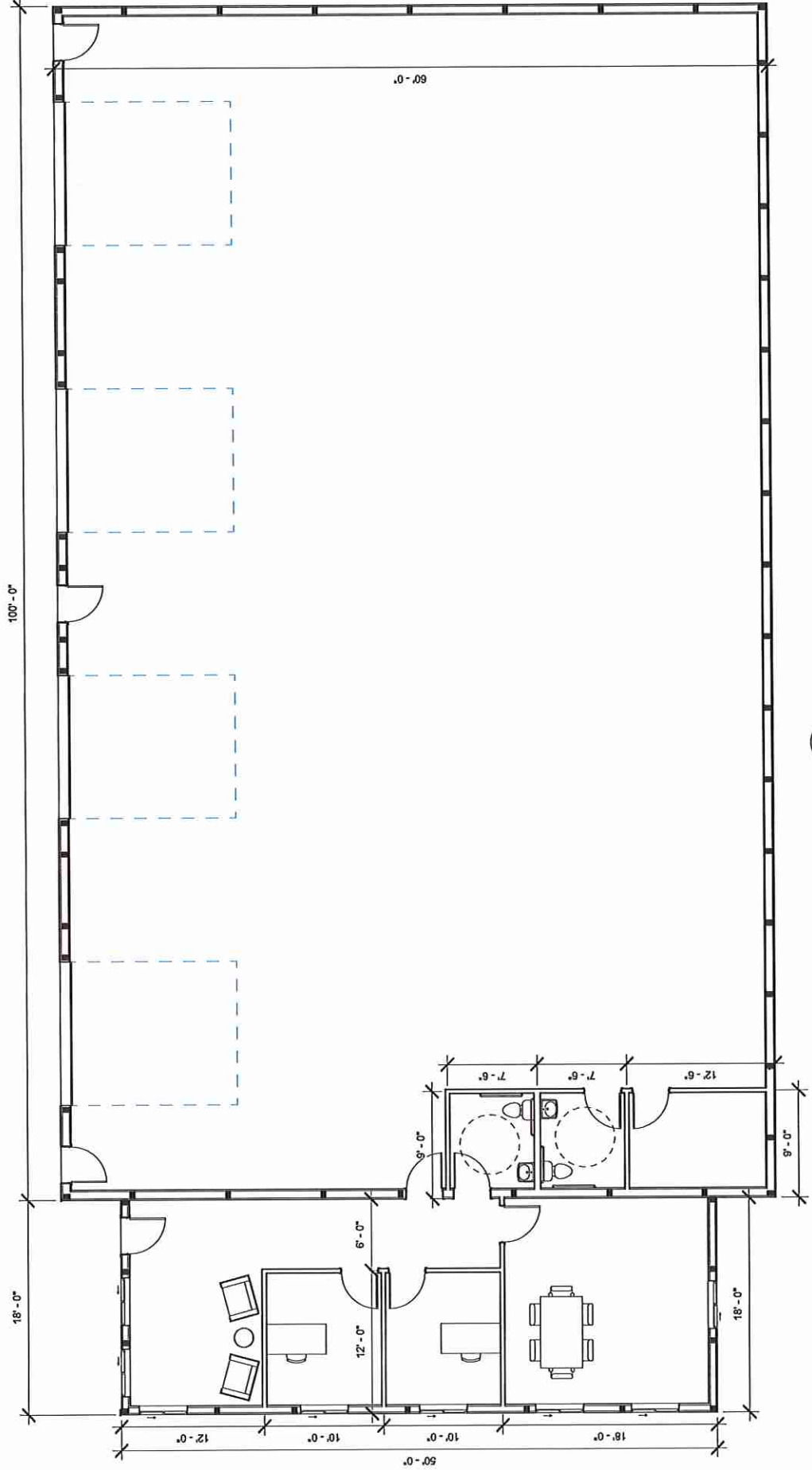
PRELIMINARY NOT FOR CONSTRUCTION

No.	Date

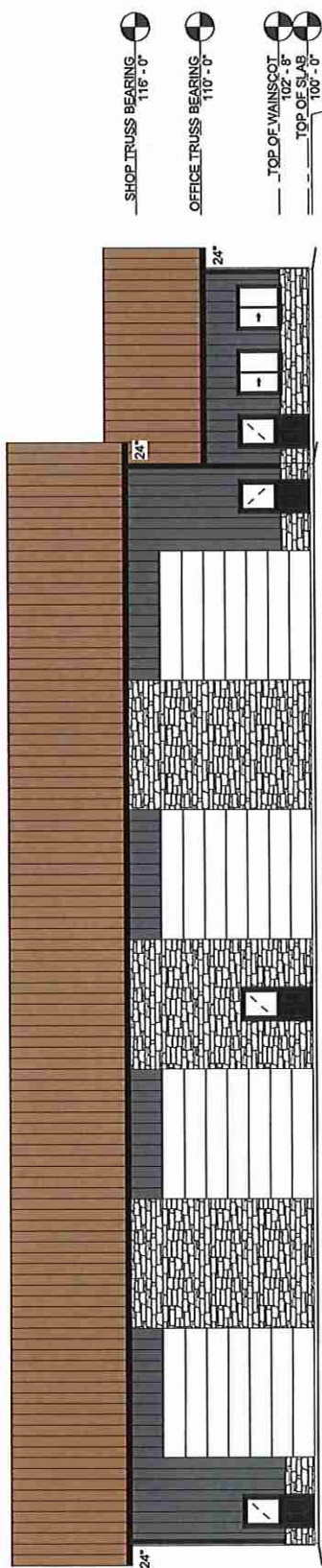
JOB TITLE: ANDY'S ELECTRIC	DRAWN BY: AB	DATE: 02/24/26
	CUST. INITIAL:	SALES REP: ERIC S.

FINISH PLAN

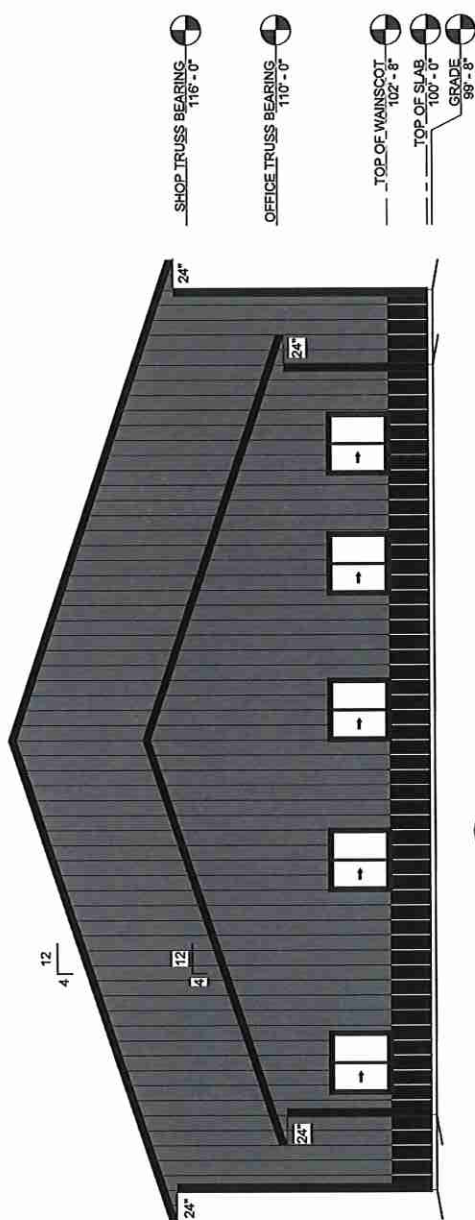
SB-4



1 FINISH PLAN
SB-4 1/8" = 1'-0"



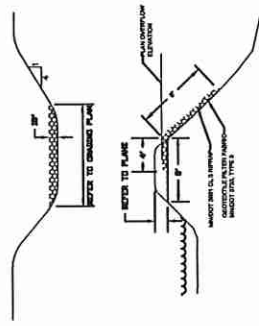
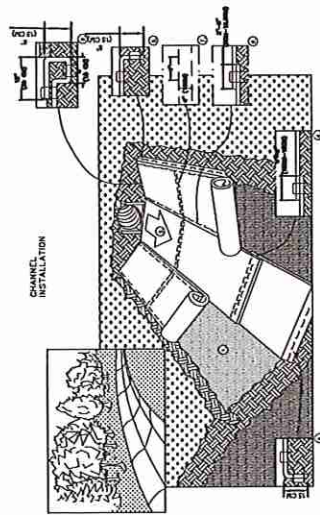
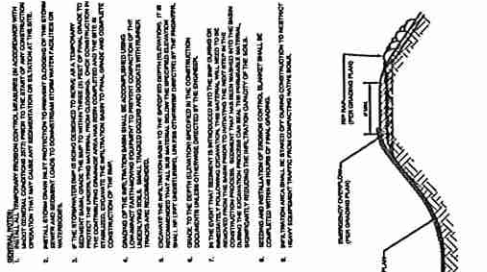
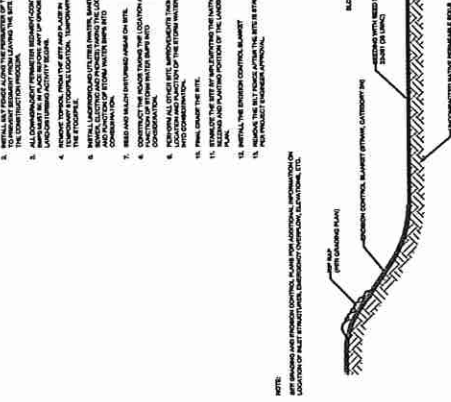
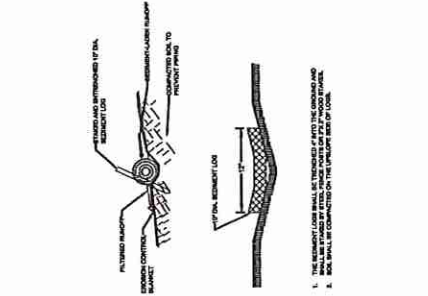
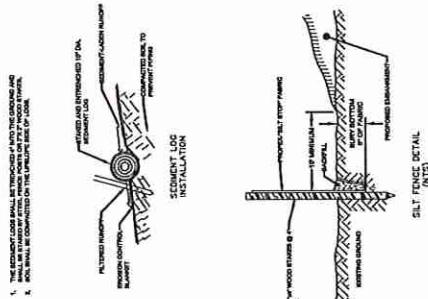
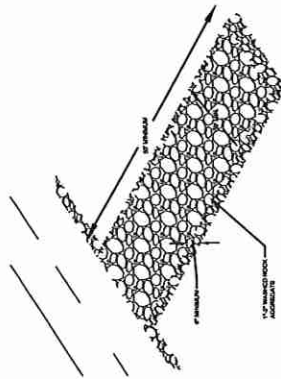
1 FRONT ELEVATION
SB-6 3/32" = 1'-0"



