



**NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION**

**Wednesday, April 13, 2022 - 5:00pm**

**City Hall Council Chambers, 310 Elm Street West**

**AGENDA**

**1. Call to Order**

A. Pledge of Allegiance

**2. Adoption of Agenda**

**3. Approve Minutes**

A. March 9, 2022 EDC meeting

**4. Introductions, Presentations, and Public Comment**

(Citizens may address the Economic Development Commission about any non-agenda item of concern. Speakers must state their name, address, and limit their remarks to three minutes. The Economic Development Commission will take no official action on these items but may refer the matter to staff for a future report or direct that the matter be scheduled for a future meeting.)

**5. New Business**

A. NYA Business Dashboard

B. Industrial Park Covenants

**6. Old Business/Updates**

*Develop opportunities for new businesses and expansions for current businesses.*

**6.A Industrial Blvd Signage**

**6.B Tacoma West Industrial Park (TWIP) Signage**

**6.C Revolving Loan Fund**

*Increase outreach and enhance relations with current businesses.*

**6.D NYA Market Enrichment Grant Program**

**6.E Small Business Week Event – Thursday, April 28<sup>th</sup> at 8am**

*Continue to assess, accomplish and add goals to the adopted Downtown Redevelopment Plan and as directed by the Joint Commission.*

**6.F Downtown Streetscape Project**

**6.G Joint Meeting Discussion**

*Market Norwood Young America to current and new residents and businesses.*

**6.H Historical Walking Tour**

**6.I Community Video**

**6.J Welcome Folder Info**

*Enhance partnerships with Carver County and local schools.*

**6.K Small Cities Development Program Grant**

**6.L Underpass Artwork Project (with Central Schools)**

*Continue and investigate the enhancement of relationships and partnerships with local organized groups.*

**6.M Chamber of Commerce**

**6.N West Carver County Food Retail Committee (WCCFRC)**

**7. City Council & Other Commission Updates**

**8. Upcoming Meetings - Next EDC meeting – 6:00 p.m., April 13, 2022**

**9. Adjournment**

# NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Wednesday, March 9, 2022 - 6:00pm

City Hall Council Chambers, 310 Elm Street West

## Minutes

In Attendance: Connor Smith, Jason Winter, Mike Eggers, Andrea Gerth, Tonya Noeldner, Julie Wigfield

Absent: Mike McPadden, Carol Lagergren

Others:

Staff: EDD Karen Hallquist

### **1. Call to Order**

Chair Smith called the meeting to order at 6pm.

#### **A. Pledge of Allegiance**

### **2. Adoption of Agenda**

*Motion: TN/ME to approve. Motion passed 5-0.*

### **3. Approve Minutes**

#### **A. February 9, 2022 EDC meeting**

*Motion: JW/TN to approve. Motion passed 5-0.*

### **4. Introductions, Presentations, and Public Comment - none**

### **5. New Business**

#### **A. NYA Business Dashboard**

Hallquist shared updates on the business dashboard as presented in the memo.

#### **B. Open EDC seat**

Hallquist shared that Commissioner Greg Kummer resigned from the EDC. There is one open seat on the commission.

### **6. Old Business/Updates**

#### **6.A Industrial Blvd Signage**

Eggers presented the conceptual drawings and estimated costs for the Industrial Blvd sign along with a smaller location sign on the corner of Faxon and Industrial Blvd. Council Member Charlie Storms created the conceptual plan and figured costs for all materials. Labor and installation still to be determined. The sign is a two-sided aluminum sign with concrete footings, no lights, and landscape rock under the sign. Plaques would be \$100 per business. Hallquist will reach out to Industrial Blvd businesses for feedback.

#### **6.B Tacoma West Industrial Park (TWIP) Signage**

Commissioners agreed to hold on the project for now to see how the Industrial Blvd sign turns out, see what happens with the second industrial park, and see how the Hwy 212 four-lane expansion effects the right-of-way areas/visuality of the industrial park area.

#### **6.C Revolving Loan Fund**

Hallquist shared that City Clerk Brumbaugh is researching the reporting element with the State and the Revolving Loan Fund.

#### **6.D NYA Market Enrichment Grant Program**

Hallquist reported that the MEG program budget for 2022 will have been expended once Tom Christensen and Tricia Mackenthun submit their paid invoices totaling \$20,000. Hallquist shared that ARPA fund could be used for economic development for aesthetic improvements in a similarly created program should the commission wish to request funds from Council. Commissioners had a discussion on other potential projects around the community for ARPA such as updating the Roy Clay building as a public health improvement. More discussion to be had on this topic.

#### **6.E Small Business Week Event – Wed, May 4, 2022 \*\*date change to Thurs, April 28<sup>th</sup>\*\***

Wigfield and Hallquist shared that the NYA Area Chamber of Commerce has implemented a “Morning Mocha” event for all local businesses to attend as a networking opportunity. Breakfast is provided by the hosting business followed by a roundtable visit for business owners/employees to share information on sales, expansions, job opportunities, etc. The Chamber and City will partner for this event on Thursday, April 28<sup>th</sup> from 8-9am and serve as a recognition event for Small Business Week.

#### **6.F Downtown Streetscape Project**

Staff will be delivering the application to DEED on March 11, 2022.

#### **6.G Joint Meeting Discussion**

Hallquist shared that the lists created from the January Joint meeting will be prioritized at the next Joint meeting in April. There were items on the list that were already in the works such as housing development in the Meadows and research on the second industrial park. In preparation for the second industrial park, EDC Commissioners are to review the current covenants of the Tacoma West Industrial Park. This will be done in the next coming months.

#### **6.H Historical Walking Tour**

No update.

#### **6.I Community Video**

Hallquist shared that she is waiting to hear back about the Kwik Trip tv's. The video is being uploaded to the main page on the website.

#### **6.J Welcome Folder Info**

Commissioners were provided with a rough draft of a Welcome to NYA packet. Eggers requested information on how "Welcome Neighbor" works and if it is done in the area.

#### **6.K Small Cities Development Program Grant**

Hallquist shared that she will be meeting the CDA reps to get an update.

#### **6.L Underpass Artwork Project (with Central Schools)**

Hallquist shared that MnDOT did not respond to a final request for confirmation of the application approval, so she contacted Central Public Schools to proceed with the project.

#### **6.M Chamber of Commerce**

Wigfield reported the following Chamber events:

- Morning Mocha at OnPoint Nutrition on March 31, 2022 at 8am – all businesses are welcome.
- Ribbon Cutting in February at Modern Design was a success with over 30 in attendance.
- Springfest Artisan Fair is June 4, 2022 with the next committee meeting being on Tuesday, March 29<sup>th</sup> at 8:30am at the Library.

#### **6.N West Carver County Food Retail Committee (WCCFRC)**

No update.

### **7. City Council & Other Commission Updates**

No update.

#### **8. Upcoming Meetings - Next EDC meeting – 6:00 p.m., April 13, 2022**

*Motion: JW/ME to move the meeting time to 5pm to accommodate the Joint Meeting at 6pm. Motion passed 5-0.*

#### **9. Adjournment**

*Motion: JW/TN to adjourn. Motion passed 5-0.*

Respectfully submitted,

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Karen Hallquist, Economic Development Marketing Director



TO: Economic Development Commission

FROM: Karen Hallquist, Economic Development Marketing Director

DATE: March 9, 2022

SUBJECT: NYA Business Dashboard

<b>Business Development</b>	<b>Location</b>	<b>Status</b>
Greenwood Marina	Tacoma West Industrial Park	Need to do a ground-breaking ceremony
Mfg Business Expansion	Xxxxx	Has three-year lease in town – wants permanent home – working with business
Seams Like to Good Idea	18 3 <sup>rd</sup> Ave SE (Mill Bldg)	PUD approval request to Council in late April
Laundromat Sauber!	Heritage Strip Mall	Open! (FYI – “Sauber! means “Clean” in German)
Harvey Law	216 Main Street	Open! Scheduling Ribbon Cutting
Floral Design, LLC	225 W Elm St	Ribbon Cutting April 20 <sup>th</sup>
Mfg Business Expansion	XXXXX	Interested in 2 <sup>nd</sup> Industrial Park
Alli B's Coffee & Boutique	Heritage Strip Mall	Opening in May
<b>Business Inquiries</b>		
Motel/hotel	C-2 General Commercial	Building plans submitted
Auto Body	RC-1	In conversation
Indoor Storage	RC-1	Working with prospect
Mini Storage	B-1 Business Industrial	In conversation
Incubator Facility	I-1 Light Industrial	Ready to commit to 2 <sup>nd</sup> Industrial Park
Specialty service business	RC-1 or C-3	Working with prospect
Mfg – waterbased solutions	I-1 Light Industrial	Submitted LOI
Mixed-use Commercial/Residential	C-3 Downtown District	Working with prospect – Market value housing
Mfg	I-1 Light Industrial	Submitted LOI
Mfg	I-1 Light Industrial	Interested in 2 <sup>nd</sup> Ind Park
Indoor storage	B-1 Business Industrial	Looking to expand to 2 <sup>nd</sup> Industrial Park – gathering data
<b>Housing Development Opportunities</b>		
Kloth Property	16810 CR 31	61.32 acres of R-1 Residential – listed for \$1.6M - single family land available –
Preserve/Meadow Property	N 700 block of Lakewood Trl	Mark Eklo and Otto & Associates- Prelim plat and PUD approval req to Council in late April
JAM Property	NE Corner of Tacoma/Hwy 212	60.69 acres of Transitional Ag land –
Wenlund Property	13620 CR 33 (south of NYA)	Recently re-listed land – 80+ acre parcel – Comp Plan has land dedicated for single family homes
Emma Street Lots (7)	Emma Street, NYA	No change
<b>Misc Projects</b>		

2022 2 <sup>nd</sup> Ave Project	N Devonshire to Main Street	Wm Mueller & Sons got bid
Legion Park Playground Equip	NYA Legion Park	Installation early Summer
Building Inspector		RFQs out for new building inspector
Planning Consultant		Jared Johnson – Planning Consultant – office hours are 1 <sup>st</sup> Tues and 4 <sup>th</sup> Mon of ea month
Outlot A Plans/public water access	Outlot A & Lakewood Trl & Barnes Lake	Working with Voigt and P&R Commission to develop a plan
Walking Track	Central Schools	Looking into funding options – design process and meetings have started
Old Town	Willkommen Memorial Park	RFQ to architect going out soon
Industrial Park Expansion		Staff researching concepts and financial options for Industrial park expansion.
Community Growth Partnership Initiative 2022 Grant Application	Through Carver County CDA	Applying again in August 2022

#### Commercial/Industrial Buildings for Sale

- [503 Faxon Rd](#) – Sinclair Site

#### Commercial Land for Sale

- [312 1st Street NE](#) – empty lot near Mau Cemetery
- [Metro West Industrial Park](#) –frontage along US Highway 212 with vehicle access available off of Railroad Street. There are four lots remaining in this development, ranging in size from 1.28 – 2.52 acres.
- 420 W Railroad Street – bare lot w drainage ditch, no water/sewer access
- Industrial Blvd City-Owned Greenspace
- 120 W Elm Street – vacant lot

#### Commercial Buildings for Sale or Lease

- [522 Faxon Road](#) – Timm Law office w/additional office space for lease
- 209 Main Street E – former meat market for lease
- 232 Main Street E – former Clark building - owned by Mike Barto – for lease
- 111 Railroad St E – warehouse/office for lease
- 310 W Hwy 212 (Resto/office) building for lease
- 319 W Elm Street – former bakery building – office/retail/rental dwelling - for sale or lease

#### Residential Land for Sale

- [16810 CR 31](#)
- [7xx Lakewood Trail](#)
- [13620 CR 33](#) – south of NYA (not annexed)

#### Redevelopment Opportunities [503 Faxon Rd](#) – Sinclair site



TO: Economic Development Commission

FROM: Karen Hallquist, Economic Development Marketing Director

DATE: April 13, 2022

SUBJECT: Old Business/Updates

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**6.A Industrial Blvd Signage**

Staff is working on contacting Industrial Blvd businesses for feedback on the project.

**6.B TWIP Signage**

Holding on project until the Industrial Blvd project is complete and decisions on second industrial park on Tacoma is decided.

**6.C Revolving Loan Fund**

City staff is discussing how to add additional monies to the fund for 2023. More information will be brought to the EDC during budgeting season (summer).

**6.D NYA Market Enrichment Grant Program/ARPA Funds Discussion**

Staff is recommending this conversation is tabled until May.

**6.E Small Business Week Event – Thursday, April 28, 2022 \*\*DATE CHANGE\*\***

The NYA Area Chamber and EDC will partner to bring “Morning Mocha” to NYA City Hall on Thursday, April 28, 2022, from 8-9am, in recognition of Small Business Week. A tour of city hall will be offered along with time for networking. Coffee and donuts will also be provided.

**6.F Downtown Streetscape Project**

The application for the Small Cities Streetscape Program for the Main Street Lighting Project was submitted to DEED on Friday, March 11, 2022. Approval or denial of the application will be announced in June 2022.

**6.G Joint Meeting**

Staff is recommending this conversation to be tabled until May and after the Joint Mtg discussion.

**6.H Historic Walking Tour**

Staff will have an updated draft of the brochure at the meeting.

**6.I Community Video**

Video is playing constantly on the NYATV Channel and installed on the City of NYA website homepage.

**6.J Welcome Folder Info**

Attached is a screen shot of the “Welcome Neighbor” site for Norwood Young America for your information. Attached is an updated copy of the Welcome to NYA packet. Additional information yet to

add: important phone numbers (utilities, phone, internet, garbage hauler, etc.), civic groups, church contacts, sidewalk/trail map – anything else?

**6.K Small Cities Development Program**

CDA has had staffing changes. No changes at this point.

**6.L Underpass Artwork (with Central Schools)**

Art Instructor Ashley Williams will be submitting design ideas to City Council by end of the month.