2 RIGHT ELEVATION
SB-6 1/8" = 1'-0"

2 BACK ELEVATION
SB-7 3/32" = 1'-0"

SURVEY MONUMENTS - FOUND ● FOUND CAST IRON MONUMENT ▲ FOUND CONTROL POINT • FOUND IRON PIPE ✱ FOUND JUDICIAL LAND MONUMENT ✱ FOUND LATH SURVEY MONUMENTS - STAINED ○ BENCHMARK ▲ STAINED CAST IRON MONUMENT • STAINED CONTROL POINT ✱ STAINED IRON PIPE ✱ STAINED JUDICIAL LAND MONUMENT PROPERTY LINES — SECTION LINE — QUARTER SECTION LINE — RIGHT-OF-WAY LINE — EASEMENT LINE — DESCRIPTION LINE — DECEDED LOT LINE — PLATTED LOT LINE — BOUNDARY LINE — SUBDIVISION LINE — SETBACK LINE TOPOGRAPHIC INFORMATION - EXISTING 1200 MAJOR CONTOURS (WITH LABEL) 1201 MINOR CONTOURS 1202 SPOT ELEVATION 1203 MAJOR CONTOURS (WITH LABEL) 1204 MINOR CONTOURS (WITH LABEL) 1205 SPOT ELEVATION 1206 SLOPE - PERCENT 1207 SLOPE - RISE: RUN 1208 SPOT ELEVATIONS & CURB 1209 (RIC TOP BACK CURB / FLOW CURB FLOWING) 1210 SPOT ELEVATIONS, CUT/FILL 1211 (GREEN FILL DEPTH / RED CUT DEPTH)	VEGETATION SYMBOLS - EXISTING ○ SHRUB ▲ STUMP ● TREE - CONIFEROUS ✱ TREE - DECIDUOUS ▲ WETLAND VEGETATION LINES - EXISTING — EDGE OF WOODS — EDGE OF WETLANDS VEGETATION SYMBOLS - PROPOSED ○ SHRUB ● TREE - CONIFER ✱ TREE - DECIDUOUS VEGETATION LINES - PROPOSED — EDGE OF WOODS ROADWAY/PAVEMENT LINES - EXISTING — BITUMINOUS SURFACE — CONCRETE SURFACE — CURB & GUTTER — GRAVEL SURFACE — ROADWAY/DRIVE/PAVEMENT CENTERLINE ROADWAY/PAVEMENT LINES - PROPOSED — BITUMINOUS SURFACE — CONCRETE SURFACE — CURB & GUTTER — GRAVEL SURFACE — ROADWAY/DRIVE/PAVEMENT CENTERLINE SITE SYMBOLS - EXISTING ○ FENCE POST ▲ FLAG POLE ○ GUARD POST (BOLLARD) ● GUY POLE ● GUY WIRE ANCHOR — ACCESSIBLE PARKING MARKING ✱ MAILBOX — SIGN - DOUBLE POST — SIGN - SINGLE — SIGN - FIRE # SITE SYMBOLS - PROPOSED ○ FENCE POST ▲ FLAG POLE ○ GUARD POST (BOLLARD) ● GUY POLE ● GUY WIRE ANCHOR — ACCESSIBLE PARKING MARKING ✱ MAILBOX — SIGN - DOUBLE POST — SIGN - SINGLE — SIGN - FIRE #	SITE LINES - EXISTING — BUILDING — BARS WIRE FENCE — CHAINLINK FENCE — WOOD FENCE — RAILROAD — RETAINING WALL SITE SYMBOLS - PROPOSED ○ FENCE POST ▲ FLAG POLE ○ GUARD POST (BOLLARD) ● GUY POLE ● GUY WIRE ANCHOR ✱ MAILBOX — SIGN - FIRE # COMMUNICATION/TELECOM UTILITY LINES - EXISTING — AC UNIT — GENERATOR — GROUND LIGHT (FLOODLIGHT) — ELECTRIC HANDHOLE — LIGHT POLE — ELECTRIC MANHOLE — ELECTRIC METER — ELECTRIC PEDestal — ELECTRIC POLE — TRAFFIC SIGNAL — TRANSFORMER — YARD LIGHT COMMUNICATION/TELECOM UTILITY LINES - PROPOSED — AC UNIT — GENERATOR — GROUND LIGHT (FLOODLIGHT) — ELECTRIC HANDHOLE — LIGHT POLE — ELECTRIC MANHOLE — ELECTRIC METER — ELECTRIC PEDestal — ELECTRIC POLE — TRAFFIC SIGNAL — TRANSFORMER — YARD LIGHT	COMMUNICATION/TELECOM UTILITY SYMBOLS - PROPOSED ○ TELECOM HANDHOLE ○ TELECOM MANHOLE ○ TELECOM PEDestal ○ TELECOM POLL ○ TV HANDHOLE ○ TV PEDestal ○ SATELLITE DISH COMMUNICATION/TELECOM UTILITY LINES - EXISTING — AC UNIT — GENERATOR — GROUND LIGHT (FLOODLIGHT) — ELECTRIC HANDHOLE — LIGHT POLE — ELECTRIC MANHOLE — ELECTRIC METER — ELECTRIC PEDestal — ELECTRIC POLE — TRAFFIC SIGNAL — TRANSFORMER — YARD LIGHT COMMUNICATION/TELECOM UTILITY LINES - PROPOSED — AC UNIT — GENERATOR — GROUND LIGHT (FLOODLIGHT) — ELECTRIC HANDHOLE — LIGHT POLE — ELECTRIC MANHOLE — ELECTRIC METER — ELECTRIC PEDestal — ELECTRIC POLE — TRAFFIC SIGNAL — TRANSFORMER — YARD LIGHT	ELECTRICAL UTILITY LINES - EXISTING — OVERHEAD ELECTRIC LINE — UNDERGROUND ELECTRIC LINE — UNDERGROUND FIBER OPTIC LINE — UNDERGROUND TELEPHONE LINE — UNDERGROUND TV LINE — UNDERGROUND TV LINE ELECTRICAL UTILITY SYMBOLS - EXISTING ○ AC UNIT — GENERATOR — GROUND LIGHT (FLOODLIGHT) — ELECTRIC HANDHOLE — LIGHT POLE — ELECTRIC MANHOLE — ELECTRIC METER — ELECTRIC PEDestal — ELECTRIC POLE — TRAFFIC SIGNAL — TRANSFORMER — YARD LIGHT ELECTRICAL UTILITY SYMBOLS - PROPOSED ○ AC UNIT — GENERATOR — GROUND LIGHT (FLOODLIGHT) — ELECTRIC HANDHOLE — LIGHT POLE — ELECTRIC MANHOLE — ELECTRIC METER — ELECTRIC PEDestal — ELECTRIC POLE — TRAFFIC SIGNAL — TRANSFORMER — YARD LIGHT	ELECTRICAL UTILITY LINES - PROPOSED — OVERHEAD ELECTRIC LINE — UNDERGROUND ELECTRIC LINE — UNDERGROUND FIBER OPTIC LINE — UNDERGROUND TELEPHONE LINE — UNDERGROUND TV LINE — UNDERGROUND TV LINE ELECTRICAL UTILITY SYMBOLS - EXISTING ○ AC UNIT — GENERATOR — GROUND LIGHT (FLOODLIGHT) — ELECTRIC HANDHOLE — LIGHT POLE — ELECTRIC MANHOLE — ELECTRIC METER — ELECTRIC PEDestal — ELECTRIC POLE — TRAFFIC SIGNAL — TRANSFORMER — YARD LIGHT ELECTRICAL UTILITY SYMBOLS - PROPOSED ○ AC UNIT — GENERATOR — GROUND LIGHT (FLOODLIGHT) — ELECTRIC HANDHOLE — LIGHT POLE — ELECTRIC MANHOLE — ELECTRIC METER — ELECTRIC PEDestal — ELECTRIC POLE — TRAFFIC SIGNAL — TRANSFORMER — YARD LIGHT	STORM SEWER SYMBOLS - EXISTING □ STORM SEWER CATCH BASIN ✱ STORM SEWER CLEANOUT ○ CLEANOUT MANHOLE ○ STORM SEWER INLET STRUCTURE ○ STORM SEWER MANHOLE STORM SEWER LINES - EXISTING — STORM SEWER GRAVITY MAIN — STORM SEWER DRAINAGE STORM SEWER SYMBOLS - PROPOSED □ STORM SEWER CATCH BASIN ✱ STORM SEWER CLEANOUT ○ CLEANOUT MANHOLE ○ STORM SEWER INLET STRUCTURE ○ STORM SEWER MANHOLE STORM SEWER LINES - PROPOSED — STORM SEWER GRAVITY MAIN — STORM SEWER DRAINAGE	WATER LINES - EXISTING — WATER MAIN LINE — WATER SERVICE LINE — WATER CLEANOUT — LIFT STATION WET WELL — LIFT STATION VALVE VAULT — SANITARY MANHOLE — SANITARY VALVE (FORCMAIN) WATER LINES - PROPOSED — WATER MAIN LINE — WATER SERVICE LINE — WATER CLEANOUT — LIFT STATION WET WELL — LIFT STATION VALVE VAULT — SANITARY MANHOLE — SANITARY VALVE (FORCMAIN)	WATER LINES - EXISTING — WATER MAIN LINE — WATER SERVICE LINE — WATER CLEANOUT — LIFT STATION WET WELL — LIFT STATION VALVE VAULT — SANITARY MANHOLE — SANITARY VALVE (FORCMAIN) WATER LINES - PROPOSED — WATER MAIN LINE — WATER SERVICE LINE — WATER CLEANOUT — LIFT STATION WET WELL — LIFT STATION VALVE VAULT — SANITARY MANHOLE — SANITARY VALVE (FORCMAIN)	WATER LINES - EXISTING — WATER MAIN LINE — WATER SERVICE LINE — WATER CLEANOUT — LIFT STATION WET WELL — LIFT STATION VALVE VAULT — SANITARY MANHOLE — SANITARY VALVE (FORCMAIN) WATER LINES - PROPOSED — WATER MAIN LINE — WATER SERVICE LINE — WATER CLEANOUT — LIFT STATION WET WELL — LIFT STATION VALVE VAULT — SANITARY MANHOLE — SANITARY VALVE (FORCMAIN)	WATER LINES - EXISTING — WATER MAIN LINE — WATER SERVICE LINE — WATER CLEANOUT — LIFT STATION WET WELL — LIFT STATION VALVE VAULT — SANITARY MANHOLE — SANITARY VALVE (FORCMAIN) WATER LINES - PROPOSED — WATER MAIN LINE — WATER SERVICE LINE — WATER CLEANOUT — LIFT STATION WET WELL — LIFT STATION VALVE VAULT — SANITARY MANHOLE — SANITARY VALVE (FORCMAIN)
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THIS SHEET IS ONLY VALID IF PRINTED IN COLOR



WIDSETH ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS	DESIGNER: DWA	PROJECT LOCATION: ANDY'S ELECTRIC PROJECT IN THE CITY OF BALDWIN, MN	V4.00
	CHECKED BY: CJD		
PROJECT LOCATION: ANDY'S ELECTRIC PROJECT IN THE CITY OF BALDWIN, MN		EXISTING CONDITIONS	

REMOVAL & REMOVAL LEGEND	
	REMOVE ITEM (CALLOUT FOR ITEM TYPE)
	PROTECT ITEM (CALLOUT FOR ITEM TYPE)
	RELOCATE ITEM (CALLOUT FOR ITEM TYPE)
	SAVAGE ITEM (CALLOUT FOR ITEM TYPE)
	CLEANING AND GRUBBING (ACED)
	REMOVE BITUMINOUS PAVEMENT (D)
	SAVING BITUMINOUS PAVEMENT (FULL DEPTH, U)
	REMOVE PIPE (CUTTERS, L)

[illegible]

C5.00

QUESTIONS

DATE	BY	REVISION DESCRIPTION

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



WIDSETH
DRAWN BY: DML
CHECKED BY:

PROPOSED LEGEND

BITUMINOUS SURFACE - LIGHT DUTY

BITUMINOUS SURFACE - HEAVY DUTY

CONCRETE SURFACE

CURB & GUTTER

BUILDING

PHASE 2 AREA - CONSTRUCTION DATE

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 2023 EDITION OF THE STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION, WATERMAIN AND SERVICE LINE INSTALLATION, SANITARY SEWER AND STORM SEWER INSTALLATION¹, AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA AND THE STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION, WATERMAIN AND SERVICE LINE INSTALLATION², AS PUBLISHED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS/CONSENTS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LINES.
- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CLASS 3B.2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DICTION OF DATA OF EXISTING SURFACE UTILITY DATA".
- CONTRACTOR SHALL CALL Gopher State One Call PRIOR TO BEGINNING REMEDIALS.

STRAIGHT STALLS (60')	ANGLED STALLS (30'-45', 60')	PARKING COUNT PARALLEL STALLS	ADA STALLS	TOTAL PARKING STALLS
		EXISTING		
		PROPOSED - PHASE 1		0
18			1	18
		PROPOSED - PHASE 2		
6			0	6



Andys Electric Project in The City of Baldwin, MN

C6.00

PROJECT #: 2026-10347

SITE PLAN

WIDSETH
 • CONSTRUCTION • COMMERCIAL • INDUSTRIAL • RESIDENTIAL • SPECIALTIES • TRUCKS • TRAILERS

PAWN BY:
DML
RECEIVED BY:
CIB

PAWN BY:
DML
RECEIVED BY:
CIB


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

[illegible][illegible]

THIS SHEET IS ONLY VALID IF PRINTED IN COLOR

GENERAL UTILITY NOTES

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASSET 38-22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING SUBSURFACE UTILITY DATA.
- THE ENGINEER HAS MADE AN ATTEMPT TO SHOW ALL PUBLIC UTILITIES WITHIN THE CONSTRUCTION LIMITS OF THIS PROJECT. PUBLIC UTILITIES SHOWN ON THIS PLAN WERE DRAWN USING FIELD SURVEY INFORMATION AND MAPS PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES AS A RESULT OF A GOPHER STATE ONE CALL DESIGN LOCATE REQUEST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS PRIOR TO BIDDING AND CONSTRUCTION WITH THE ENGINEER. THE PRIVATE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS BEFORE CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 EDITION OF THE "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION, WATERMAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER REPAIRS" PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, 2020 EDITION. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY AND THE MINNESOTA PLUMBING CODE. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE THE PROPERTY LIMITS.
- COORDINATE SERVICE LOCATION ENTRIES WITH THE MECHANICAL ENGINEER.
- WATER SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF 6.0 FEET OF COVER.
- STORM SEWER OF DIFFERING DIAMETERS SHALL MATCH 0.8 DIAMETER GRADE LINE ELEVATIONS AT EACH BASH OR MANHOLE JUNCTION.
- PROVIDE WATER MAIN THIRST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM OF 18 INCH VERTICAL SEPARATION SHALL BE REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER AND STORM SEWER.
- UTILITY SERVICES TERMINATE 3 FEET OUTSIDE THE BUILDING WALL UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A PLAN FOR EXACT LOCATION AND CONSTRUCTION DETAILS FROM BUILDING WALL TO 5 FEET OUTSIDE BUILDING WALL.
- ALL WATER SERVICE PIPE & FITTINGS SHALL MEET:
 - COPIED PIPE (TYPE 10, ASTM A82, ASTM B41, ASTM B75, ASTM B88, COPPER FITTINGS TYPE 10, ASTM B16.1, ASME B16.18, ASME B16.22, ASME B16.25, ALL SERVICE PIPE AND FITTINGS JOINTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH SECTIONS 605.4.1 THROUGH SECTIONS 605.4.5 OF THE 2020 MINNESOTA PLUMBING CODE.
 - DUCTILE-IRON PIPE: ANWWA C151.
 - DUCTILE-IRON FITTINGS: ANWWA C153.
 - ALL DUCTILE-IRON WATER SERVICE PIPE AND FITTINGS JOINTING METHODS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH SECTIONS 605.4.1 THROUGH SECTIONS 605.4.5 OF THE 2020 MINNESOTA PLUMBING CODE.
 - ALL SEWER SERVICE PIPE & FITTINGS SHALL MEET:
 - PVC PIPE (SCHEDULE 40 PIPE): ASTM D1785, ASTM D2665.
 - PVC FITTINGS: ASTM D2665, ASTM F3666.
 - ALL PVC SEWER SERVICE PIPE AND FITTINGS JOINTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH SECTIONS 705.5.1 OF THE 2020 MINNESOTA PLUMBING CODE.
 - ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, MANHOLE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER THE 2020 MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURE OR PIPING ON SIMILAR).

SUBSURFACE UTILITY NOTE

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASSET 38-22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING SUBSURFACE UTILITY DATA.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES.

GOPHER STATE ONE CALL
1-800-252-1166



Andys Electric Project in The City of Baldwin, MN

C7.00

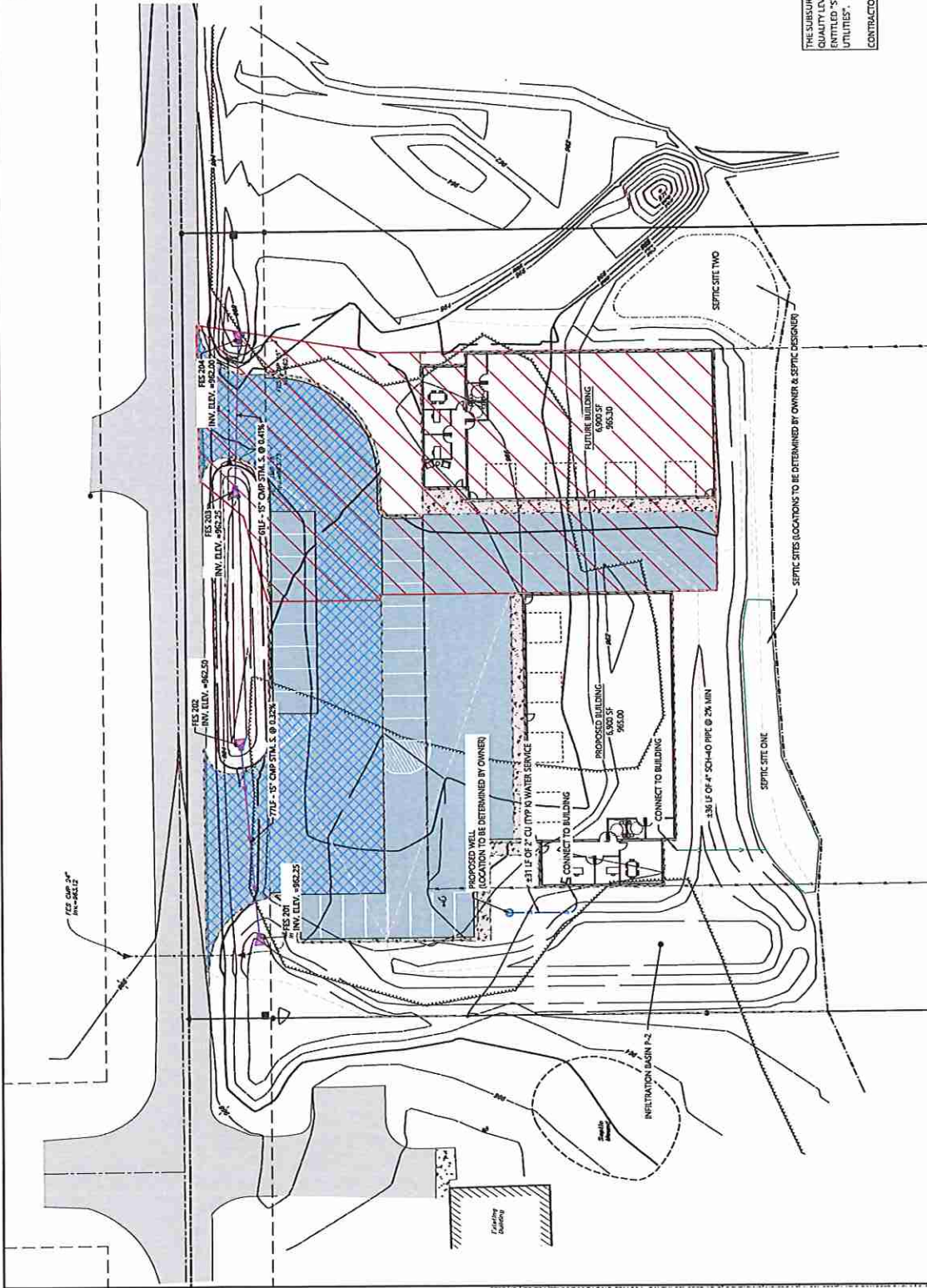
PROJECT # 2025-1047

UTILITY PLAN

REVISION	DATE	BY	DESCRIPTION

DESIGN BY:	CDL
CHECKED BY:	CD

WIDSETH
ARCHITECTS • ENGINEERS • SURVEYORS



GENERAL CONSTRUCTION ACTIVITY

Project Name: ANDY'S ELECTRIC - BALDWIN

Project Location:

REG-01-00000-0106 - Baldwin, MN 55004

Shannon County

53.5721, -93.5822

Project Description: Type of construction, phases, timelines, potential for sediment/pollutant discharge:

This project includes the development of a proposed Andy's Electric Building. The building site is east of the north end of the lot and east of the existing Andy's Electric building. The proposed project will include construction of the Andy's Electric building as well as a parking lot.

The overall estimated runoff will be divided from the building. Runoff will be divided by proposed curb cut and areas on the site and this proposed infiltration basin. The total imperviousness of the site will be increased. Seeding, mulch, and fertilizer will be used for temporary and permanent stabilization. Floodplains and other chemicals are not anticipated to be used on the project.

Total area of disturbed area = 1.45 acres
Pre-construction area of impervious surface = 0.00 acres
Post-construction area of impervious surface = 0.00 acres
Total new area of impervious surface = 0.00 acres (N/A increase)

REUSE/RECYCLE

This project does include one installed or special waste with one mile of the project area. The installed system is the bath book, which is approximately 100 feet long and 10 feet wide. The site is east of the existing Andy's Electric building. The proposed project will include construction of the Andy's Electric building as well as a parking lot.

Wetland areas will be protected with double row willow protection, which may include all types, species, or seedling forms. Double row willow protection will be established where needed. All disturbed areas will be covered with turf (seed, mulch, and fertilizer).

PROJECT CONTACTS

Owner:
Name:
Address:
City:
State:
Zip:
Phone:
Email:

Site Manager / Construction Erosion Control Supervisor:
Name:
Address:
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Contractor:
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SEEDING AND EROSION CONTROL PRACTICES

The contractor/owner is responsible for the seeding and erosion control practices contained in the NPDES permit. Sediment control practices must be implemented for the entire project area and for all construction activities. Seeding and erosion control practices must be implemented for the entire project area and for all construction activities. Seeding and erosion control practices must be implemented for the entire project area and for all construction activities.

The timing of installation of sediment control practices may be adjusted to accommodate short-term activities, such as clearing and grubbing of trees, etc. Sediment control practices must be installed before the start of construction activities. Sediment control practices must be installed before the start of construction activities. Sediment control practices must be installed before the start of construction activities.

Temporary sediment control devices for this project will primarily include the following:

- Silt fence for primary perimeter control
- Silt fence for secondary perimeter control
- Silt fence for interior perimeter control
- Silt fence for interior perimeter control

The contractor/owner must plan for, and implement, appropriate construction planning, vegetative buffer strip, horizontal silt fence, and other construction practices that minimize erosion. This location of areas not to be disturbed must be established (marked) on the plan to be constructed.

At disturbed/developed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in the portion of the site has been temporarily or permanently closed.

Temporary erosion control shall consist of the following:

- Grass seed mixture: 100% (100 lbs per acre)
- Grass seed mixture: 100% (100 lbs per acre)
- Grass seed mixture: 100% (100 lbs per acre)

All storm drain inlets must be protected by appropriate BMPs. During construction, all storm drain inlets must be protected by appropriate BMPs. During construction, all storm drain inlets must be protected by appropriate BMPs.