**6.M NYA Area Chamber of Commerce Updates**

**6.N West Carver County Food Retail Committee (WCCFRC) Update**

Staff met with Caitlin Huiras and Mark Willems, representatives from the WCCFRC. They had asked how they can assist the City going forward with grocery efforts. EDD Hallquist will be attending their April 11, 2022, zoom meeting and presenting the Welcome to NYA packet that includes information from the Commercial and Retail Food Study – attached.

# Welcome to Town

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[Communities](#) [Become a Sponsor](#) [Directories](#) **WELCOME BABY**

Norwood Young America's greeter is  
**Donna**



[Click here](#) to  
fill out the form for  
your FREE Welcome Packet  
located on the home page

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## Welcome to Norwood Young America

Below you will find a list of links that will provide you with more information about your new community. There is also a list of businesses that sponsor the Norwood Young America Welcome Neighbor program.

### Informative links:

[City of Norwood Young America](#)

[Norwood Young America Area Chamber of Commerce](#)

### Norwood Young America Welcome Neighbor Sponsors:

#### American Family Insurance

*Insurance*

952-442-4746

[website](#)

#### Chanhasen Dinner Theatre

*Entertainment*

952-934-1500

[website](#)

#### Citizens State Bank

*Bank*

952-467-3000

[website](#)

#### Cologne Academy

*Education*

952-466-2276

[website](#)

#### Haferman Water Conditioning

*Water Softener*

952-894-4040

[website](#)

#### Holiday - Mid-County Coop

*Convenience Store*

952-466-5657

[website](#)

#### Kahnke Brother Tree Farm

*Landscape & Tree Farm*

320-238-2572

[website](#)

#### Mayer Lumber - Do It Best

*Hardware Store*

952-657-2291

[website](#)

#### Mid-Town Family Restaurant

*Restaurant*

952-467-2721

[website](#)

#### MoveWell Chiropractic + Wellness

*Chiropractic*

952-442-5557

[website](#)

#### Mustard Seed

*Landscaping & Garden Center*

952-361-9954

[website](#)

#### Norwood Dental

*Medical - Dental*

952-467-3518

[website](#)

#### News & Times

*Newspaper*

763-425-3323

[website](#)

#### Ridgeview

*Medical*

952-442-2191

[website](#)

#### Safari Island Community Center

*Community Center*

952-442-0695

[website](#)

#### Waconia Dodge Chrysler

*Dealership - Automotive Services*

952-442-2010

[website](#)

#### Waconia Veterinary Clinic

*Veterinary*

952-442-2119

[website](#)

#### Westview Acres

*Apartments & Assisted Living Homes*

952-442-7129

[website](#)

#### Yetzer's Home Furnishings

*Retail - Home Furnishings*

952-442-4242

[website](#)

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PO Box 129 • Winsted, MN 55395 • 952-442-9000



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**Email \***

**Phone \***  -  -

**Move in Date \***  /  /  MM / DD / YYYY

**Address \***

**Town \***  Choose Here

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Finding your way around a new neighborhood can be a real hassle, especially when it comes to finding the reliable services you need. That's where Welcome Neighbor comes in. As your community welcome service, we're here to personally connect you with the community information, services, and contacts you need to settle in to your new neighborhood.



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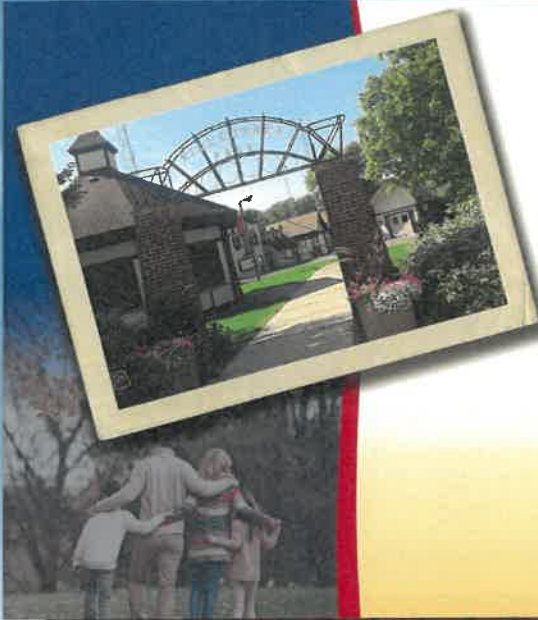
# *Norwood Young America*

**more than a place, it's home.**



*Building on its heritage and high quality of life, Norwood Young America will work collaboratively with its residents and engage our youth to shape a strong and diverse economy and quality neighborhoods through planned, economical and sustainable growth. The continued preservation of the City's natural resources, open spaces, recreational opportunities, and city services make Norwood Young America a place to call home.*





# WILLKOMMEN TO



## *Norwood Young America*

more than a place, it's home.

- **Beautiful Parks**
- **Welcoming Neighborhoods**
- **Available Sites for New Businesses**

The City of Norwood Young America, Minnesota, is a growing, small-town community situated in western Carver County. In 1997, the cities of Norwood and Young America merged into one community to become the city known today as Norwood Young America. This semi-rural town is located on the edge of the Twin Cities Metropolitan Area, approximately 35 miles west of Minneapolis. Home to 3,900 residents, population growth is expected to continue for years to come.

Norwood Young America proudly celebrates its German heritage, as it was originally settled by German immigrants who brought their traditions and customs to the area. This heritage is seen celebrated every August at Stiftungsfest, "A Founder's Day Celebration" and Minnesota's oldest festival.

Norwood Young America's urban amenities and small-town character, along with its proximity to a wide variety of transportation routes, make this City an attractive place to live and work. It is an easily accessible community that is a prime location for new business and industry. The City is very unique in that it has three business districts – Historic Downtown Norwood, Historic Downtown Young America, and the Highway 212 Business Corridor. All three areas are home to successful businesses as well as available sites for future businesses. The City has been fortunate as many new businesses have opened their doors in the last five years.

This suburban locale offers closeness to the services, employment opportunities, and recreational activities provided by the Twin Cities Metropolitan Area, yet it still manages to maintain its rural character.





# Key Demographics

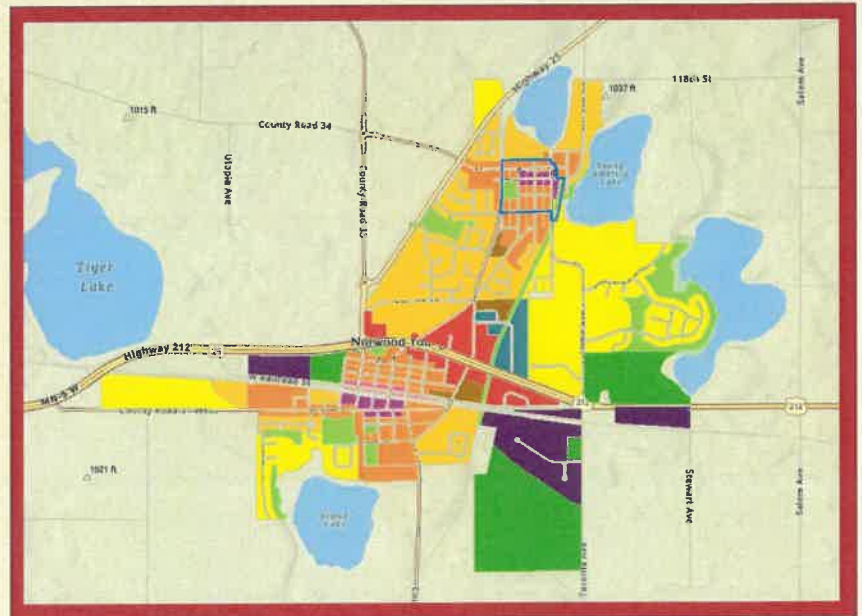


## Transportation:

- I-494 (Eden Prairie) 26 miles
- MSP Airport 41 miles
- Downtown Minneapolis 42 miles
- Over 20,000 vehicles through NYA daily at crossroads of Hwy 212 & 5/25
- Hwy 212 Four-lane expansion to be completed from NYA to Cologne 2025

## 2020 Census Reporter:

- Population - 3,763
- Median age – 35.3
- Average household income - \$73,724
- Number of households – 1,450
- Mean travel time to work for NYA residents - 30.3 minutes
- Median housing value - \$187,800



For more information on the City of Norwood Young America, visit [www.cityofnya.com](http://www.cityofnya.com), FB page @cityofnya, or email [info@cityofnya.com](mailto:info@cityofnya.com)  
NYA City Hall  
310 W Elm St, PO Box 59  
NYA, MN 55368  
(952) 467-1800







more than a place. it's home.

## CITY MAP

Map Date: 02-02-2010

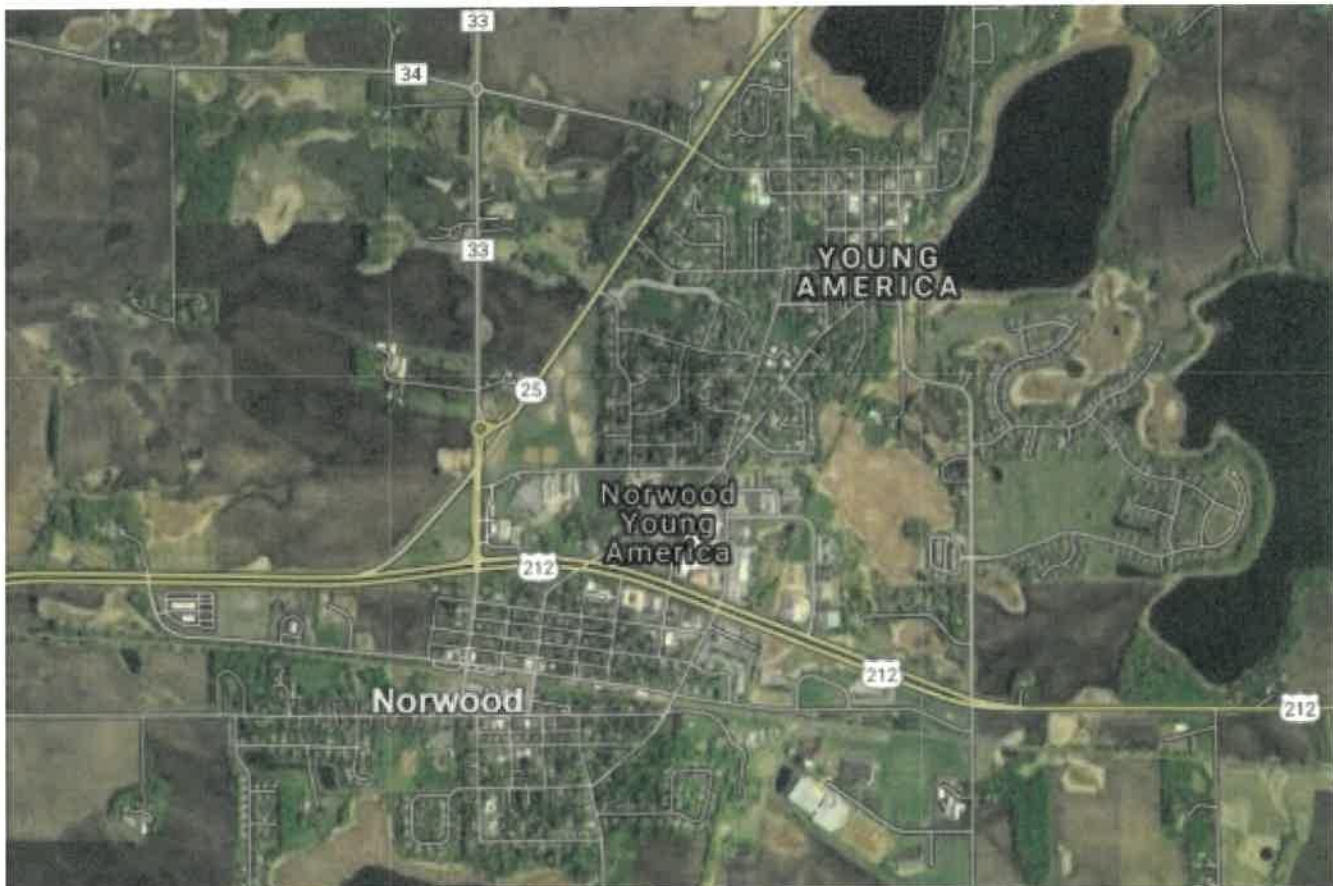
This map was created using Census Bureau's Geographic Information System (GIS). It is a compilation of information and data from various City, County, State, and Federal offices. The map is not a guarantee of accuracy. The City of Norwood Young America is not responsible for any errors or omissions. The City of Norwood Young America is not responsible for any damages or losses resulting from the use of this map.

1. ST. JOHN'S LUTHERAN SCHOOL
2. HISTORY CENTER
3. PAVILION
4. ST. JOHN'S LUTHERAN CHURCH
5. FIRE STATION #1
6. PUBLIC WORKS GARAGE
7. WATER TREATMENT PLANT
8. BARR/ ST. JOHN'S CEMETERY
9. CATHOLIC CEMETERY
10. ST. JOHN'S CEMETERY
11. CENTRAL ELEMENTARY SCHOOL
12. CENTRAL HIGH SCHOOL
13. LIVING ROCK CHURCH
14. ALL SAINTS LUTHERAN CHURCH

15. CHURCH OF PEACE
16. CHURCH OF THE ASCENSION
17. CHURCH IN THE MAPLES
18. CANYON COUNTY RECYCLING DROP-OFF
19. JOSEPH HILL/ CITY CEMETERY
20. CITY HALL/ LIBRARY/ 3RD FLOOR/ OAK GROVE SCHOOL BUILDING
21. RAIL STATION #2/ BOY CLAY BUILDING
22. COMMUNITY POOL
23. POST OFFICE
24. PEACE YIELD/ BARR/ BAYVIEW
25. LAKEVIEW CLINIC
26. WASTEWATER TREATMENT PLANT
27. WYA TMSD WASTE DROP-OFF

### Legend

- City Boundary
- Tax Parcel
- City Park
- Cemetery
- City/County Facility
- School





## Educational Opportunities



Public education in the City of Norwood Young America is provided by Central Public Schools. District 108 enrolls approximately 1,000 students and is comprised of three facilities. Central Elementary serves students in grades PreK-5, Central Middle School serves students in grades 6-8, and Central High School serves students in grades 9-12. In Nov 2021, Central Public Schools passed a \$37 million referendum for updated facilities including a new athletic facility. The renovations will prepare the school for an additional 500 students. The project is set to be completed in the fall of 2024.