Temporary soil stabilization must have all loose soil before or after effective sediment controls and cannot be placed in surface within, including storm water conveyance, on site and other systems or devices.

Vehicle tracking of sediment from the construction site must be minimized by BMPs such as above or wood chip pads, concrete or steel wheel tracks, or equivalent systems. Street sweeping with collection must be used if such BMPs are not adequate to prevent sediment tracking.

Downsloping related to the construction activity must comply with the NPDES permit. Downsloping discharge that may have been related to the construction activity must be discharged to a temporary or permanent sedimentation basin. Downsloping discharge that may have been related to the construction activity must be discharged to a temporary or permanent sedimentation basin.

Contractor may construct temporary sedimentation basins in accordance with the NPDES permit. The normal wetland perimeter of any temporary or permanent discharge ditch or swale that drains water from any portion of the construction site, or drains water around the construction site, must be stabilized within 200 linear feet from the property edge or from the discharge into any surface water. Stabilization must be completed within 24 hours after connecting to surface water.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connecting to a surface water.

Permanent erosion control shall consist of the following:

- Seed mixture: Northern Boulevard (formally 25-131) at 220 lbs per acre
- Seed mixture: Northern Boulevard (formally 25-131) at 220 lbs per acre
- Seed mixture: Northern Boulevard (formally 25-131) at 220 lbs per acre

See landscape plans for additional permanent ground treatments.

EROSION CONTROL SUPERVISOR REQUIREMENTS

The contractor/owner must employ an Erosion Control Supervisor (ECS) who is knowledgeable and experienced in the application of the NPDES permit. The ECS must be trained in the application of the NPDES permit. The ECS must be trained in the application of the NPDES permit. The ECS must be trained in the application of the NPDES permit.

The contractor/owner is required to comply with all applicable training requirements of the NPDES permit. The permittee(s) shall ensure that employees are properly trained with certification proof. The contractor/owner shall develop a chain of responsibility with all operators on the site to ensure that the BMPs will be implemented and stay in effect until the project site has undergone permit termination.

The contractor/owner must routinely inspect the entire construction site at least once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inch in 24 hours. The contractor/owner shall take immediate action to address any erosion control deficiencies. The contractor/owner shall take immediate action to address any erosion control deficiencies. The contractor/owner shall take immediate action to address any erosion control deficiencies.

The contractor/owner must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs, designed to correct erosion control deficiencies. The contractor/owner must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs, designed to correct erosion control deficiencies. The contractor/owner must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs, designed to correct erosion control deficiencies.

The contractor/owner must be informed of any petroleum spillage greater than five gallons. The contractor/owner must be informed of any petroleum spillage greater than five gallons. The contractor/owner must be informed of any petroleum spillage greater than five gallons.

FINAL IMPLEMENTATION PLANS CONTAINING STORM WATER REQUIREMENTS

No final implementation plans are currently available for the project's storm water.

LONG TERM MAINTENANCE

Long term maintenance of the permanent storm water management system will be performed by the owner. Sedimentation basins shall be inspected and maintained annually and cleaned and restored to design grade after one half the storage volume has been filled with sediment. Basins and outlets shall be monitored and restored for any erosion or debris that may develop. Basins and outlets shall be monitored and restored for any erosion or debris that may develop. Basins and outlets shall be monitored and restored for any erosion or debris that may develop.

CONSTRUCTION PRACTICES TO MINIMIZE STORM WATER AND OTHER POLLUTANT CONTAMINATION

- Each contractor on site is individually responsible for maintaining a clean and safe work environment.
- Stockpiles should be covered with tarp or other material to prevent erosion and sedimentation.
- Demolition debris, and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- No construction materials can be burned on site.
- Leaked sanitary waste management system must dispose of sanitary waste.
- Runoff from construction activities must be controlled to prevent erosion.
- All chemicals must be stored in locked containers when not in use.
- Runoff from construction activities must be controlled to prevent erosion.
- Oil, gasoline, paint, and other hazardous substances must be properly stored, including secondary containment, to prevent spills.
- Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- Vehicles must be monitored for leaks and preventive maintenance scheduled.
- Spill kits must be available during equipment operation and must be used to contain and clean up spills.
- Spill kits must be available during equipment operation and must be used to contain and clean up spills.
- Spill kits must be available during equipment operation and must be used to contain and clean up spills.

Asphalt substances must be applied according to manufacturer's recommendations. Asphalt substances must be applied according to manufacturer's recommendations. Asphalt substances must be applied according to manufacturer's recommendations.

Spray paints must be cleaned on removable surfaces such as equipment. Spray paints must be cleaned on removable surfaces such as equipment. Spray paints must be cleaned on removable surfaces such as equipment.

All spills must be reported immediately. Spill clean-up materials must be available on site. Materials shall include but not limited to brooms, rags, pails, gloves, absorbent pads, spill kits, and other materials. Spill clean-up materials must be available on site. Materials shall include but not limited to brooms, rags, pails, gloves, absorbent pads, spill kits, and other materials.

Contractor must control erosion on the entire project site. Contractor must control erosion on the entire project site. Contractor must control erosion on the entire project site.

Firm release oil must be applied over a pellet covered with absorbent material to collect excess fuel. The absorbent material shall be replaced when saturated. Firm release oil must be applied over a pellet covered with absorbent material to collect excess fuel. The absorbent material shall be replaced when saturated. Firm release oil must be applied over a pellet covered with absorbent material to collect excess fuel. The absorbent material shall be replaced when saturated.

If this project is not stabilized before winter conditions, it shall be the contractor's responsibility to ensure sediment does not reach public waters. A written plan of this activity shall be presented to the engineer one month prior to the start of the project. A written plan of this activity shall be presented to the engineer one month prior to the start of the project. A written plan of this activity shall be presented to the engineer one month prior to the start of the project.

All liquid and solid waste generated by contractors without operations must be contained in a leak-proof containment facility or impermeable liner. The liquid and solid waste must not contact the ground and not runoff from the concrete washout or operations area. A sign must be installed adjacent to the washout facility to inform contractors equipment operators to utilize the proper facilities.

SWPPP AMENDMENTS

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-
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WIDSETH

Andy's Electric Project in The City of Baldwin, MN

C8.00

SWPPP NARRATIVE

MADE 4-20-2022

WORLD

Property Description (Warranty Deed - Doc. No. 943658):

The North 695.00 feet of the West 315.00 feet of the East 883.00 feet of the North Half of Southwest Quarter of Section 9, Township 35, Range 26, Sherburne County, Minnesota.

Survey Notes:

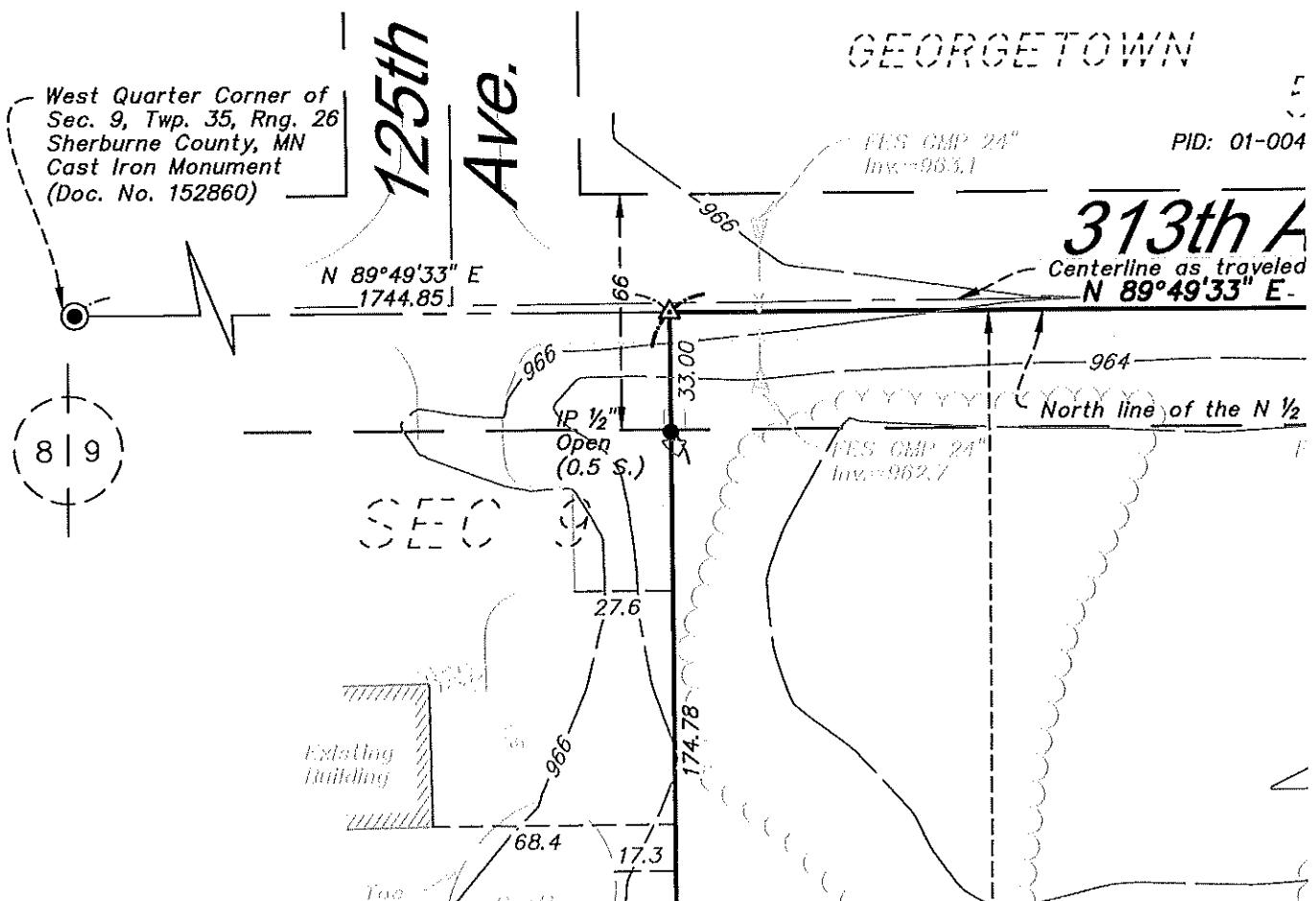
1. This survey was performed without the benefit of a title report. No search for restrictions or easements was made by the surveyor. We reserve the right to update this survey upon receipt of title documentation.
2. Portions of Low Land were digitized from Autodesk Civil 3D online aerial imagery and are for reference purposes only
3. Reference John Oliver and Associates Certificate of Survey, Dated 8/17/1983, for Richard Anderson. This survey subdivided a large portion of the SW 1/4 to include the subject parcel. They were not platted and descriptions are based on offsets from Section Lines.
4. Reference 2021 survey for Heritage Tax Services by Rum River; File No. P-4676.01.
5. Reference 2021 survey for Cory Voight by Bogart, Pederson & Associates, Inc.; File No. 21-0242.00.

REFERENCE BENCHMARK

MNDOT Geodetic Monument "HOPLAND"
Elevation = 966.80 feet (NAVD 88)

PROJECT BENCHMARK

Top of bollard opposite/north of site at
31310 125th St NW, Princeton. 111± feet
northwesterly of NE property corner.
Elevation = 969.91 feet (NAVD 88)



VI. DEVELOPMENT FRAMEWORK

The Development Framework chapter of the Comprehensive Plan provides a guide for community growth and improvements as a narrative and graphic description for future land uses within Baldwin, as well as the background and rationale for how these designations are established. This current Comprehensive Plan effort is also based on past policies and plans previously adopted in 2014, as well as the rationale for the community's pursuit of incorporation. Reference to these past planning efforts is critical to understand the direction and evolution of many of the City's established policies and the changes that have occurred over time as a result. Future updates of the Comprehensive Plan will be anticipated to continue and refine these policies and update plans to reflect then existing community opportunities and challenges.