Those searching for private educational opportunities can find them at St. John's Lutheran School. They are a nationally accredited facility providing high quality, Christian education to over 130 students in Preschool-8<sup>th</sup> grade.

## Health and Wellness Services



Lakeview Clinic – West is a full-service clinic providing family medicine, internal medicine, pediatrics, and radiology and laboratory services. Additional specialty services including cardiology, orthopedics, allergy, neurology, rheumatology, gastroenterology, endocrinology, podiatry, urology, and counseling are available on a regular schedule through Lakeview Clinic – Waconia.

Hospital services can be found at the nearby Ridgeview Medical Center in the City of Waconia. This independent, 109-bed acute care hospital is the heart of the regional health care network that includes clinics, emergency services, and specialty programs.

Norwood Young America is also home to many other health facilities including dental, chiropractic, and eye care services.





## Recreation & Community Events



There is an abundance of opportunities for recreation both in and around the City of Norwood Young America.

The City is home to seven public parks that are scattered throughout the community, and they range from mini and neighborhood parks to community parks and the NYA Sports Complex. NYA Legion Park is home to the West Carver Community Pool which features diving boards, a kiddie pool, and swimming lessons. NYA Legion Park is also the location of many summer events including Music in the Park. The Norwood Sports Complex is a recently updated facility that includes a beautiful baseball field and multiple softball fields. The historic Willkommen Memorial Park is home to Stiftungsfest, Minnesota's oldest celebration. The park was designed to look like an old German town, and every year, thousands attend the four-day festival. The park also houses the historic NYA Pavilion as well as the other local baseball team, the Young America Cardinals. Baylor Regional Park, situated on Eagle Lake and operated by Carver County, offers 50 sites for camping, a swimming beach, and the area's only 18-hole disc golf course. Baylor Regional Park is a mere 3 miles north of Norwood Young America off County Road 33.

The City of Norwood Young America also has many sidewalks and trails available for walking, jogging, and biking around the community. In fact, there is a new underpass trail that winds through Kehrler Park and runs right under Highway 212.

The Norwood Young America area is also home to many lakes and trails that are great for year-round use. Popular lakes include Barnes Lake, Brand Lake, Braunworth Lake, Eagle Lake, Hydes Lake, Tiger Lake, Young America Lake, and even Lake Waconia, the 2<sup>nd</sup> largest metro-area lake, which is just a few miles to the east.

Other popular attractions in the City include the Norwood Young America Library, the Willkommen Heritage & Preservation Center, and its collection of shopping, retail, and dining options.

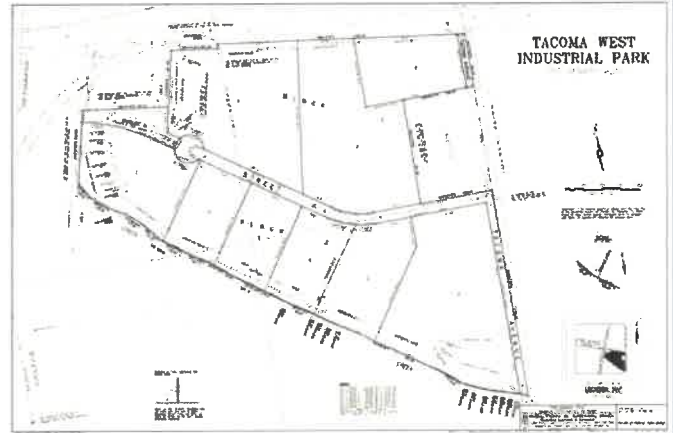




## Manufacturing & Industry

Norwood Young America has a thriving manufacturing business community. There are fifteen successful manufacturing businesses within the NYA city limits featuring cabinet-makers, welding, dock manufacturing, farm equipment, safety equipment, sign manufacturing, storage container manufacturing, a distribution facility and more.

The Norwood Young America Tacoma West Industrial Park is located on the Southwest corner of U.S. Highway 212 and Tacoma Avenue. As of February 2022, all parcels of the Tacoma West Industrial Park have been purchased. The Park has provided opportunities for new and existing businesses to expand and bring industry and jobs to Norwood Young America. It is attractive for light industrial uses and benefits from rail access to the Twin Cities & Western Railroad and the MN Prairie Line Railroad.



The City is planning for a 60-acre industrial park expansion south of the current Tacoma West Industrial Park in early 2023. The park will permit business for the B-1 Business Industrial and I-1 Light Industrial land uses (see Chapter 12 Zoning City Code).

## Housing Development

Norwood Young America is a growing community in Western Carver County – the gateway to the Twin Cities! With the Hwy 212 four-lane expansion set to be finished in 2025, it will take a mere 30 minutes or less to get Minneapolis.

In preparation for the ever-expanding community, the City is working with developers to add 35 single-family homes and over 40 single-slab “villas” to the Meadows/Preserve neighborhood, off Hwy 212 and Tacoma Ave N, starting the summer of 2022. The single-family homes will be offered as custom builds, while the villas models will start at \$300,000. There are three additional housing development opportunities within Norwood Young America. The NYA Future Land Use map is shared in the 2040 Comprehensive Plan on the city website [www.cityofnya.com](http://www.cityofnya.com).

### JAM Property:

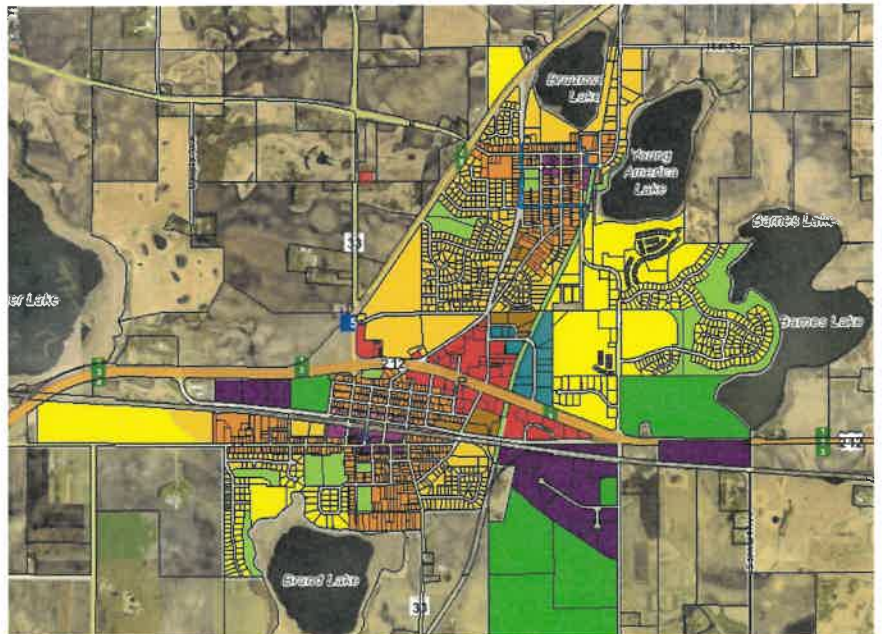
- NE corner of Hwy 212/Tacoma Ave N
- 60.69 acres
- Zoned for single-family homes and commercial opportunities

### 16810 County Road 31 W

- West side of NYA off Hwy 212
- 61.32 acres
- Zoned for single-family homes and Twin/townhomes

### Wenlund Property

- 13620 County Road 33
- 83.14 acres
- Annexation process required





# City of NYA Contact Information

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**more than a place, it's home.**



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Office Hours: Monday – Friday  
8:00am – 4:30pm

*Norwood Young America is a growing community, rooted in small town values, where you can raise your family, where businesses thrive, and you can live each day to the fullest. It is a place where a high quality of life still exists, relationships are formed, and opportunities are found.*



# NYA Retail Food Study

## History of Grocery in NYA:

Norwood Young America lost its full-service local grocery store in September 2019. The lease was ended, along with a number of other Econofoods stores in MN, by owner-operator SpartanNash due to a corporate decision, however, not lack of community support. The location was approximately 25,000 sf and had a weekly performance (over the last decade) at an estimated \$110,000-\$125,000 weekly sales, or about \$6,000,000 annually.


## NYA Grocery Store Feasibility:

The City of Norwood Young America contracted with Keith Wicks & Associates in March 2021 for an updated Commercial Market & Retail Food Study. KWA reviewed the market at 1.5-miles, 5-miles, and 7-mile radius from the heart of NYA.

According to KWA, the Econofoods store was oversized for the market with retail productivity of under \$5/sf. The goal for a successful NYA first year store is about \$8/sf. The study projects a 13,000-sf full-service model of either an independent or food co-op grocer. The smaller size allows full-service variety and improves \$/sf retail productivity for project viability. Ideally, an anchor site that would strengthen the business setting and NYA's overall commercial competitiveness would be along the Highway 212 commercial district.

Market feasibility is concluded with the NYA Market Sales Model with assessment of NYA's current situation and the proposed store total sales forecast – current market population, consumer profile and first year forecasts. The proposed grocery model is a small, fresh market emphasizing quality products and services with fair pricing – everyday familiar brands, locally sourced and fresh foods including house-made specialties

The proposed grocery store is estimated to attract upward of 11,000 consumers weekly with \$550,000 in weekly retail food potential. Market feasibility for the proposed store is a goal of capturing 17.5% market share. Nearly half of that business would come from city residents and the remainder from neighboring small towns and rural sectors, marketed to about a 7-mile radius of NYA. Store size might be increased per details of a site and retailer.

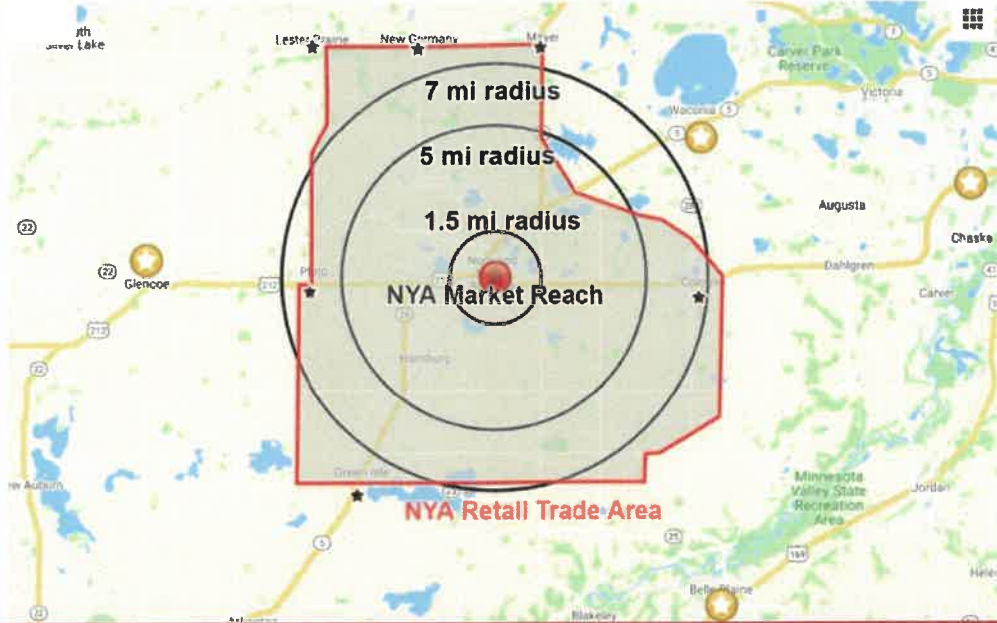
	NYA Grocery Store, Suggested Fresh Market Model					
	Projected Weekly Sales	Distribution (% to total)	\$/SF	Gross Margin %	Gross Margin \$	Annual Sales
Fresh Meat & Seafood	\$ 15,661	15.00%		30.00%	\$ 4,698	\$ 244,318
Fresh Produce	\$ 15,661	15.00%		32.00%	\$ 5,012	\$ 260,606
Fresh Deli-Bakery	\$ 8,353	8.00%		55.00%	\$ 4,594	\$ 238,889
Grocery (conventional product)	\$ 38,631	37.00%		24.00%	\$ 9,272	\$ 482,121
Bulk Food	\$ 4,176	4.00%		30.00%	\$ 1,253	\$ 65,151
Health, Wellness & Personal	\$ 5,220	5.00%		30.00%	\$ 1,566	\$ 81,439
Dairy	\$ 11,485	11.00%		26.00%	\$ 2,986	\$ 155,278
Frozen Food	\$ 5,220	5.00%		28.00%	\$ 1,462	\$ 76,010
1st Year Average Sales	\$ 104,409	100.0%		29.54%	\$30,843	\$5,429,288
4th Qtr. Average (year ending)	\$ 112,875			29.54%	\$30,843	\$5,869,500
Market Share (trade area)	17.30%					\$451.50/SF
Total Store Size and \$/SF	13,000	100%	\$ 8.03	29.54%	\$ 1,603,812	
Retail Area	8,840	68.0%	\$ 11.81			
Total Backroom Area	4,160	32.0%				
Est. Aver. Transaction/Total	\$ 28.00	3,729	Conservative transaction per market profile.			
Business Traffic		4,661	Weekly consumer traffic (aver. 1.3 persons per transaction.			

## Proposed Model Forecasts:

- Operations productivity or Sales per Labor Hour goal of \$155.
- 25-40 employees, depending on operations format and details of the plan
- Proforma Analysis considers the first year average forecast and gross margins.
- **NOTE: This forecasted model is prior to recent price increases from supply chain issues.**




# Commercial Market & Retail Food Study



## Major Development Projects Occurring in NYA:

- 85-unit housing development starting summer of 2022
- Central Public School \$37 million construction project anticipated completion fall of 2024
- Highway 212 four-lane expansion from Cologne to Norwood Young America with anticipated completion of fall 2025

## Norwood Young America Commercial Market

		Highway 212 & Faxon Road				Highway 212 & Reform St.				Highway 212 & Tacoma Ave.			
		1.5-Mile	5-Mile	7-Mile	Trade Area	1.5-Mile	5-Mile	7-Mile	Trade Area	1.5-Mile	5-Mile	7-Mile	Trade Area
Population	2020 Population	4,050	6,003	11,896	11,352	Similar Demographics				Similar Demographics			
	Proj. 2025 Pop.	4,382	6,510	12,176	12,133								
	Difference	332	507	280	781								
	Annual % Difference	1.6%	1.7%	1.4%	1.4%								
	Daytime Workers	1,299	1,912	3,196	3,004								
	Businesses	143	205	355	380								
Households	Persons Per HHD	2.5	2.5	2.7	2.6	<div>Highlights:</div> <ul style="list-style-type: none"><li>Traffic counts at Hwy 212 commercial corridor projected to increase volume +3.2% annually</li><li>Potential commercial market is 11-12,000 residents of which city population accounts for 31.7% with 4,000 residents in 1.5-miles reach – it is growing 1.4% annually</li><li>NYA has competitive position to service the surrounding rural sectors and smaller communities of Cologne, Green Isle, Hamburg, Plato, New Germany and Lester Prairie</li></ul>							
	Housing Units	1,624	2,364	4,452	4,571								
	Rental Housing	28.1%	23.0%	18.8%	17.1%								
	Occupied Housing	97.2%	97.1%	97.4%	82.9%								
	Aver. HHD Income	\$ 86,920	\$ 96,604	\$ 102,408	\$ 98,501								
	Med. HHD Income	\$ 74,611	\$ 78,757	\$ 87,974	\$ 83,526								
	HH Income <\$35k	18.4%	16.5%	14.1%	14.7%								
	Family Households	67.6%	70.0%	73.2%	72.8%								
Residents	% White	93.6%	94.2%	94.0%	94.3%								
	% Black	0.8%	0.9%	1.4%	1.3%								
	% Asian	1.1%	1.0%	1.1%	1.1%								
	% Other	2.9%	2.4%	1.8%	1.8%								
	% Hispanic*	4.9%	4.3%	3.6%	3.6%								
	% Seniors; > 65 Y.O.	20.9%	19.8%	16.4%	17.3%								
	% Children; < 19 Y.O.	22.6%	23.2%	26.3%	57.8%								
	4+ Yr College Degree	24.2%	23.9%	30.3%	25.3%								
Site Traffic	Median Age (yrs)	42.7	42.2	39.2	40.3								
	Primary Route ADT*	10,900	Hwy. 212, in between Faxon & Reform.			13,100	West of Reform St./Route 33.						
	Cross Street ADT	No count	Faxon Road.			2,650	Rt. 33/N. Reform St.			1,450	Tacoma Ave., Route 34.		
	Traffic Comments	MNDOT projects that NYA Highway 212 traffic will increase to over 16,000 ADT by 2030, or +3.2% average annual growth. First reading was made this year to the State Senate, for the proposed widening of Highway 212 between Cologne and NYA.											
Site Comments		Central market position and NYA's most concentrated area of businesses.				West end of the market, with rural route access to Hamburg, Green Isle, Plato and New Germany and Lester Prairie.				NYA east end, at Tacoma Avenue, convenient to Cologne and NYA's growing industrial park..			

## Highlights:

- Traffic counts at Hwy 212 commercial corridor projected to increase volume +3.2% annually
- Potential commercial market is 11-12,000 residents of which city population accounts for 31.7% with 4,000 residents in 1.5-miles reach – it is growing 1.4% annually
- NYA has competitive position to service the surrounding rural sectors and smaller communities of Cologne, Green Isle, Hamburg, Plato, New Germany and Lester Prairie

# NYA Commercial Market Study

## Norwood Young America Commercial Market Sales Model

Trade Area 4,452 Housing Units 11,896 Residents	2021 Market Demand			2021 NYA Supply				Opportunity/Gap Surplus			
	% of HHD Commercial Expenditures	Annual Market Potential	Weekly Potential	# of Stores	Annual Sales Captured	Weekly Sales Captured	Share of Category	Trade Not Captured by NYA	Annual Sales Gap	Weekly Sales Gap	Notes
<b>Retail Categories</b>	<b>100.0%</b>	<b>\$ 273,497,806</b>	<b>\$ 5,259,573</b>	<b>39</b>	<b>\$67,370,210</b>	<b>\$1,295,581</b>	<b>24.63%</b>	<b>43.5%</b>	<b>\$119,046,934</b>	<b>\$2,289,364</b>	
<b>Groceries</b>	<b>12.0%</b>	<b>\$ 32,761,914</b>	<b>\$ 630,037</b>	<b>4</b>	<b>\$ 5,967,705</b>	<b>\$ 114,764</b>	<b>18.2%</b>	<b>81.8%</b>	<b>\$ 26,794,211</b>	<b>\$ 515,273</b>	Gap weighted toward service grocery demand, & consolidating c-store sales per Sinclair redevelopment
Full-service Grocery (closed)	11.2%	\$30,531,653	\$587,532	0	\$0	\$0	0.0%	78.1%	\$23,860,843	\$458,862	Full-service grocery potential.
Alternative Grocery Retailers (post-Econofoods)	2.5%	\$2,210,261	\$42,505	4	\$5,967,705	\$114,764	inflated	0.0%	\$0	\$0	grocery group sales are inflated due to no local full-service, and captured
Beer, Wine & Liquor	1.0%	\$ 2,696,234	\$ 51,851	4	\$ 1,094,671	\$ 21,051	40.6%	40.6%	\$1,601,563	\$30,799	Good Time Liq. expansion.
Gasoline Stations	7.6%	\$ 28,831,144	\$ 400,589	4	\$50,427,650	\$ 969,763	242.1%	0.0%	-\$29,596,506	-\$569,164	Also captures transient trade
Food Service & Drinks, pre-pandemic	9.5%	\$ 25,858,158	\$ 497,272	11	\$10,406,080	\$ 200,115	<b>40.24%</b>	<b>59.8%</b>	<b>\$ 15,452,150</b>	<b>\$ 297,157</b>	
Full Service	3.5%	\$9,532,866	\$183,324	5	\$3,681,467	\$70,797	38.6%	61.4%	\$5,851,399	\$112,527	Adding variety and entertainment
Limited Service	3.7%	\$10,119,419	\$194,604	3	\$4,127,900	\$79,383	40.8%	59.2%	\$5,991,519	\$115,222	Potential for fast-casual-food
Specialty food	0.3%	\$793,144	\$15,253	0	\$0	\$0	0.0%	100.0%	\$793,144	\$15,253	e.g., artisan, locally sourced, bakery, coffeehouse.
On-Sale Alcohol	2.0%	\$5,469,956	\$105,191	3	\$572,330	\$11,006	10.5%	89.5%	\$4,897,626	\$94,185	Market for restaurant & social demand, e.g., sports grill, local sourced menu, micro-
<b>Health &amp; Personal Care</b>	<b>5.7%</b>	<b>\$ 15,514,855</b>	<b>\$ 298,363</b>	<b>5</b>	<b>\$ 2,616,382</b>	<b>\$ 50,315</b>	<b>16.9%</b>	<b>83.1%</b>	<b>\$ 12,898,473</b>	<b>\$ 248,048</b>	
Pharmacies & Drug Stores	4.8%	\$13,211,915	\$254,075	1	\$2,045,005	\$39,327	15.5%	84.5%	\$11,166,910	\$214,748	Upside opportunity for Marsden Pharmacy, via increased exposure.
Optical Goods	0.2%	\$501,048	\$9,636	1	\$250,600	\$4,819	50.0%	106.7%	\$534,673	\$10,282	local independent
Other Health Personal Care	0.3%	\$794,787	\$15,284	3	\$320,777	\$6,169	0.0%	100.0%	\$794,787	\$15,284	Upside opportunity for health & personal care, with the growing market and commercial plan.
Cosmetics, Beauty Supply	0.4%	\$1,007,105	\$1,048	Misc	\$0	\$0	0.0%	100.0%	\$1,007,105	\$19,367	
<b>Bldg. Material &amp; Supply</b>	<b>6.2%</b>	<b>\$ 16,903,432</b>	<b>\$ 325,066</b>	<b>1</b>	<b>\$10,611,075</b>	<b>\$ 204,059</b>	<b>62.8%</b>	<b>37.2%</b>	<b>\$ 6,292,357</b>	<b>\$ 121,007</b>	
Home Centers	3.0%	\$8,179,901	\$157,306	0	\$0	\$0	0.0%	100.0%	\$8,179,901		submergand potential.
Hardware, Paint & Other	2.4%	\$6,534,758	\$126,053	1	\$2,342,498	\$45,048	26.8%	64.3%	\$4,212,260	\$81,005	True Value upside in growth market and with community marketing plan.
Lawn, Garden, Farm Supply	0.8%	\$2,168,773	\$41,707	0	\$8,268,577	\$159,011	381.3%	-36.1%	-\$6,099,804	-\$117,304	NYA supply also draws business from beyond.
<b>Electronics &amp; Appliances</b>	<b>1.31%</b>	<b>\$3,595,370</b>	<b>\$69,142</b>	<b>1</b>	<b>\$ 702,987</b>	<b>\$ 13,519</b>	<b>19.6%</b>	<b>80.4%</b>	<b>\$ 2,892,383</b>	<b>\$ 55,623</b>	Electronics is challenging in the modern market. In contrast, True Value is an established hardware and
Gifts	8.49%	\$23,227,751	\$446,588	2	\$ 1,565,244	\$ 30,101	6.7%	93%	\$ 21,662,507	\$ 416,587	NYA commercial planning opens opportunity for edging and new.
Entertainment	6.7%	\$ 18,330,500	\$ 352,510	Misc	\$ -	\$ -	0.00%	100%	\$ 18,330,500	\$ 352,510	FVI category total only. Misc events like Stifflingsfest, and
Furniture, Home Furnishing	2.25%	\$6,146,219	\$118,197	2	\$ 1,030,784	\$ 19,823	16.8%	83.2%	\$ 5,115,435	\$ 98,374	Too challenging for a small market. Might support a specialty store with a part e-commerce business plan.
Furniture	1.04%	\$2,835,786	\$54,534	0	\$368,207	\$7,081	13.0%	40.1%	\$2,467,579	\$47,453	
Home Furnishings	1.21%	\$3,310,433	\$63,662	2	\$662,577	\$12,742	20.0%	43.1%	\$2,647,856	\$50,920	
<b>Automotive</b>	<b>19.43%</b>	<b>\$53,149,106</b>	<b>\$1,022,098</b>	<b>5</b>	<b>\$16,658,348</b>	<b>\$ 318,430</b>	<b>31.2%</b>	<b>68.8%</b>	<b>\$ 36,590,752</b>	<b>\$ 703,668</b>	
Dealers	16.16%	\$44,194,478	\$849,894	1	\$12,877,921	\$247,652	29.1%	58.92%	\$31,316,557	\$602,241	limited, local service
Other Vehicle Dealers		\$4,666,744	\$89,745	Misc	\$1,087,358	\$20,911	23.3%	65.99%	\$3,079,386	\$59,219	limited, local service
Aftermarket Parts & Tires	1.57%	\$4,287,879	\$82,459	4	\$2,593,069	\$49,867	60.5%	39.5%	\$1,694,810	\$32,593	Established with Carquest & NAPA local stores.
Clothing & Accessories	4.1%	\$ 11,320,009	\$ 217,692	0	\$ -	\$ -	0.00%	100.0%	\$ 11,320,009	\$ 217,692	Opportunity in a supportive business setting, e.g., Downtown Norwood
Banks	n/a	n/a	n/a	2	n/a	n/a	n/a	n/a	n/a	n/a	Citizens and Klein are established. Opportunity for ATM service in grocery store.
Lodging (hotel, motel, b&b)	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a	Recommending a lodging study

**Trade Area:** List of measurable commercial categories identified per retail census

**2021 Market Demand:** Market demand by category – weekly and annual sales

**2021 NYA Supply:** Share of market captured by businesses in NYA's trade area

**Opportunity/Gap Surplus:** Share of market not captured by NYA trade area businesses

(Source: ScanUS demographic service and EnviroNics consumer analytics – Claritas data)



## Potential Grocery Store Sites



According to Keith Wicks & Associates, and regional managers from both UNFI and SpartanNash, all report that any grocer coming to NYA will need to be located on Hwy 212 as visibility and accessibility is key. KWA identifies three locations along NYA's Hwy 212 commercial district.

❖ **Site 100 – 502 Faxon Rd N (Sinclair Gas Station)** – Redevelopment Project. Best location for servicing the community, in the midst of NYA's broadest mix of commercial services and brands. Feasibility relies on an available, retail supportive property. Has direct access off Hwy 212.

❖ **Site 200 – NW corner of Hwy 212 and Hwy 5/25** – New Development Project. The subject "triangle" property location seems retail supportive for business profile and accessing the community and rural sectors as it is the crossroads of two major highways. It is also the most convenient site to schools and across from Kwik Trip and mini mall.


❖ **Site 300 – 640 Railroad Drive – Heritage Strip Mall** – Redevelopment Project. Most convenient to the east side of the trade area (i.e. Cologne) with increase business presence since the completion of the study – drive through coffee shop, laundromat, hair salon. Located along Hwy 212 by Tacoma West Industrial Park and Harbor/Haven Senior Living Facility, however, not direct accessibility from the highway.