Although the emphasis of this chapter of the Comprehensive Plan is on land use, the framework for continued development in Baldwin is comprised of several interrelated elements, including the natural environment and land use, as well as chapters addressing the systems for transportation, community facilities, and parks, trails, and open space. To ensure the integration of these various components, the Development Framework for Baldwin is derived from established goals of the community, as well as the primary functions of City government. The Development Framework provides the basic tool for guiding change and improvement in Baldwin. Directives and means for specific assignments and accomplishments are determined through parameters for land use, infrastructure, and control mechanisms.

A. Natural Environment

Natural environment areas are of prime importance in Baldwin. These features define the community and serve to attract many residents through new development. Besides serving as aesthetic amenities that enhance the quality of life in the area, they perform important ecological roles. Natural areas often act as buffers or barriers in determining the extent and direction of development. Therefore, it is necessary that special consideration be given to these areas in formulating the Comprehensive Plan. Environmentally sensitive areas include those areas characterized by prime soils for agriculture, soil limitations for structures or septic systems, the Rum River, lakes, wetlands, and flooding. The focus of environmental protection within the City involves efforts to integrate planned land uses with the existing elements of the natural environment.

Rum River

The Rum River flows through the northeast portion of Baldwin. Protection of the Rum River corridor is implemented by the Rum River Wild, Scenic and Recreational River Management Plan originally adopted by the State of Minnesota in the 1970s. The Zoning Ordinance includes a WS, Wild and Scenic Recreational River Overlay District establishing allowances for land use, development standards, and limitations on vegetative cutting or shoreland alteration within the Management Plan area to preserve the Rum River corridor in as natural a state as feasible.

Lakes

There are 31 defined lakes within Baldwin, which the Department of Natural Resources have classified as General Development, Recreational Development, or Natural Environment based on their size and characteristics. These lakes are protected by a Shoreland Overlay District established over land within 1,000 feet of the ordinary high water level of the waterbody that reflect State-mandated regulations for land use, lot requirements, and performance standards, including limits on vegetative cutting and shoreland alterations. The purpose of these shoreland regulations is to limit development intensity adjacent to public waters, protect water quality, and protect natural aesthetics as viewed from the waterbody. While these requirements will not preclude development (and redevelopment) around the community's lakes, compliance will ensure a degree of protection of these environmentally sensitive amenities.

Wetlands

Wetlands serve important ecological functions in Baldwin, including providing critical wildlife habitat, aid stormwater management by acting to improve water quality and rate control during rain events, allow for nutrient assimilation and ground water recharge, and provide aesthetic value reflective of a rural landscape. Wetlands are protected from intrusion by the Wetland Conservation Act of 1991 implemented through the Zoning Ordinance. Utilization of these features as recreational and aesthetic amenities is also an important consideration. In the future development of Baldwin's park system, the City should consider these areas as prime park and trail locations.

Floodplain

The Federal Emergency Management Agency coordinates the federal government's role in preparing for, preventing, mitigating the effects of, responding to, and recovering from all domestic disasters, whether natural or man-made. In 1968, the National Flood Insurance Act created the Federal Insurance Administration and made flood insurance available for the first time to homeowners. The Flood Disaster Protection Act of 1973 made the purchase of flood insurance mandatory for the protection of property located in Special Flood Hazard Areas. The 100-year and 500-year flood areas are shown on the Flood Insurance Rate Maps for Sherburne County effective November 16, 2011. Standards for development of flood areas are adopted as part of the Zoning Ordinance as a Floodplain Overlay District to protect life and property.

Stormwater Management

Baldwin utilizes natural drainage systems to manage stormwater runoff; a series of streams, ditches and ponds carry stormwater away from streets and structures into lakes, wetlands, and other holding areas. These areas collect and store runoff water during periods of heavy rainfall or melting snow and utilize 100-year floodplains to prevent flooding of areas downstream. In recognition of the valuable role the drainageways perform for Baldwin and surrounding communities, the City must take measures to define and protect this natural amenity, including:

- With each new request for development altering the natural drainage pattern, the developer must define stormwater volumes, drainageway capacity, and upstream stormwater storage needs. This type of study is necessary to help the City identify and preserve natural storm water holding areas and drainage ways so they are not disrupted.

- Implement subdivision regulations that require the acquisition and establishment of stormwater drainage easements in areas of natural ponding, wetlands, and drainage.
- Require stormwater management plans with all development proposals with review and approval of the City Engineer provided at the expense of the developer.
- Implementation of floodplain regulations in areas designated as a 100-year floodplain.

Ongoing growth in Baldwin will continue to increase stormwater flows in the future. Through the aforementioned actions, the City will maintain and utilize the natural wetlands and drainageways for stormwater management. This effort will maintain attractive natural environmental areas and eliminate the necessity for constructed storm sewer systems.

Wastewater

All businesses and households in Baldwin are served by private subsurface treatment systems. The City has adopted a Subsurface Sewage Treatment System ordinance consistent with Sherburne County regulations and Minnesota Pollution Control Agency Rules. The regulations for Subsurface Sewage Treatment Systems are critical for protection of the natural environment, preservation of ground water quality, and maintaining public health by establishing minimum standards for construction, reconstruction, maintenance, and repair of Subsurface Sewage Treatment Systems and provision of technical assistance and education regarding on-going operation.

Baldwin is responsible for enforcement of the Subsurface Sewage Treatment Ordinance. All individuals performing site evaluation, installation, inspection, and pumping/cleaning of individual sewage treatment systems must be licensed and certified by the Minnesota Pollution Control Agency to perform such work. The City is responsible for the permitting and inspection of septic systems. The owner of each individual sewage treatment system is responsible for properly maintaining their system. Failure to properly maintain a septic tank can lead to system discharge or backup. The City requires failing systems to be corrected in accordance with State laws.

Community septic systems were installed to serve residential properties within several subdivisions during the 2000s. These are owned and maintained by the respective Homeowners Associations except for one development. Baldwin has since 2016 maintained and operated a Community Sewage Treatment System approved by Sherburne County for the Frontier Trails plat through a subordinate service district. The wastewater facility is operated on a contract basis on behalf of Baldwin and is operated as a municipal utility. Due to issues with long-term ownership and maintenance of these systems by Homeowners Associations, the City no longer allows for community systems.

Water Supply

Potable water for all development in Baldwin is provided for through individual private wells. Wells are permitted and inspected by the City in accordance with Minnesota Department of Health rules. Reliance on individual wells for potable water increases the need to protect ground water resources from over use and prevent contamination as a result of development. These objectives require careful consideration of allowed land uses, proper land development techniques, and oversight of Subsurface Sewage Treatment Systems.

Soils

Baldwin has areas where soil conditions raise suitability concerns for rural residential and business development. Any development in these areas will require specialized construction measures. To avoid extensive financial and environmental costs associated with development in these areas, the City must require that it be demonstrated that all sites proposed for development have soils with physical properties and percolation rates suitable for Subsurface Sewage Treatment Systems and structural capacity to support building.

- Each residential lot must have a minimum of 40,000 square feet of buildable soils to accommodate the principal use and a Subsurface Sewage Treatment System.
- On each newly created lot in the City, there must be area set aside for two septic drainfields to allow for the installation of a second Subsurface Sewage Treatment System in the event the first system fails.
- Building sites within Baldwin must have an average slope of 12 percent or less to be considered buildable and areas with an average slope of greater than 12 percent must be subject to review of the City Engineer.
- All Subsurface Sewage Treatment Systems must meet state standards and the Baldwin Building Ordinance.

Erosion

A major concern with regard to agricultural uses and rural residential development is that of topsoil loss (via both wind and water erosion). To address this concern, the following actions will be pursued:

- Encouragement of farming practices that minimize erosion.
- Require proper grading, drainage and erosion control measures for all development activities.

Filling/Excavation

The filling or excavation of land to accommodate development may create issues where low areas have been excavated to create wetlands and ponds, while the excavated soil is used for on-site fill or transported to other developments. The environmental impact of this type of activity must be considered, as well as the potential impacts of hauling excavated material upon City streets. The City will continue to regulate excavation and grading activities through the Zoning Ordinance to proactively mitigate potential land use compatibility issues and negative impacts during the operation and ensure that the ultimate plan for the effected parcel is consistent with the Comprehensive Plan.

Vegetation

Baldwin has concentrations of vegetation throughout the community. These valued aesthetic and ecologically important assets should be protected. Consideration should be given to preserving trees through subdivisions designed and constructed so that existing healthy trees are preserved to the extent possible. Vegetation stands should also be considered for acquisition as part of the park and trail system to preserve trees for their natural aesthetic value.

Noise

Development is accompanied by increasing noise levels from corresponding increases in traffic and general activity that can impact the community. Specific uses may also present compatibility issues with respect to noise generation that require mitigation through regulation. These potential impacts must be anticipated during the development process to avoid future issues by providing proper transition between noise generators and uses sensitive to noise impacts. Baldwin will consider requiring the use of landscaping and site design to aesthetically and physically separate different types of land uses and to provide protection from noise along major roadways.

Wind Energy

Use of wind for generating electricity is gaining attention as a way to better conserve energy resources. State law mandates a minimum amount of future energy must be generated from renewable resources, such as wind, leading businesses to explore opportunities for large scale facilities. Agricultural uses and residential uses like those in Baldwin can also utilize wind as an energy source for individual properties. The rural character of Baldwin creates opportunities to access wind energy, but offers challenges as well due to land use compatibility, solar and wind access protection, and aesthetics. The City has adopted performance standards as part of the Zoning Ordinance for wind energy systems ensuring that those systems allowed to be constructed within Baldwin are consistent with community objectives.

Solar Energy

Adequate access to sunlight for all properties in Baldwin is a priority not only for potential solar energy systems, but for aesthetic reasons as well.

Solar access protection is provided for in Baldwin by the uniform implementation of lot and building performance standards adopted as part of the Zoning Ordinance. Requirements such as maximum building height and yard setback standards are implemented for the purpose of creating separation between structures and allowing equal sunlight access, such that a property is not in the shadow of an adjacent building.

The Zoning Ordinance includes regulations for solar energy systems to address both individual systems, as well as solar farms. The standards for solar farms include location criteria intended to remove these uses from the US Highway 169 corridor and require extensive screening where allowed. The approval of a solar farm must also include plans for decommissioning and removal such that outdated or unused facilities do not become a nuisance through blight.

Outdoor Lighting

On-going development within Baldwin is accompanied by additional outdoor light sources intended to illuminate streets, intersections, yards, parks, parking lots, business signs, etc. The growing number of outdoor light sources results in increased levels of light being directed or reflected skyward that can obscure the dark night skyline, impacting rural character.

Outdoor lighting can also be a source of conflict between land uses, such as commercial and industrial parking lots adjacent to residential areas. The City has adopted comprehensive lighting standards to ensure appropriate levels of night time illumination that are controlled in intensity and direction to minimize the effects of light pollution and preserve a dark sky.

The City will continue implementation of these standards for new developments and redevelopment of existing uses within the community. These standards should be reviewed with emerging use of Light Emitting Diodes for outdoor lighting, which emit a brighter, more white light. Changes to the existing outdoor lighting regulations may be necessary to ensure that continued development utilizing LED outdoor lighting does not impact adjacent land uses.