❖ **NEW Site 400 (since completion of study) – NE corner of Hwy 212 and Tacoma Ave** – New Development Project. Recently annexed into city limits on east side of trade area (i.e. Cologne) with direct access off Hwy 212 on a corner lot.





## NYA Grocery Store Forecast

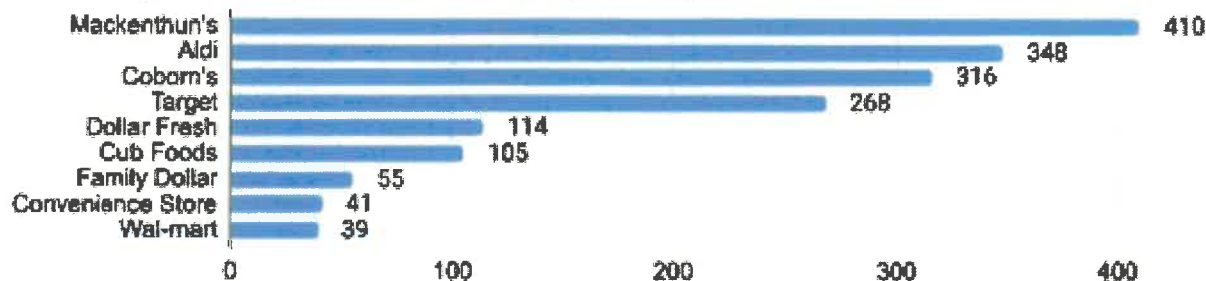
		Grocery Store Forecast, Version 1.1, Sept. 17, 2020											
		Norwood Young America											
		NYA Site 100, Highway 212 & Faxon Road				NYA Site 200, Highway 212 & N. Reform Street				NYA Site 300, Highway 212 & Tacoma Avenue			
		1.5-Mile	5-Mile	7-Mile	Trade Area	1.5-Mile	5-Mile	7-Mile	Trade Area	1.5-Mile	5-Mile	7-Mile	Trade Area
Population	2020 Population	4,090	6,003	11,896	11,352	Same, Market Demographics as Site 100				Same, Market Demographics as Site 100			
	Proj. 2025 Pop.	4,382	6,510	12,176	12,133								
	Difference	332	507	280	781								
	Annual % Difference	1.6%	1.7%	0.5%	1.4%								
	Daytime Workers	1,298	1,912	3,195	3,004								
	Businesses	143	206	365	380								
Households	Persons Per HH	2.5	2.5	2.7	2.6								
	Housing Units	1,524	2,354	4,452	4,571								
	Rental Housing	28.1%	23.0%	16.8%	17.1%								
	Occupied Housing	97.2%	97.1%	97.4%	92.9%								
	Aver. HH Income	\$ 85,920	\$ 95,604	\$ 102,408	\$ 98,801								
	Med. HH Income	\$ 74,511	\$ 78,757	\$ 87,974	\$ 83,526								
	HH Income <\$35k	18.4%	16.5%	14.1%	14.7%								
	Family Households	67.6%	70.0%	73.2%	72.8%								
Residents	% White	53.6%	54.2%	54.0%	54.3%								
	% Black	0.8%	0.9%	1.4%	1.3%								
	% Asian	1.1%	1.0%	1.1%	1.1%								
	% Other	2.5%	2.4%	1.8%	1.8%								
	% Hispanic*	4.9%	4.3%	3.8%	3.6%								
	% Seniors; > 65 Y.O.	20.5%	19.8%	16.4%	17.3%								
	% Children; < 19 Y.O.	22.6%	23.2%	26.3%	57.8%								
	4+ Yr College Degree	24.2%	23.9%	30.3%	25.3%								
	Median Age (yrs)	42.7	42.2	39.2	40.3								
Site Traffic	Primary Route ADT*	10,900	Hwy. 212, in between Site 100 & Site 200.			10,900	Hwy. 212, in between Site 100 & Site 200.			12,700	Hwy. 212, east of site and in between Salem Ave. & Route 51.		
			No other noteworthy counts.			13,100	West of Site 200, at Route 5.				No other, noteworthy counts.		
	Cross Street ADT	No count	Faxon Road.			2,650	Rt. 33 (N. Reform St.)			1,450	Tacoma Ave., Route 34.		
	Market Traffic Comments	MINDOT projects Hwy. 212 traffic to increase over 16,000 ADT by 2030, or +3.2% annual growth. All three sites have convenient cross routes into Norwood and Young America neighborhoods. There is no NYA public transportation assumed with each site's situation (e.g. bus, community shuttle).											
	Site Comments	Established NYA retail and grocery location. Central market position. The projected store is assumed to have a retail supportive site and business profile, i.e. slight losses to area traffic.				"Triangle" property at the emerging, west district. Comfortable access to NYA's consumer sectors. Conservative forecast for slightly less competitiveness than developing at the Site 100 district. Potential for both locations is dependent on development detail.				East side location at Tacoma Ave. Positioned for best convenience to Colons and Hwy 212 commuter traffic. Aggressive forecast that assumes the existing strip center can be effectively converted for the proposed store...size and business layout.			
Forecasts	Primary Competitors	0	0	0	0	0	0	0	0	0	0	0	0
	Primary Area Weekly, Potential	\$ 202,500	\$ 300,150	\$ 594,800	\$ 567,600	\$ 202,500	\$ 300,150	\$ 594,800	\$ 567,600	\$ 202,500	\$ 300,150	\$ 594,800	\$ 567,600
	Projected Grocery Store Size (sq ft)				13,000				13,000				13,000
	Projected Market Share	25.8%	25.6%	17.6%	17.5%	25.1%	24.9%	17.1%	17.1%	23.2%	15.8%	15.8%	15.8%
	Sales Forecasts	\$ 52,245	\$ 76,838	\$ 104,695	\$ 98,330	\$ 50,782	\$ 74,667	\$ 101,754	\$ 96,847	\$ 47,021	\$ 47,544	\$ 94,216	\$ 89,397
	Draw (Footnote 1)	46.3%	58.1%	92.7%	88.0%	46.1%	57.9%	92.5%	88.0%	47.3%	47.9%	94.9%	90.0%
	1st Year end Weekly Sales				\$ 112,675				\$ 110,063				\$ 99,330
	\$/SF Retail Productivity				\$ 8.68				\$ 8.47				\$ 7.64
	1st Year Aver. Weekly Sales				\$ 104,409				\$ 101,799				\$ 91,880
	\$/SF Retail Productivity				\$ 8.03				\$ 7.83				\$ 7.07
	NYA Grocery Store Annual Sales				\$ 5,429,288				\$ 5,293,566				\$ 4,777,773
Proposed store's weekly customer traffic				5,863	The store's weekly customer traffic and business exposure for other NYA businesses. Estimated per transaction averages of \$30 and 1.5 per . Exposure for adjacent businesses.								

# NYA Food Retail Survey

The West Carver County Food Retail Committee (WCCFRC) is a Minnesota nonprofit corporation made up of volunteers invested in exploring food retail options to serve Norwood Young America and the surrounding areas.

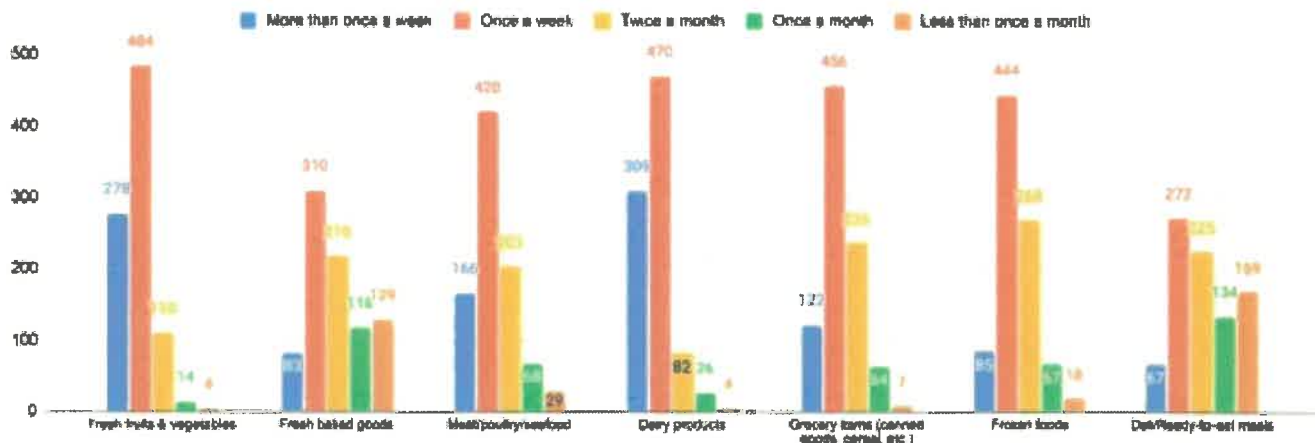
The WCCFRC conducted a Food Retail Survey between February 12 – March 31, 2021, to gather information on the food retail practices of West Carver County residents. A total of 897 responses were submitted; 688 from Norwood Young America residents, 95 Hamburg residents, 27 Cologne residents, and the vast majority of the other 87 responses from residents located in other parts of Carver County. Results of the survey complement the Retail Food Study researched by Keith Wicks & Associates.

## Where do you currently purchase the majority of your groceries?

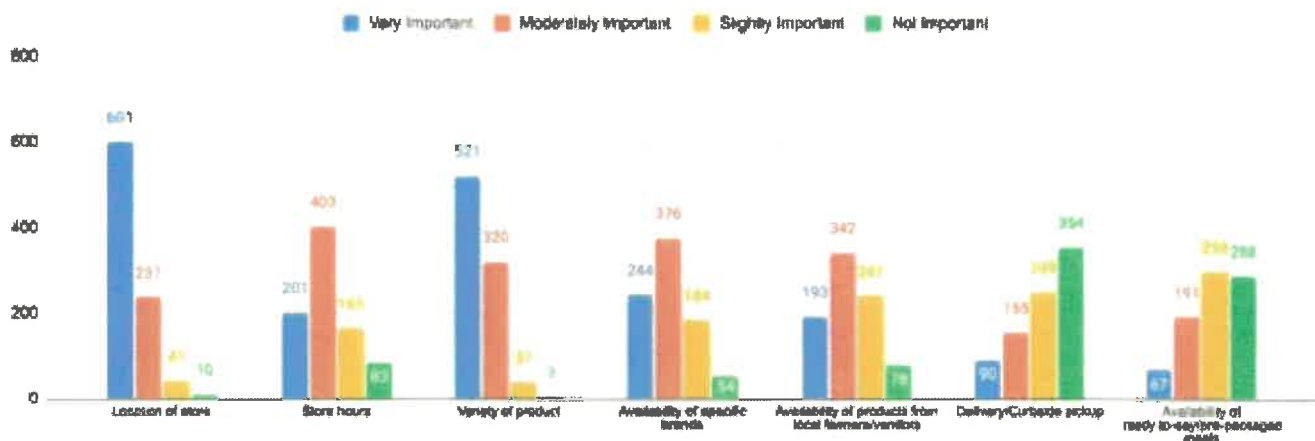


\*responses totaling less than twenty have been omitted from the above chart to allow for space

## On average, how often do you purchase the following items?

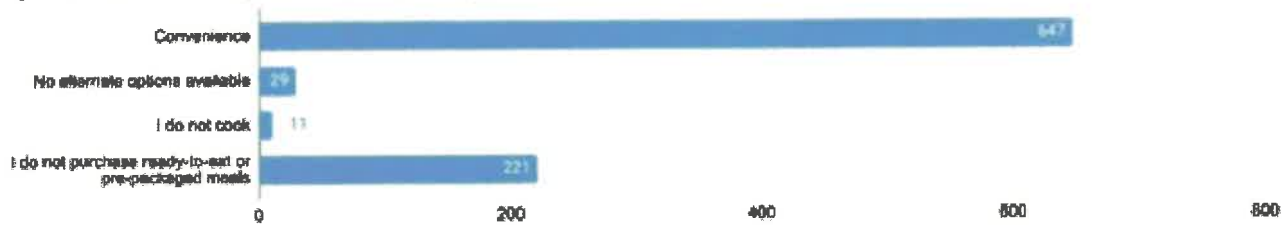


## How important are the following factors in determining your food purchases?

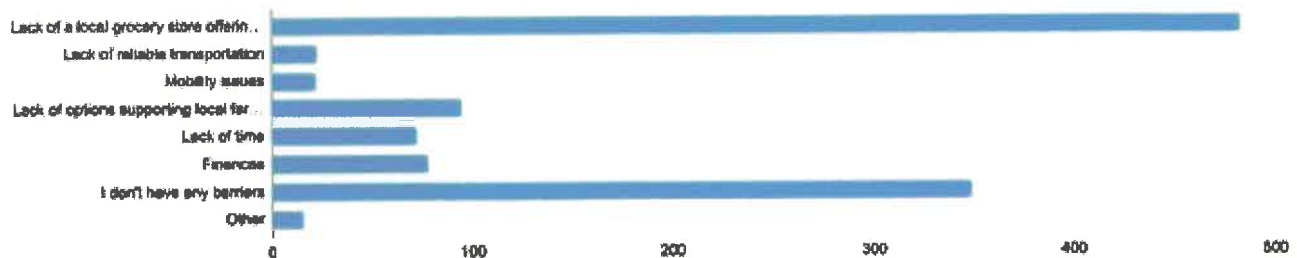


## NYA Food Retail Survey (cont.)

If you purchase ready-to-eat/pre-packaged meals, what is the main reason you purchase these items?



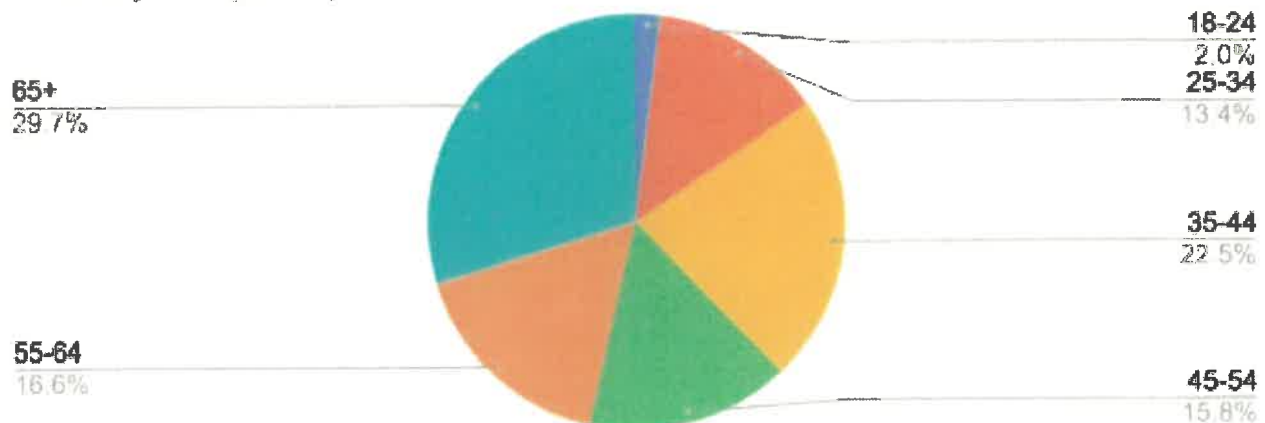
What are barriers to purchasing the food you/your family want to eat? (check all that apply)



If a grocery store returned to Norwood Young America, I would most likely:



What is your age range?



For the full survey report and more information on The West Carver County Food Retail Committee, visit @WestCarverCountyFRC – Community Organization, email [westcarvercountyfrc@gmail.com](mailto:westcarvercountyfrc@gmail.com) or visit the website at [www.wccfrc.org](http://www.wccfrc.org).





TO: Economic Development Commission

FROM: Karen Hallquist, Economic Development Marketing Director

DATE: April 13, 2022

SUBJECT: Industrial Park Covenants

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Covenants are put in place for the safety and proper use, development, maintenance, and integrity of each parcel within the industrial park.

In preparation for the expansion of Tacoma West Industrial Park, it is the responsibility of the Economic Development Commission to review covenants, present to the Planning Commission for review, and ultimately recommend approval to the City Council.

The following clauses in the current Tacoma West Industrial Park are to be reviewed by the EDC:

- Pg 1, section General Purposes of Conditions
  - These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until 07/01/2027, at which time said Covenants shall be automatically extended form year-to-year, provided, however, that after 07/01/2027 said Covenants can be amended at any time by a vote of a majority of the then Owners of lots or tracts. Each lot or tract in the original plat shall have one vote. A 2/3 (two-thirds) majority shall be required to pass an amendment.
- Pg 3, Principal and Accessory Uses
  - The principal and accessory uses permitted by the I1 Zoning District as regulated by the Norwood Young America Zoning Ordinance in effect at the time are permitted by these Covenants.
- Pg 4, Variances to These Covenants
  - Any variance to these covenants must be approved by both the City of Norwood Young America, and the Owners desiring to vary from the requirements of these covenants who must first submit the desired variance to the DRT and obtain the DRT's written approval prior to submittal to the lot Owners in the Norwood Young America Tacoma West Industrial Park for their consideration. A 2/3 (two-thirds) majority of all the lot Owners at the time is required to approve a variance.

The other covenant items, such as building height, structure, landscaping, and outdoor storage, will be reviewed by the Planning Commission.

Attached are examples of industrial park covenants from the cities of Harmony, MN (pop. 1,000), Randolph Township, MN (pop. 745), Maquoketa, IA (pop. 6,000), and Fond du Lac, WI (pop. 42,000).

**Commissioners are asked to review the Tacoma West Industrial Park Covenants, give input on the above three clauses, and comment on the formats of the covenant examples.**

Document No.  
**A 569015**

OFFICE OF THE  
COUNTY RECORDER  
CARVER COUNTY, MINNESOTA  
Receipt # RA 201300000187

Certified Recorded on January 04, 2013 12:02 PM

Fee: \$48.00



Mark Lundgren  
County Recorder

**FIRST AMENDMENT TO THE DECLARATION OF PROPERTY COVENANTS FOR  
TACOMA WEST INDUSTRIAL PARK**

**PROPERTY SUBJECT TO THIS DECLARATION**

The real property hereinafter referred to as Tacoma West Industrial Park, which is, and shall be, held and shall be conveyed, transferred and sold subject to the conditions, restrictions, Covenants, reservations, easements, liens and charges with the respect to the various portions thereof set forth in the various clauses and subdivisions of this Declaration is located in the County of Carver, State of Minnesota and is more particularly described as in Exhibit A attached hereto. No property other than that described in Exhibit A shall be deemed subject to this Declaration, unless and until specifically made subject thereto. *This Declaration amends that certain Declaration of Property Covenants for Tacoma West Industrial Park adopted July 24, 2006 and filed in the Office of the County Recorder for Carver County on February 5, 2007 as Document No. A458361.*

**GENERAL PURPOSES OF CONDITIONS**

The real property described above hereto is subjected to the Covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the most appropriate development and improvement of building sites thereof; to protect the Owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve so far as practicable, the natural beauty of such property; to guard against the erection thereon of poor designed or proportioned structures, and structures built of improper or unsuitable materials; to insure the highest and best development of said property; to encourage and secure the erection of attractive buildings thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets and adequately for a high type and quality of improvement in said property, and thereby to enhance the values of investments made by purchasers of building sites therein.

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until 7-1-2027, at which time said Covenants shall be automatically extended from year-to-year, provided, however, that after 7-1-2027 said Covenants can be amended at any time by a vote of a majority of the then Owners of lots or tracts. Each lot or tract in the original plat shall have one vote. A  $\frac{2}{3}$  (two-thirds) majority shall be required to pass an

**amendment.** An adopted amendment shall become effective when an appropriate document signifying and describing such change is filed with the Carver County Recorder, provided also that these Covenants can be added to or made more restrictive at any time prior to 2-1-2027 by following the above procedure. No requirement of these Covenants is intended to usurp the minimum requirements of applicable City of Norwood Young America ordinances and standards. Invalidation of any one of the Covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

## **DESIGN REVIEW TEAM**

The determination of conformance to the Covenants shall be by review of the Norwood Young America Design Review Team (hereafter known as the DRT). The DRT will review all property improvements within the Tacoma West Industrial Park. The DRT shall consist of the City Administrator, Community Development Director, Economic Development Coordinator, the City Engineer, and members of the Norwood Young America Economic Development Commission. The City Council of the City of Norwood Young America shall review and approve all decisions made by the DRT.

## **DESIGN REVIEW**

No building, addition, site improvement or exterior property improvement of any kind shall be erected, placed or altered on any lot until Preliminary Plans prepared by a registered Architect have been submitted to the DRT. In connection with this requirement, Preliminary Plans shall consist of:

1. A site plan indicating the location of the building or improvement on the lot and clearly designating the size and location of Parking, Loading Areas, Access Drives, Utility Services, Yards, Waste Storage, Exterior Lighting, Easements, General Storm Drainage and Grading, Paving Materials, Storage Areas, Waste and Storage Screening and Landscaping. All signage on the site other than traffic control shall be defined.
2. A schematic floor plan showing the general usage inside the building.
3. Exterior elevations of the building screening indicating exterior materials and configuration of the materials and colors on all sides of the building. Elevations of loading area, screening of large mechanical and electrical components and waste screening shall also be provided. All signage on the building exterior shall be defined.
4. Building Sections showing the proposed structural system, mechanical and other screening and typical construction heights.

The DRT shall review the Preliminary Plans for conformance to the requirements of the Covenants and make their findings known, in writing, to the potential purchaser of unimproved property or the Owner of improved property within twenty (20) days from the date in which plans are submitted to the DRT. The Owner of improved property will be required to address any non-conforming items of the proposed construction in writing with re-submittal of applicable

Preliminary Plans until such time the DRT is satisfied that all Covenants will be complied with and DRT approval is granted.

The Norwood Young America City Council shall review all recommendations of the DRT. The City Council shall either approve or disapprove any decision of the DRT within twenty (20) days from the date in which the DRT approves the plans.

Approval or disapproval by the DRT, or Norwood Young America City Council, or failure to approve or disapprove any or all requirements of the Covenants shall not impair, restrict or limit the force, effect and operation of all the other protective Covenants herein contained, which shall apply at all times.

### **PRINCIPAL AND ACCESSORY USES**

The principal and accessory uses permitted by the II Zoning District as regulated by the Norwood Young America Zoning Ordinance in effect at the time are permitted by these Covenants.

### **MINIMUM VALUATION**

The minimum total building and land valuation after completion of the project shall not be less than \$42.50 square foot. The City may review and revise this every three (3) years.

### **SPACE ALLOCATIONS AND DIMENSIONAL STANDARDS**

1. Minimum Setback Lines:
  - A. Front and Street Side Yards: There shall be a front and street side yard setback of 30-feet.
  - B. Interior Side Yards: There shall be side yard setbacks of 15-feet
  - C. Rear Yards: There shall be rear yard setbacks of 20-feet, except as stated in Item D below.
  - D. When the lot or tract is adjacent to a residential district or a street, a 75-foot property setback shall be required on that side of the district adjacent to the residential district.
2. Density:
  - A. The building to site ratio shall not be less than twenty-five (25) percent.
  - B. Site coverage, including all buildings and paved areas, shall not exceed eight (80) percent of site. A minimum of twenty (20) percent of a site shall be devoted to green area.



3. **Building Height:** No building shall exceed forty- (40) feet in height.
4. **Lot Area Regulations:** Every individual lot, site or tract shall have an area of not less than two (2) acres or the minimum size established by current zoning ordinance.
5. **Frontage Regulations:** Every lot or tract shall have a width of not less than 200-feet abutting a public right-of-way.

## **SUBDIVISION**

No lot, as platted by the City of Norwood Young America shall be subdivided and a part thereof sold or leased unless the proposed transfer has received the prior approval, in writing, from the City of Norwood Young America according to its Subdivision Ordinance.

## **EASEMENTS**

Utility and drainage easements shall be as defined on the property plat. Vacation of abutting easements on adjacent commonly owned parcels will be permitted if approved by the City of Norwood Young America.

## **VARIANCES TO THESE COVENANTS**

Any variance to these covenants must be approved by both the City of Norwood Young America, and the Owners desiring to vary from the requirements of these covenants who must first submit the desired variance to the DRT and obtain the DRT's written approval prior to submittal to the lot Owners in the Norwood Young America Tacoma West Industrial Park for their consideration. A  $\frac{2}{3}$  (two-thirds) majority of all the lot Owners at the time is required to approve a variance. It will be the responsibility of those seeking the variance to bear any costs associated with obtaining the DRT's and the Owner's approval or disapproval.

## **CONSTRUCTION**

Any building, addition, modification or improvement must conform to all applicable codes and ordinances.

## **BUILDING STRUCTURE**

Building space framing structural systems can be of any materials suitable for the property Owner's business and applicable building codes and ordinances, except, no pole barn or post framed wood buildings will be permitted. Steel framed construction will be allowed.

## **BUILDING EXTERIOR ENCLOSURE MATERIALS**

Building exterior enclosure materials shall be attractive in appearance, durable and of a quality, which is compatible with the adjacent structures and consistent with the intent of these covenants.

The front and street side facades shall be face brick, stone, glass, architectural metals or architectural woods, stucco, or EIFS with integral color or finish painting, architecturally treated concrete, cast in place or pre-cast concrete panels, painted decorative concrete block or integral color water repellent treated decorative concrete block or an approved equivalent as determined by the DRT.

Un-faced concrete block, structural concrete, prefabricated metal siding, and the like are prohibited from the front and street side facade areas. The use of these materials elsewhere shall only be in a manner approved by the DRT.

All exterior building materials, which require periodic maintenance, shall be maintained on a regular basis to retain the intent of these covenants as determined by the DRT.

All subsequent additions, outbuildings and screens constructed after the erection of an original building(s) shall be designed in a manner conforming and harmonizing with the original architectural design and general appearance.

## **LANDSCAPING**

Except for property access drives and city approved ground mounted signs, the area between the aforesaid front and side yard setback lines shall be landscaped and properly maintained with grass, trees and shrubs and shall be limited to this use.

All open areas of any site, tract, or parcel be graded to provide proper drainage, and except for areas used for walks, parking, drives or storage, shall be landscaped with trees, shrubs and/or grass. *All required landscaping improvements should be installed no later than one year from issuance of the certificate of occupancy. It shall be the Owner's responsibility to see that this landscaping is maintained in an attractive and well-kept condition.* All vacant lots, tracts or parcels shall be mowed and also be properly cleaned and maintained.

## **MATERIAL AND VEHICLE STORAGE (OUTSIDE STORAGE)**

Outside storage shall be allowed in the Tacoma West Industrial Park; however, all outside storage, including trucks, or other vehicles in excess of three-quarter (¾) ton capacity, or equipment, shall be screened with an 8-foot high fence, or by a combination of landscape plantings and/or berms, which shall be subject to review by the DRT. Storage shall not be allowed in trucks, trailers or similar containers.

## **WASTE**

All solid waste materials, debris, refuse or garbage shall be kept within a completely enclosed building or properly contained in closed containers and stored in racks designed for such purpose. The covers to all dumpsters and all *refuse* carts shall be closed at all times, except to dispose of items. All liquid wastes containing any organic or toxic matter shall be discharged in a manner prescribed by the Governing Authority.

All waste shall be placed in containers or enclosures in a manner not constituting a nuisance by reason of wind-litter, disorderly appearance or abnormal fire hazard.