Solid Waste

Baldwin encompasses a large area of primarily rural land uses. Because this and the City's proximity to the Twin Cities Metropolitan Area, Baldwin may be an attractive potential location for a solid waste facility or transfer stations. An open solid waste facility is not to be allowed due to inherent conflicts with desired rural character of development within the City. Transfer stations may be appropriate within industrial areas provided appropriate measures are taken to avoid potential negative effects.

B. Land Use

The Comprehensive Plan provides a guide for future community growth and improvements. The Future Land Use Plan is a narrative and graphic description for future land uses within the City, as well as the background and rationale for how these designations are established. A fundamental land use priority for Baldwin is preservation of open space and maintenance of the City's existing rural character. The Future Land Use Plan map is a generalized guide for future development in Baldwin that may be anticipated to be refined and amended over time as community priorities evolve.

Rural Uses

Rural uses, including active farming operations, exist throughout Baldwin and within or adjacent to many rural residential areas. Continuation of these agricultural activities represents an important land use within the City consistent with the heritage and desired character of the community. Directly related to the preservation of open space and rural character for Baldwin is the need to maintain agricultural activities within Baldwin.

Agricultural uses are permitted within the R1, General Rural District. To encourage preservation of large tracts for farming, it is recommended that a base density of one dwelling for each 10 acres of land be established. This change would be accompanied amending the R1, General Rural District to require a larger minimum lot area and establishing a R2, Rural Residential District for the purpose of allowing on going rural residential growth. Proposals for subdivision of rural residential neighborhoods will subsequently require a Zoning Map amendment providing the City greater discretion in determining if the proposed development is consistent with community growth objectives, is compatible with existing uses in an area, and that adequate infrastructure is in place. This approach will encourage agricultural preservation and at the same time promote reasonable growth management to prevent premature conversion of agricultural land to rural residential use.

An issue related to maintaining viable agricultural uses in Baldwin is allowing new or existing farm operations that qualify as an animal feedlot to continue and opportunities for expansion. There is a need to anticipate the inherent conflict between contemporary agricultural operations and residential land uses and minimize it to the extent possible. Performance standards have been developed as part of the Zoning Ordinance to respond to this compatibility issue by establishing standards for:

- Limitations on the maximum number of animal units allowed.
- Compliance with all current MPCA regulations related to the storage and disposal of manure.
- Setbacks for construction of new buildings or expansion of existing buildings from adjacent residential uses.
- Requiring reciprocal setbacks for construction of any new residential dwelling adjacent to an established feedlot.

Rural Residential Uses

Permanent Rural Residential land uses are single family residences, hobby farms, and agricultural operations. Existing residential uses within the R1, General Rural District occur at a maximum density of four dwellings for each 10 acres of land based on a minimum lot area requirement of 2.5 acres with minimum buildable area within each lot of 40,000 square feet. It is recommended that the current lot requirements of the R1, General Rural District provide the basis of a new R2, Rural Residential District. Consideration must also be given to continuing to require a minimum net area of a lot to be buildable to provide for sustainable on-site utilities. The City will need to review the specific uses to be allowed within the proposed R2, General District to ensure compatibility with desired rural residential character.

There are many non-conforming lots platted around major lakes within the community developed before the establishment of zoning requirements, including Shoreland regulations. Redevelopment of these lots from seasonal cabins to full-year residences create challenges in terms of setbacks, impervious surface coverage, and Subsurface Sewage Treatment Systems. The City addresses these challenges on a case-by-case basis through non-conforming lot and use standards of the Zoning Ordinances, as well as consideration of variances. The goal for continued use and redevelopment of these substandard lots within sensitive shoreland areas is to allow for a reasonable use of the property that is consistent with the intent of current development regulations to the extent possible.

As the City continues to grow and infill development brings neighborhoods closer together, consideration may need to be given to establishing standards and accepted locations for hobby farms within Baldwin. Typically, a hobby farm is defined as a tract of land consisting of less than 20 acres in size with a house and accessory buildings on which crops and often livestock are raised, but not as a principal source of income. In determining proper hobby farm locations, Baldwin must establish standards for the keeping of animals on non-farm, rural residential properties less than 20 acres which don't meet the definition of agricultural uses and/or agricultural production.

Also related to both continued residential growth and economic development is allowance of home occupations within Baldwin. The City currently allows home businesses conducted within a residential dwelling as a permitted use or from a detached accessory building as an interim use within the R1, General Rural District. Businesses operated from detached accessory buildings may tend to create potential compatibility issues with surrounding properties due to the character of the business or its operation. The

City must ensure appropriate standards for home businesses, including limits on the types of businesses and standards for outdoor storage, screening, and operations to provide that allowance of such activities in rural residential areas does not disrupt desired community character or cause nuisances for surrounding residents. Allowance of home occupations can also create challenges for the City to realize its goals for industrial development, which can become a lower cost alternative to developed industrial parks with appropriate standards for locating small businesses.

Housing

Housing in Baldwin is limited principally to single family dwellings owing to a lack of sewer and water utilities necessary to support attached forms of housing. The lack of dwelling types other than single family dwellings is viewed positively by the community as reflective of rural character. With no intent to provide City sewer and water utilities and a desire to keep Baldwin rural, single family dwellings will continue to be the only form of new residential dwellings in Baldwin.

The following tables are used to describe the existing housing supply in Baldwin:

**City of Baldwin
2024 Occupied Housing Units**

	#	%
Owner Occupied	2,557	97.3%
Rental Occupied	71	2.7%
Total	2,628	100.0%

Source: US Census

**City of Baldwin
2024 Housing Units by Type**

	#	%
1 Unit, Detached	2560	97.4%
1 Unit, Attached	22	0.8%
Other Units, Apartments	46	1.8%
Total	2,628	100.0%

Source: US Census

**City of Baldwin
2024 Housing Units by Year Built**

	#	%
2020 or newer	115	4.4%
2010 to 2019	179	6.8%
2000 to 2009	924	35.2%
1980 to 1999	723	27.5%
1960 to 1979	444	16.9%
1940 to 1959	159	6.1%
1939 or earlier	84	3.2%
Total	2,628	100.0%

Source: US Census

In terms of new housing, the limitation to only single family dwellings can have both social and economic implications.

Alternatives to single family dwellings provide the least expensive housing type, where young people can begin saving for purchase of their own home. These alternatives also provide opportunity for housing attainable for labor that in turn can support businesses within the community.

As families are started, spatial needs may increase and townhouses and small single family dwellings provide affordable first homes for young families where pride in ownership is established and equity can be built. As the family grows to its ultimate size, space needs increase and a larger move-up single family home fulfills these needs. When children grow older and leave home, space needs are thus reduced and large houses may become underutilized. At this point, the parents may find it desirable to move to a smaller house, or to a townhouse or apartment where maintenance is provided for. Eventually, the elderly population may desire to move into an apartment or to some type of senior housing with services.

The inability to develop housing options for all stages of the life-cycle and with a wide range of values may result in more population turnover within the community as new residents move in to what is primarily move up housing, based the 2025 median house value of \$409,200 provided by the Sherburne County Assessor, and existing residents must look outside of Baldwin for alternatives to single family dwellings as they age and housing needs change. An opportunity to address at least the economic side of the housing market in Baldwin is that older homes tend to be more affordable than new construction. Maintenance of the existing housing supply in Baldwin is, therefore, critical to providing as wide a range of housing available to the market as feasible.

The existing housing supply in Baldwin is divided almost evenly between dwellings that have been constructed within the last 25 years and that which was constructed before 2000 going back even more than 60 years. Older homes within Baldwin likely require additional maintenance to ensure livability and sustain the structure. Housing maintenance efforts serve to protect neighborhood integrity and desirability and promote property values. The City will need to monitor the need to consider efforts to promote housing maintenance in the future if issues arise on a neighborhood basis.

Another housing opportunity that the City may consider to address both life-cycle and economic issues related to housing is Accessory Dwelling Units. Accessory Dwelling Units are a secondary residential dwelling constructed either within a primary home or within a detached building on a residential property. More commonly allowed in dense urban areas, there may be parameters under which Accessory Dwelling Units are considered appropriate in Baldwin. Provisions already existing within the Zoning Ordinance carried over from the Sherburne County Zoning Ordinance for farm-family or farm labor secondary dwellings using manufactured housing. Allowance of Accessory Dwelling Units either beyond the current provisions or considering these potential uses must be reviewed in terms of desired rural character, allowed residential densities, compatibility with surrounding properties, and provision of Subsurface Sewage Treatment Systems. Limitations would be required to be implemented to ensure that what is intended to be an Accessory Dwelling Unit does not become a second independent dwelling on a residential property.

Commercial Land Uses

Baldwin has minimal existing commercial development within the City. That which has been developed is located on either side of US Highway 169 at the north line of the City. These businesses are located well to take advantage of accesses and visibility from US Highway 169, but there are concerns about cohesiveness and development standards. These are primarily service-type businesses with retail use limited to Marv's True Value Hardware and food uses limited to a Subway restaurant on the west side of US Highway 169. The commercial businesses on this side of US Highway 169 are adjacent to and surrounded by more industrial type fabrication, assembly, and storage type uses. There are a few commercial businesses on the east side of US Highway 169 in a linear form along 124th Avenue (CSAH 2).

In terms of opportunity for new commercial development, the US Highway 169 corridor is viewed as a primary resource for providing access and visibility for new businesses that will serve not only Baldwin but regional markets and travelers. The lack of sewer and water utilities may influence the type and rate of commercial development that will occur within the US Highway 169 corridor, but it is important at this time to designate areas appropriate for future businesses. The Future Land Use Plan must earmark location that offer high visibility, good accessibility, proximity to existing residential neighborhoods, and sites that offer proper area, shape, and topography in which to accommodate commercial development.

Locations for commercial development should take into consideration the following elements:

1. It must be determined that there is an adequate trade area to support businesses.
2. Sites guided for commercial land uses must be accessible to the trade area, including both local and regional patrons.
3. Sites should be located in areas with growing local population and regional traffic to increase the market potential for businesses.
4. Locations for commercial uses must be identified to take advantage of business interception theory to put new businesses between patrons and their current source of goods and services.
5. The types of commercial activities within a given area must promote interchange to strengthen the market for all of the businesses together as patrons take advantage of the convenience of having all of their needs addressed with minimal travel over short distances.
6. The economics of a site must take into account the area, shape, topography, and load bearing qualities of the land.

Based on the aforementioned criteria, the immediate emphasis for new commercial development in Baldwin will be in the area surrounding the US Highway 169 and 289th Avenue (CSAH 9) interchange. The area surrounding three quadrants of the interchange is largely undeveloped at this time within convenient access from the regional corridor already in place. There is both a concentration of existing residential homes in the area and opportunity to capture retail sales monies from beyond the City's boundaries.

A second opportunity for new commercial development is anticipated on both sides of the US Highway 169 corridor surrounding the intersections with 303rd Avenue and 305th Avenue (CR 38). This area has crossover access through US Highway 169 that allows reasonably convenient access for traffic off of the regional corridor, while also having proximity to established rural residential neighborhoods. Without the added convenience of the interchange that exists at US Highway 169 and 289th Street (CSAH 9), this area may ultimately be a secondary commercial location more oriented to the direction of traffic and homes on the respective sides of US Highway 169.

The third location for commercial expansion is infill development of the existing commercial area at the north end of the US Highway 169 corridor within Baldwin. Opportunities exist for new commercial use along the east side of US Highway 169 with development or redevelopment of existing properties along 124th Street (CSAH 2) from 313th Avenue north to 317th Avenue and continuing north along 124th Street to the north line of Baldwin. This includes the potential redevelopment of the residential lots within the Freiheit's Addition for commercial uses. Existing commercial properties in this area also have excellent opportunity for in-place expansion to maximize the usable area of these sites.