All waste containers or racking not in an enclosed building shall be completely screened for its full height or a minimum of eight (8) feet. Screening shall be permanent non-vegetation with one hundred (100) percent opacity constructed of the same matching materials as the buildings on the site. All screening shall have gates or other means of blocking vision through access points. Gates shall match screening, be properly maintained and kept closed except at immediate times of waste handling.

No outside incinerators, trash burners shall be installed, erected or utilized on any lot or plat.

## **PARKING AND LOADING**

The City of Norwood Young America Zoning Ordinance shall set all parking requirements.

No parking shall be permitted on the streets of the Tacoma West Industrial Park.

All off-street parking, drives, loading or maneuvering areas, storage and waste container storage areas shall be surfaced with bituminous or concrete surfacing with concrete curbs.

All parking and loading areas in consideration of proper site development shall take into consideration winter snow accumulation and resulting potential damage to Covenant required landscaping and landscape screening.

## **NUISANCES**

No noxious or offensive trade or activity shall be carried on upon any building site within the Norwood Young America Tacoma West Industrial Park nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. This includes, but is not limited to, excessive smoke, odor or noise:

1. Noise: Noises emanating from any use shall be in compliance with and regulated by the standards set by the Minnesota Pollution Control Agency. Noise shall be measured on any property line of the tract on which the operation is located and shall not exceed the following levels:

*Daytime*  
*L<sub>50</sub> L<sub>10</sub>*  
75 decibels 80 decibels

*Nighttime*  
*L<sub>50</sub> L<sub>10</sub>*  
75 decibels 80 decibels

"L<sub>10</sub>" means the sound level, expressed in decibels, which is exceeded ten percent of the time for a one-hour survey, as measured by test procedures approved by the commissioner of the MPCA. "L<sub>50</sub>" means the sound level, expressed in decibels, which is exceeded 50 percent of the time for a one-hour survey, as measured by test procedures approved by the commissioner of the MPCA.

Noise shall be muffled so as not to become objectionable due to intermittence, beat frequency, volume, shrillness or intensity.

2. Glare: Glare, whether direct or reflected, such as from parking lot lighting, floodlights, spotlights or high temperature processes, and as differentiated from general illumination, shall not be visible beyond the site of origin at any property line.
3. Exterior Lighting: Any lights used for exterior illumination shall have their primary light illuminating source directed away from adjacent properties and public streets.
4. Vibration: Vibration shall not be discernible at any property line to the human sense of feeling for three (3) minutes or more duration in any one (1) hour.
5. Hazard: Every operation shall be carried on with reasonable precautions against fire, explosion and safety, and be in accordance with the codes and ordinances of the City of Norwood Young America.

## DWELLINGS

No trailer, basement, tent, shack, garage, barn or other out-buildings shall at any time be used for human habitation, temporarily or permanently; nor shall any structure of temporary character be maintained upon a building site, except as temporarily incidental to building construction.

Watch stations, quarters or similar structures shall be enclosed within a building or otherwise attached thereto in a harmonious manner as permanent enclosures.

## ANIMALS

No animals or poultry of any kind shall be kept or maintained on any part of the property.



## **OUTDOOR AIR QUALITY**

Any activity or operation on the lot or tract shall conform with the City and State regulations relating to ambient air quality standards and air pollution control regulations.

## **TEMPORARY BUILDINGS NOT PERMITTED**

No temporary buildings and structures for any purpose shall be erected on the site without approval of the DRT and the Norwood Young America City Council whose authority will be limited to approval for a maximum of one (1) year after which all temporary buildings and their supporting system shall be removed from the site and the original site improvements returned to their original condition. Temporary structures will only be approved for extenuating circumstances. Temporary construction trailers used in conjunction with a building project and removed promptly upon completion are not considered temporary buildings.

## **SIGNS**

The current City of Norwood Young America Sign Ordinance shall govern all signage, except where the following is more stringent:

1. Wall signs shall not project above the top horizontal line of the wall or roof adjacent to the sign.
2. No sign shall be allowed on the roof of any building.
3. No temporary signs will be permitted without the written approval of the Norwood Young America Tacoma West Industrial Park Design Review Team with the exception of construction signs.
4. No political campaign signs announcing the candidates seeking public political office, nor signs advocating political positions or causes, and other information pertinent thereto will be permitted.

## **MAINTENANCE OF VACANT LOTS OR TRACTS**

All Owners of vacant lots or tracts shall keep them clean, mowed and maintained in a manner that will not depreciate others property value within the Norwood Young America Tacoma West Industrial Park.

## **STORAGE OF FUEL**

No tank for the storage of fuel, for the use in heating individual buildings or for processes, except those prohibited for underground locations by Ordinance, shall be placed or maintained above the surface of the ground out-structures for storage of fuels or dispensing equipment thereof required by Ordinance and Utility governing the same shall be screened in a manner similar to waste screening acceptable to the DRT.

Additions: Ground Solar - PZ reviewing

### TELECOMMUNICATIONS

Telecommunication towers will not be permitted in the Norwood Young America Tacoma West Industrial Park unless approved by the DRT. Primary electrical substations, electrical transmission lines and utility provided voice/data lines and related devices will be permitted in appropriate locations.

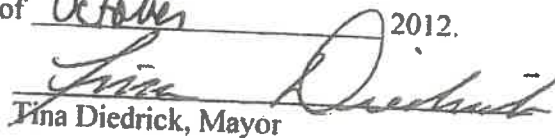
### SURVIVAL OF TERMS

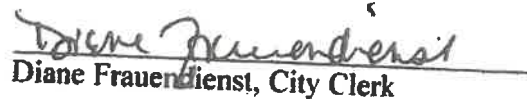
All of the terms, covenants and conditions set forth in the Declaration of Property Covenants for Tacoma West Industrial Park adopted by the City of Norwood Young America on July 24, 2006 and filed in the Office of the County Recorder for Carver County, Minnesota on February 5, 2006 as Document No. A458361 shall remain in full force and effect unless otherwise changed or modified by this First Amendment to the Declaration of Property Covenants for Tacoma West Industrial Park.

### EFFECTIVE DATE

This Amended Declaration of Property Covenants for Tacoma West Industrial Park is effective October 8, 2012, the date it was adopted by the City Council of Norwood Young America.

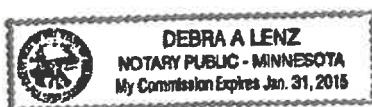
Adopted by the City Council this 8 day of October 2012.

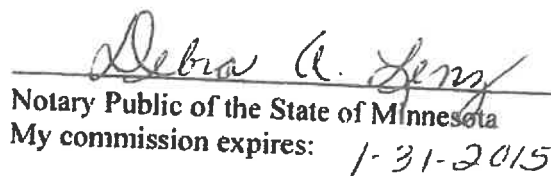
  
Tina Diedrick, Mayor

  
Diane Frauendienst, City Clerk

State of Minnesota       )  
                                  )ss.  
County of Carver        )

The foregoing Instrument was acknowledged before this 8<sup>th</sup> day of October, 2012 by Tina Diedrick, the Mayor and Diane Frauendienst, City Clerk of the City of Norwood Young America, a Minnesota municipal corporation.



  
Notary Public of the State of Minnesota  
My commission expires: 1-31-2015



# Harmony, Minnesota

Nice Place to Visit, Even Better Place to Live

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In Economic  
Development:

- [Programs & Services](#)
- [Available Property](#)
  - [Industrial Park](#)
  - [Downtown Commercial](#)
- [Agendas](#)
- [Minutes](#)
- [EDA Annual Reports](#)

## Industrial Park Building Covenants

### Harmony Industrial Park Building Covenants

#### Signage

Purpose of the signage standards is to establish a coordinated program that provides for occupant identification in a distinctive and attractive manner. Only Identification, directional, vehicular control and temporary signs are permitted.

All exterior signs must be approved by the City. Signs shall be limited to those which:

- Identify only the name, address and business of the occupant;
- Are not of unusual size or shape in comparison to the building for which they are used;
- Do not project above the roof
- Are not neon or flashing
- Are not larger than 100 square feet in total area
- Are not attached to trees or utility poles.

#### Landscaping

The purpose of landscaping is to maintain a park-like effect; the entire area of any lot shall be landscaped or lawned except for that portion occupied by buildings or other structures or parking lots.

All landscaping to be provided on any lot shall be completed within 120 days after substantial completion of construction of the buildings on the lot, subject to time delays as a result of adverse weather conditions.

#### Utilities

All utility lines shall be located underground.

#### Noise

There shall be no operational industrial noise that constitutes a public nuisance.

#### Liquid and Solid Wastes

The discharge of untreated industrial wastes into a stream or open or closed drain is prohibited. All methods of sewage and industrial waste treatment and disposal shall be approved by the City of Harmony. All sanitary and process liquid waste must be discharged into the sanitary sewer system. The volume, quality and strength of all liquid waste shall be discharged into the sewer in strict accordance with regulations from the City of Harmony and the Minnesota Pollution Control Agency.

#### Smoke, Fumes, Gases, Dust, Odors.

There shall be no excessive emission of any smoke, fumes, gas, dust or odors. These and any other atmospheric pollutant which is detectable to the human senses at the boundaries of the lot occupied by such use is prohibited. In any case, the limit of such emission of air pollutants shall be subject to the approval or acceptance of the Harmony Planning and Zoning Board, Harmony City Council, and the Minnesota Pollution Control Agency.

**Retail/Office Space**

Retail shall only be allowable in the lots bordering MN Hwy 52 in phase 1 of the Industrial Park due to State regulation in regard to the infrastructure grant received by the City.

**Car Lots**

No used car lots shall be allowed after August 4th, 2005 unless approved by the Harmony EDA.

**Parking Lot**

Parking lots must be gravel, concrete, or asphalt

**The City of Harmony holds final authority over any changes and/or deviations to the above criteria.**

**The above terms and conditions are subject to a development agreement and purchase agreement signed and in place prior to application for building permits.**

**The City of Harmony is an Equal Opportunity Provider.**

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TITLE V LAND USE REGULATIONS

City of Maguoketa  
(population 6,000)

## CHAPTER 5 INDUSTRIAL PARK COVENANTS

### 5-5-1 INDUSTRIAL PARK BOUNDARIES

### 5-5-2 DEVELOPMENT AND PLANNING

### 5-5-3 OUTSIDE AREAS

### 5-5-4 PARKING AND DOCKAGE

### 5-5-5 UTILITIES

### 5-5-6 NUISANCES AND HAZARDS

### 5-5-7 SIGNS

5-5-1 INDUSTRIAL PARK BOUNDARIES. A parcel of property located in the following described real estate, known as the Second Industrial Park, and described as:

Parcel I: The Northeast Quarter of the Northeast Quarter of Section 30, Township 84 North, Range 3 East of the 5th Principal Meridian, Jackson County, Iowa, excepting therefrom the Northerly 60 feet thereof.

Parcel II: The Southerly 644.6 feet of the Southeast Quarter of the Southeast Quarter of Section 19, Township 84 North, Range 3 East of the 5th Principal Meridian, Jackson County, Iowa, excepting therefrom the following:

1. The Southerly 60 feet of said Southeast Quarter of the Southeast Quarter of said Section 19.
2. The Easterly 60 feet of the Southerly 644.6 feet of said Southeast Quarter of the Southeast Quarter of said Section 19.
3. A triangular shaped portion of said Southeast Quarter of said Section 19, more particularly described as follows: Beginning at the Southeast corner of said Southeast Quarter, thence Northerly along the Easterly line thereof a distance of 230 feet, thence Southwesterly to a point on the Southerly line of said Southeast Quarter, said point being 230 feet Westerly of said Southeast corner, thence Easterly along said Southerly line a distance of 230 feet to the point of beginning, excepting the Southerly 60 feet and the Easterly 60 feet thereof, containing 0.14 of an acre, more or less.

Parcel III: All that part of the following described real estate: Commencing at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 19. Township 84 North, Range 3 East of the 5th Principal Meridian, Jackson County, Iowa, and running thence north 80 rods, thence West 420 feet, thence South 600 feet, thence in a Southeasterly direction along the line of the Davenport and St. Paul Railroad (later known as Chicago, Milwaukee, St. Paul and Pacific Railroad) to the South Line of said Section 19, thence East 170 feet to the place of beginning.

Lying and being located South of the South line of one certain easement for railroad track and utility purposes dated May 11, 1963, and recorded in Book I, Page 333, Office of the Recorder of Jackson County, Iowa, and subsequently assigned to the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, by instrument dated January 13, 1964, and recorded in Book J, Page 364, Office of the Recorder aforesaid.

Excepting therefrom all that part of the Southerly 60 feet of said Southwest Quarter of the Southeast Quarter of said Section 19, which lies East of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad shall be subject to restrictive covenants listed in this Chapter.