The existing north commercial area west of US Highway 169 is more fully developed and is the center of existing commercial uses in Baldwin, as described above. This area has a limited number of actual commercial uses, with existing businesses oriented towards service and quasi-industrial activities. Consideration should be given as to implementation of a zoning district specific to this area to reflect the character of existing businesses both in terms of land use, but also development standards. Through this new zoning district, emphasis can be maintained on locating businesses reliant upon access and visibility from US Highway 169 on properties adjacent to the corridor while accommodating a broader range of potential uses compatible with the existing character of the area.

The locations guided for commercial development on the Future Land Use Plan all utilize and are dependent upon, existing accesses from US Highway 169. The Minnesota Department of Transportation has just completed an upgrade of US Highway 169 in the City of Elk River and is undertaking improvements in the City of Zimmerman in 2026 to construct freeway interchanges and remove traffic signals. The City will need to remain in close communication with the Minnesota Department of Transportation and Sherburne County regarding planning for future improvements to US Highway 169 in Baldwin that may include access changes or limits as continued increases in traffic occur over time.

An additional factor influencing the rate of commercial development will be the standards of quality that are imposed on commercial uses through the Zoning Ordinance. It can be expected that higher standards of development or building finish would conversely limit demand to an extent. The City must find an appropriate balance in terms of aesthetics, functionality, and durability in defining performance standards for new commercial areas against near term market conditions.

Industrial Uses

Baldwin is currently a bedroom community with a limited amount of industrial development. Existing industrial development is concentrated to the west of US Highway 169 at the north end of this regional transportation corridor within the City. The industrial growth that has occurred in Baldwin to date is characterized by smaller dry industries with a small number of employees that are developed or initiated

by a developer or resident having a local interest in the community. The limited amount of industrial development is due largely to a lack of public sewer and water services within the City. Other contributing factors include proximity to the active development centers of Princeton, Zimmerman, Elk River, and other cities to the south closer to the Twin Cities Metropolitan Area, where market demand is greater.

One of the goals of Baldwin incorporating is to promote greater economic development of industrial businesses within the City. Development of industrial uses benefits the City by creating proximity to employment opportunities and expansion of tax base. Industrial businesses also contribute to the market potential of commercial businesses with daytime employees as customers when many residents are outside of the City for work. As with commercial land uses, the Future Land Use Plan must identify appropriate locations for new industrial development to meet the future economic development needs. In considering locations suitable for continued industrial development, the following elements should be taken into account:

1. Industrial sites should be reasonably level and offer a site area that is capable of accommodating industrial buildings and required ancillary activities (i.e., parking, shipping and receiving, outdoor storage, etc.).
2. Industrial site soils should be well drained and capable of bearing heavy loads, as well as being capable of providing for a Subsurface Sewage Treatment System
3. Buildings and, to the extent possible, the site should be located outside of flood prone areas.
4. Sites should also take advantage of access to State and County regional transportation facilities.
5. Sites should be protected from residential encroachment or incompatible industrial neighbors.
6. Industrial areas and individual sites should allow for further future expansion.

By analyzing the aforementioned location criteria and appreciating a variation in industrial use types, for areas within the community have been deemed appropriate for industrial use. Each designated area is intended to group similar industrial developments which demonstrate like needs (i.e., building scale, site size, access requirements, and visibility).

Existing industrial development is located on properties one or more blocks west of the US Highway 169 corridor at the north end of the regional corridor within Baldwin. These industries are smaller individual business engaged in a range of industrial activities. The priority for the City in defining the future of this industrial area is retention and in-place expansion of these businesses. These industrial businesses may be included within a new zoning district discussed above for the commercial uses in this area to promote business interchange, increase compatibility, and foster the economic vitality of the area.

The Future Land Use Plan guides the area in northwest Baldwin, west of 128th Street (CR 45) and north of County Road 42 for long-term industrial expansion. The large contiguous tracts of land available for development will allow for industrial development more consistent with the characteristics and scale of contemporary businesses. The properties opportunity to accommodate a variety of industrial business types from those within larger buildings used in manufacturing, assembly, fabrication, and storage to those with smaller building footprints with needs for outdoor storage. This latter business type, which typically does not have the demands for sewer and water utilities, may find Baldwin to be an attractive location. The City will need to ensure appropriate development standards for this industrial expansion area to ensure that the uses that are developed are durable, functional, and consistent with the desired character of Baldwin.

An additional area is planned for future industrial land uses east of US Highway 169 north of 305th Avenue (CR 38). This area is currently used as a private game refuge, but the characteristics of the site and crossover access to US Highway 169 indicate that the site is feasible for future industrial use. As this area develops, the City should focus on the need to develop a backage road between 305th Avenue (CR 38) and 124th Street (CSAH 2) increase access and facilitate traffic movement within the area.

Public and Quasi Public Uses

This land use category includes various facilities ancillary to rural residential community accessible to the public, including parks, government buildings, schools, churches, golf courses, etc. There will be a need for additional Public and Quasi-Public land uses as Baldwin continues to develop to serve the growing population. Public and Quasi-Public land uses are to reflect the highest level of quality site and building design, as an example for the private sector to follow. Furthermore, development of consistent architectural themes or other elements that provide site character shall be encouraged to strengthen Baldwin's community identity.

While the need for these types of uses is recognized, it is not practical to identify sites where future Public and Quasi-Public uses may be appropriate. Public and Quasi-Public facilities will be allowed as conditional or interim uses in appropriate zoning districts or allowance through a zoning district to institutional uses. The combination of these two approaches will allow the City to establish performance standards specific to a given use to ensure development at appropriate locations in a manner compatible with the surrounding area.

Furthermore, the City will work with the Princeton School District as to the location and rate of planned growth in Baldwin. This communication will allow the School District to adequately plan for school facilities with the timing of construction or expansion outlined to ensure that needed infrastructure can be provided in a cost effective manner. This would also include working with the School District to determine appropriate locations for potential facilities within Baldwin. Having school facilities located in Baldwin not only improves services and accessibility for residents, but contributes to community identity.

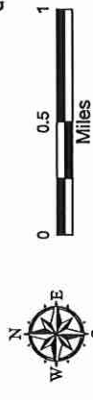
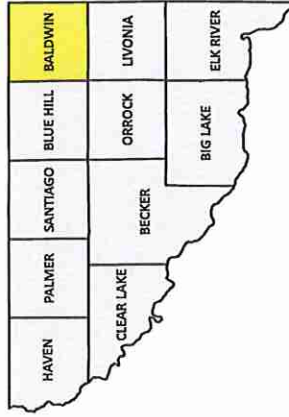
Interim Uses

The Future Land Use Plan establishes the anticipated future development pattern of Baldwin, which is to be implemented over time in accordance with growth management and economic development policies. A plan must also be provided to guide development and manage land use in the interim period between existing conditions and the realization of the Future Land Use Plan. The purpose of the Interim Land Use Plan is to prevent an over-allocation of land that may exceed market demand for any particular use or over-burden the City's service capacity.

Allowance of interim uses will also provide property owners the opportunity to realize a higher and better use of their land in its current condition prior development of the land use guided by Future Land Use Plan. These interim issues are particularly important to consider for long-term development of commercial and industrial areas where markets may need to mature over time. To this end, the intent of providing for interim uses is to allow an activity that is presently judged acceptable by the community, but that with anticipated development or redevelopment, will not be acceptable in the future or will be replaced in the future by a land use guided by the Future Land Use Plan.

The Interim Land Use Plan will provide that until a property is deemed appropriate for development of a higher intensity land use as guided by the Future Land Use Plan, rural land uses and densities will be limited to one dwelling unit per 10 acres. The interim land use will be allowed to continue until an event occurs, such as subdivision or redevelopment of the property with a land use as guided by the Future Land Use Plan. The proposed one dwelling unit per 10 acre density for these interim uses will ensure that the property can be redeveloped in the future while avoiding compatibility issues both with existing and planned future land uses.

City of Baldwin Future Land Use Plan -DRAFT-



City Boundary

Land Use

- Rural - 19,697ac (88.9%)
- Commercial - 742ac (3.3%)
- Industrial - 1,439ac (6.1%)
- Public - 41ac (0.2%)
- Parks and Open Space - 233ac (1.1%)
- Wild and Scenic - 1,339ac (6.0%)

Roads

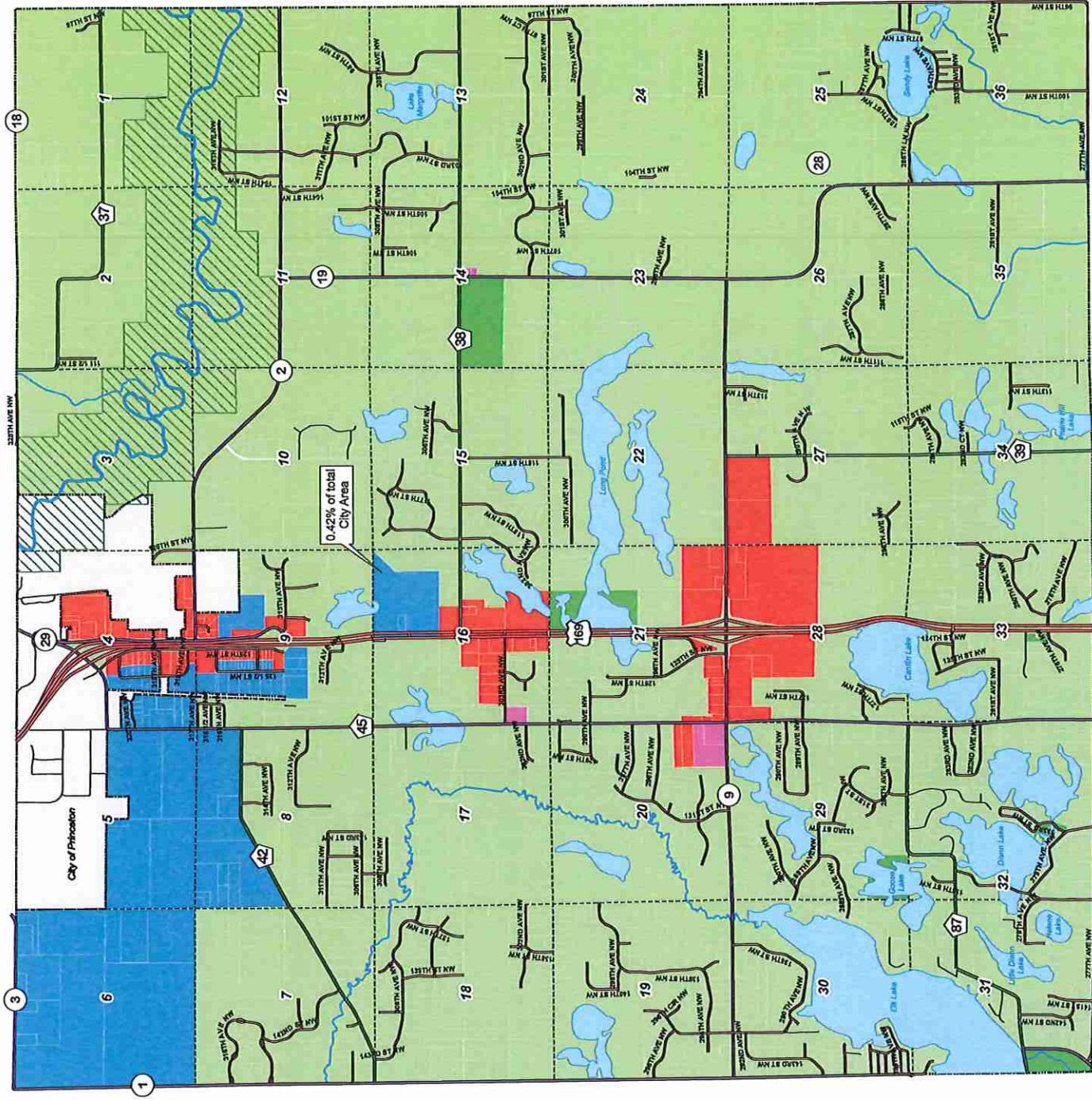
- US Highway
- County-State Aid Highway (CSAH)
- County Road
- City Street
- Private Road

TPC
The Planning Company

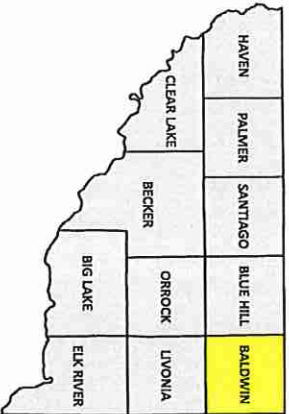


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Anderson**

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-DRAFT-

 City Boundary

Land Use

- | | |
|---|--|
|  | R1. Rural Residential District - 11697ac (49.8%) |
|  | R2. Rural Residential District - 8000ac (34.1%) |
|  | C1 District - 742ac (3.3%) |
|  | I1 District - 1,439ac (6.1%) |
|  | POS, Public Open District - 41ac (0.2%) |
|  | Parks and Open Space - 233ac (1.1%) |
|  | Wild and Scenic - 1,339ac (6.0%) |

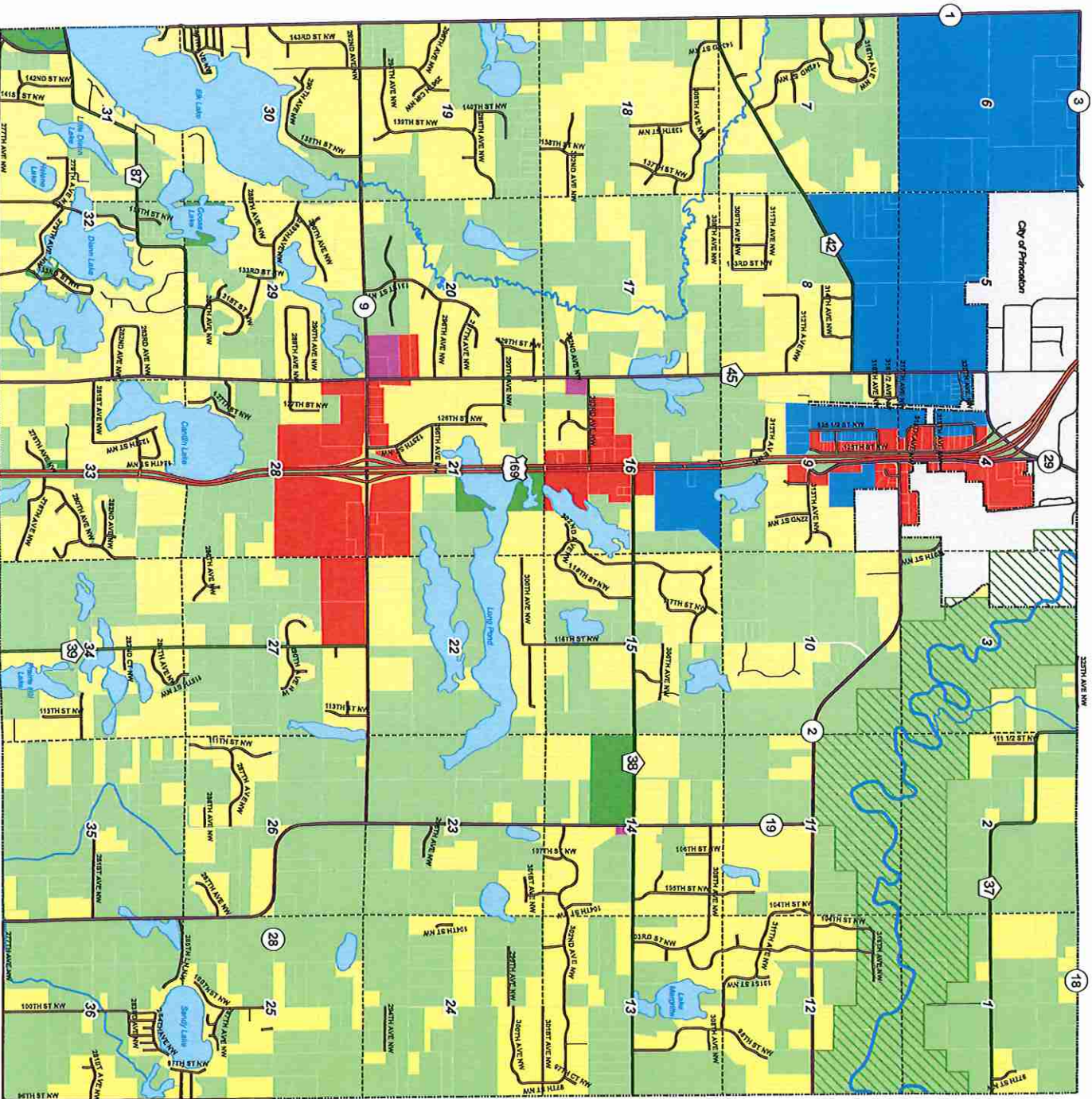
Roads

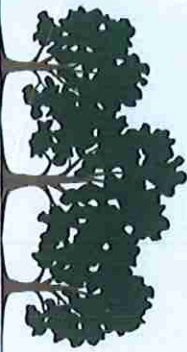
-  US Highway
-  County-State Aid Highway (CSAH)
-  County Road
-  City Street
-  Private Road

TPC
The Planning Company

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Anderson**

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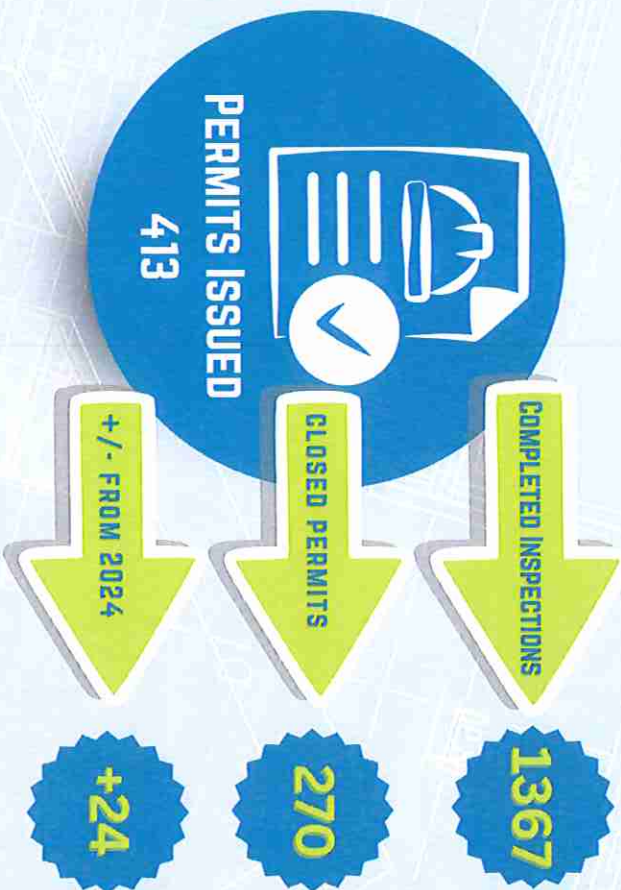
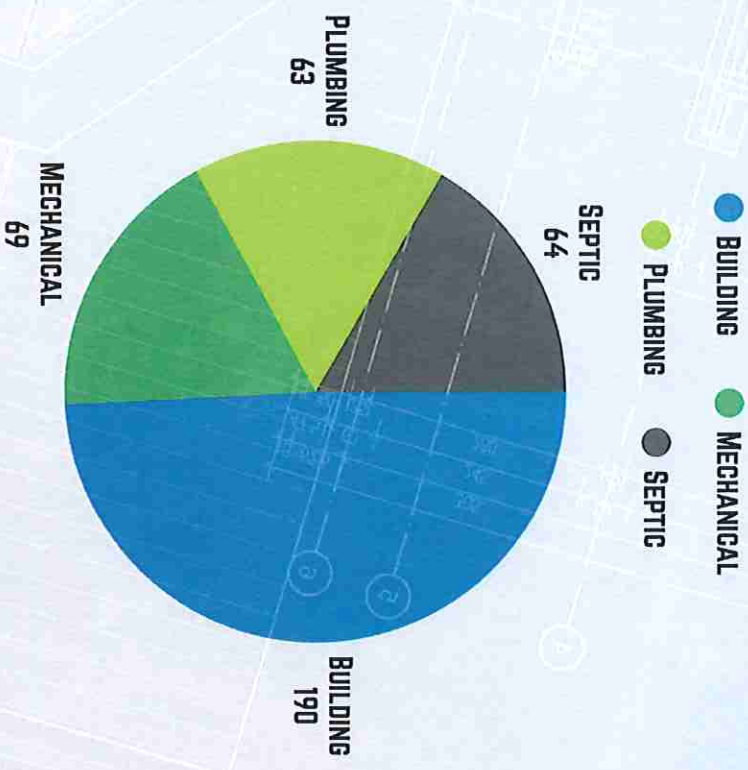


CITY OF BALDWIN

2025 YEAR END REPORT CITY OF BALDWIN



TOTALS BY PERMIT TYPE (RESIDENTIAL)



- NON-RESIDENTIAL AND MULTIFAMILY PERMITS
- 7 BUILDING
 - 9 MECHANICAL
 - 4 PLUMBING
 - 2 FIRE
 - 5 SEPTIC



NEW SINGLE FAMILY
DWELLINGS



SEPTIC ADMINISTRATION
REPORTS



SEPTIC
NON-COMPLIANT
CONTACTS



CODE
COMPLIANCE

2024 2025
19→23

NEW HOMES



COMPLIANT
87



NON-COMPLIANT
32



COMMUNICATION WITH
35 PROPERTIES



24 RESOLVED WITH
PERMIT APPLICATION



TOTAL CASES: 4

0 ACTIVE

4 RESOLVED

NEW

- OFFICE LOCATION
- REMOTE VIRTUAL INSPECTION PROGRAM
- FIRE OPERATIONAL PERMITS
- FIVE STAFF EARNED CERTIFICATIONS SUPPORTING BUILDING ADMINISTRATION
- FOUR NEW TEAM MEMBERS
- 14 CONTINUING EDUCATION CLASSES PRESENTED ACROSS THE STATE OF MN TO BUILDING OFFICIALS AND GENERAL CONTRACTORS BY RRC STAFF
- STREAMLINED USAGE OF BASELINE TECHNOLOGIES INC. PERMIT SOFTWARE

• GIVING BACK TO COMMUNITY:

- SHERBURNE T2D SAFE ROADS
- ADOPT A HIGHWAY PROGRAM
- CHAMBER OF COMMERCE MEMBER
- ROTARY INTERNATIONAL MEMBER
- MANGO COMMUNITY FARM - HAITI
- DONATIONS TO LOCAL PROGRAMS
 - PRINCETON
 - ZIMMERMAN
 - MILLE LACS 4H
 - ST. FRANCIS
- AND MORE!



IN 2025, RUM RIVER FOCUSED ON PROCESS MANAGEMENT EFFORTS. IN 2026, AS WE CONTINUE TO REFINE THOSE OPPORTUNITIES, WE STRIVE TO FURTHER MENTOR AND COACH OUR PERSONNEL AND PARTNERS REGARDING BUILDING AND FIRE CODE ADMINISTRATION TOPICS OF INTEREST.

FOSTERING LASTING

Relationships

BUILT ON RELIABILITY & TRUST