5-5-2 DEVELOPMENT AND PLANNING. Approval of Plans. Before commencing the construction or alteration of any buildings, enclosures, fences, loading docks, parking facilities, storage yards, or any other structures or permanent improvements on or to any site or lot, the property owner shall first submit site plans and plans and specifications thereof to the City of Maquoketa for its written approval. In the event that the City shall fail to approve or disapprove such building plans, specifications, and site plans within ten (10) days after they have been submitted to it, such approval shall not be required and this covenant will be deemed to have been complied with:

1. Replating or Subdividing. The owner of any lot or parcel within this development shall never at any time, replat, subdivide, or resub divide any lot into a smaller lot or parcel or in any other manner change this plat without first obtaining the prior written approval of the City.
2. Operations within Enclosed Buildings. All operations and activities shall be conducted or maintained within completely enclosed buildings except:
  - a. Off street parking and loading spaces.
  - b. Employee recreational facilities.
  - c. Outdoor exterior storage.
3. Time for Construction/Repurchase. Any purchaser of real estate in this subdivision or a purchaser's successor in interest shall begin good faith construction of a permanent building within two years from the date title is transferred to the purchaser. If such good faith construction is not started within said period, the City of Maquoketa shall have the right to repurchase the real estate for the purchase price paid by the initial purchaser and the purchaser or the purchaser's successor in interest shall execute all instruments necessary to re-convey the property to the City. The City may agree in writing to extend the time construction is to commence upon written application of the purchaser or the purchaser's successor in interest.
4. Land Area Coverage. The following chart sets forth the maximum and minimum land area coverage for various lot sizes:

Maximum percentage of total lot area available for lot area coverage by building related features.	Combined maximum percentage of lot area available for land area coverage by building and vehicle related features.	Minimum percentage of total lot area to be left open, without construction of any kind.
--	--	---

TOTAL LOT AREA			
0 to 5 Acres	50%	60%	40%
5.01 to 10.00	55%	65%	35%
10.01 to 20 Acres	60%	70%	30%



### 5-5-3 OUTSIDE AREAS.

1. Landscaping. All property shall be properly landscaped and maintained in a park-like, well-kept condition with suitable shrubs, trees and/or ground cover. The areas created by observance of setback requirements shall be landscaped or used for green areas.
2. Outside Storage. Outside open storage is allowed in the side or rear yard when the area is properly screened from view from all sides by means of an opaque fence or wall, minimum of 6 feet high, or to a height at least equal to the materials or equipment stored, whichever is greater. Such storage shall be confined to locations in the rear or at the side of said building and behind the front line of said building as extended and shall be constructed within the applicable setback lines, as outlined in the City of Maquoketa Zoning Ordinance, Subchapter 1K, as amended.
3. Maintenance of Undeveloped Areas. That portion of each tract that is not improved with buildings, parking facilities, loading facilities, and lawn areas shall be seeded to a cover planting which grows to a height not to exceed approximately eighteen (18) inches, and at all times shall be attractively maintained. No part of any of the land area shall be planted in cultivated row crops.
4. Maintenance of Developed Areas. No building or structure above ground shall extend beyond the building lines prescribed above and it is hereby declared that the yards or areas created by the observance of the building or setback lines established in the Maquoketa Zoning Ordinance, Subchapter 1K, may be used or developed either for attractive open landscape and green areas or for off street, dust-free, stabilized parking areas. All landscaping shall be properly maintained in a slightly and well-kept condition. Parking areas shall be likewise maintained in a slightly and well-kept condition. Materials may be stored outside in setback areas in accordance with 5-5-3-(2).
5. Waste. No garbage or decomposable animal or vegetable waste shall be placed in storage upon any lot or tract except in tightly covered metal or plastic containers. All of the refuse shall be placed in containers or enclosures in a manner not constituting a nuisance by reason of wind-litter, disorderly appearance, or abnormal fire hazards. The owners shall be responsible for the removal of garbage and other refuse from the premises at least once a week.
6. Fences. All fencing or screening, for security or for other purposes, shall be attractive in appearance and shall be of all metal industrial type or galvanized or nonferrous material. No fence, masonry wall, hedge, or mass planting shall be permitted to extend beyond the building setback lines as set forth above except with the prior written approval of the City.

### 5-5-4 PARKING AND DOCKAGE.

1. Building Construction. The outside walls of all buildings shall be of masonry construction or pre-engineered metal buildings and/or their equivalent attractively erected and painted. Attractive appearance and durability shall be used as criteria by the City in judging equivalency. Building construction and design shall be used to create a structure with four (4) attractive sides of high quality, rather than place all emphasis on the front

elevation of the building while neglecting or downgrading the aesthetic appeal of the side and rear elevations of the building.

2. Docks. It is contemplated that truck loading docks will be installed at each building in such location and in such quantity to permit trucks to load and unload or to wait to do so without hindering traffic upon public or park streets. No curb cut or entrance shall be constructed within 75 feet of the nearest intersection. The radii of curb cuts shall not be less than 25 feet.
3. Parking. The owner or user of any building site or lot shall provide for adequate stabilized, dust-free parking for employees. This parking area shall be located upon the owner's or user's lot or building site. Similar off-street parking spaces for visitors shall also be provided upon said lot or site.

#### 5-5-5 UTILITIES.

1. Stormwater. The area of watersheds after development shall remain the same as pre-development watersheds. Individual site grading plans will be developed to assure proper control of storm water. Such plans will be submitted to the City for approval as part of the building plan.
2. Easement. Easements may be used for the construction, installation, maintenance and location of underground electric or communication cables, storm sewage or sanitation sewers, pipeline for supplying gas, water, or heat, including mains and service pipes.
3. The purchasers of lots and tracts within this development shall at their own cost and expense keep and preserve that portion of the easement and right-of-way within their property lines at all times in good condition of repair and maintenance.
4. Sewer Discharge. No occupant of the Industrial Park shall discharge a volume of sanitary sewage greater than five thousand gallons per day for each acre of the property owned by such occupant without the expressed written consent of the City. Sewage discharge of other than domestic waste, or of volumes in excess of five thousand gallons per acre per day, or of EPA or DNR controlled substances may be made only with written permission of the City of Maquoketa.

#### 5-5-6 NUISANCES AND HAZARDS.

1. No occupant of the Property shall manufacture, process, produce, handle or store any product or item or engage in any activity which shall at any time produce or possess the potential to produce a nuisance or hazard, beyond the limits of the lot, to the public health, safety, or welfare. All users shall operate in conformance with the limitations set forth in the City of Maquoketa Ordinances, State of Iowa laws and rules, and federal laws and regulations, whichever is more restrictive.
2. General Restrictions. No noxious or offensive trade or activity shall be carried on, nor shall anything be done thereon which may be or may become an unreasonable annoyance or nuisance to the said Maquoketa Industrial Park hereby restricted, or the surrounding area, whether said annoyance or nuisance be by reason of unsightliness or the excessive vibration, glare and heat, noise, fire hazards or industrial wastes.

3. In Addition. Auto wrecking, salvage yards, used materials yards, storage or baling of waste or scrap paper, rags, scrap metals, bottles or junk, shall not be permitted except as they may become necessary as an incident of a permissible use of the premises.

5-5-7 SIGNS. No billboards or advertising signs other than those identifying the name, business and product of the person or firm occupying the premises shall be permitted. In addition to the above, one sign not exceeding 10 X 20 feet in area advertising the premises for sale or rent, and accessory signs giving directions for the delivery of goods, parking, etc., may be erected.

**FOX RIDGE INDUSTRIAL PARK  
PROTECTIVE COVENANTS**

Fond du Lac, WI

1. General Purpose.

The purpose of these protective covenants is to insure proper use, development and maintenance of each parcel within the industrial park; to preserve the value of each parcel within the industrial park as well as all land located within the vicinity; to protect the environment; to guard against the erection of improper, unsuitable structures and uses; to insure protection from incompatibility and unsightliness; to protect the health and safety of the general public; and to attract quality, image-conscious companies to the industrial park.

2. General.

- A. Each lot shall contain a minimum frontage of 100 feet on each public street.
- B. The division of any lot, area or tract of land within the industrial park for any purpose, whether immediate or future for conveyance, transfer, improvement or sale shall not result in the creation of any parcel of less than 2 acres in size. No division of land or lot line adjustment shall occur without the prior approval of the City of Fond du Lac.
- C. On-street parking and loading is not permitted. All parking must be accommodated on the individual lots within the industrial park.
- D. Nothing contained herein shall nullify any of the requirements of federal, state or city laws, regulations or ordinances. In instances where applicable laws, regulations or ordinances and these protective covenants conflict, the more restrictive shall apply.

3. Land Use.

- A. The only permitted uses are:
  - (1) Manufacturing, assembly, fabricating, compounding, processing or packaging of goods, materials and products, except for those uses listed in Section B below.
  - (2) Research, development and testing laboratories and facilities.
  - (3) Wholesaling, warehousing and distribution activities.
  - (4) Office operations only if they are an integral part of and accessory to a permitted use.
  - (5) Retail sale of products manufactured on site and clearly an accessory use to the primary use of the site.
  - (6) Other uses substantially similar in nature to the uses listed above.
- B. Exceptions from permitted uses in Section A:
  - (1) Uses which would cause a nuisance per Section 16.

- (2) Outdoor storage yards as a primary use.
- (3) Mini-warehouses or similar storage facilities for non-business uses.
- (4) Gasoline, oil or other fuel production or distribution operations.
- (5) Ammunition, ordnance or explosives production, distribution or storage operations.
- (6) Insecticide or pesticide production, distribution, or storage, except for rodent or insect control on site.
- (7) Asphalt plants.
- (8) Glue or acid manufacture or distribution operations.
- (9) Cement, lime or gypsum or related manufacturing operations.
- (10) Junk yards, salvage yards.

#### Interpretation of Permitted and Prohibited Uses

In cases where it is unclear as to whether a particular proposed use is a permitted use, a positive interpretation shall first be made by the City Plan Commission before said use may be permitted.

#### 4. Submission of Plans.

No building, improvement, or use shall be erected, placed, or altered on any lot in the industrial park until the site plan has been approved by the City of Fond du Lac and the building plans have been approved by the Chief Building Inspector. Site plans shall be prepared and reviewed in accordance with the City of Fond du Lac Zoning Ordinance, as may be amended from time to time, and with these protective covenants.

#### 5. Construction Materials and Appearance.

- A. At least 25 percent of the front of all buildings—that is, the side facing the street on which the building is deemed to front—shall be faced with concrete, brick, masonry or stone. Said facing shall extend across the full front of the building. All other sides of any building shall be finished in an attractive manner in keeping with the state of the art for industrial buildings, but need not be finished in a like manner as that portion of the building referred to as the front. On corner lots, both sides of the building facing the streets shall be faced as described above. It is the intent of these provisions that all structures shall be designed and constructed in such a manner as to provide an aesthetically pleasing appearance and be harmonious with the overall development of the industrial park.
- B. For all lots abutting Highway 41, 100 percent of the exterior of the building shall be faced with concrete, brick, masonry, or stone.
- C. All parking, driveways, walks and storage areas shall be paved with asphalt or concrete, and shall be completed prior to building occupancy, unless an extension not to exceed 12 months is granted in writing by the City.

- E. Yard hydrants or wall hydrants, where required by state or city codes, shall be required to be placed as directed by the City Fire Department at the owner's expense.

6. Building and Structure Height.

The maximum building and structure height including roof top equipment shall be 100 feet.

7. Minimum Setback and Other Yard Requirements.

A. Building Setbacks:

- (1) Front Yard. The building setback is the distance between the front lot line and the nearest wall of the building. The front yard building setback shall be not less than 30 feet.
- (2) Side/Rear Yards: Side and rear yard building setbacks shall be as set forth in the City Zoning Ordinance, which may be amended from time to time.

B. Parking Setbacks:

The minimum front yard setback for parking of customer, visitor or employee vehicles is 30 feet. The front yard setback area shall be landscaped as set forth in Section 15. The minimum side/rear setbacks for parking lots shall be not less than 5 feet. The parking of company vehicles, trucks and equipment shall be sited behind the extended line of the front building wall, except in the case of Lots 10, 11, 12, 15, 16 and 17.

- C. Fence Setbacks: The minimum front yard setback for any fence is 30 feet. See also Section 12 and Section 14.

8. Vision Triangle.

At all street intersections no obstruction of vision shall be erected, installed, planted, parked or otherwise placed on any lot between 3 and 8 feet above the grade of the sidewalk (or ground grade at the lot line) adjacent to such streets and within the vision triangle formed by street centerlines and a line connecting them at points 80 feet from the intersection of the street centerlines.

9. Utilities.

- A. The location of utility lines and easements shall be as shown on the City-approved site plan.
- B. All electric distribution lines (excluding lines of 15,000 volts or more), all telephone lines from which lots are individually served, and all television cable lines and other utilities installed within the industrial park shall be underground. Associated equipment and facilities which are appurtenant to underground electric and communications systems, such as but not limited to, substations, pad-mounted transformers, pad-mounted sectionalizing switches and above-grade pedestal-mounted boxes may be located above ground. Temporary overhead facilities may be installed to serve a construction site.

10. Drainage and Erosion Control.

- A. No land shall be developed and no use shall be permitted that result in the flooding, erosion, or sedimentation of adjacent properties or drainage ways. Erosion control measures must be taken during and after construction. All runoff shall be properly channeled into a storm drain, watercourse, storage area, or other storm water management facility in conformance with the drainage portion of the City-approved site plan.
- B. All elements of the drainage control system shall be constructed and maintained in accordance with the City-approved site plan.
- C. All roof storm water must be collected and discharged less than 2 feet above grade at the building or be conducted directly to the drainage system. Alternatively, roof storm water may be discharged without collection, but must be discharged in such a way as to prevent erosion and protect water quality. Each Owner shall take the necessary precautions to ensure that storm drainage from their site is not contaminated with motor vehicle fuels and lubricants, scale or other chemical compounds that are detrimental to aquatic life.

11. Site Grading.

- A. The grading of individual lots and construction sites shall be the responsibility of the property owner.
- B. Utility easements shown on the City-approved site plan shall be graded to within 6 inches of final grade prior to the installation of underground electric and/or communications facilities. After such facilities have been installed, said final grade shall not be altered by more than 6 inches by the owner or by subsequent owners of the lots on which utility easements are located, except with written consent of the utility or utilities involved and the City Engineer.

12. Outdoor Storage.

- A. Outdoor storage areas shall be maintained in a neat and orderly manner, be located only to the rear of the building(s) as set forth in Section 7, and be effectively screened by opaque fencing which is a maximum of 10 feet in height.
- B. Outdoor storage shall not be located between the building line (extended) and the adjacent street.
- C. All trash containers, including dumpsters, must be enclosed by a wall of solid materials that match the building façade and provide an opaque visual screen. Such wall shall be maintained so as to present a good appearance at all times.
- D. Storage of wood or combustible materials, including pallets or skids, must be enclosed at least 20 feet from any structure, building or property line.
- E. Storage areas shall not be allowed in or across any utility or drainage easements, or the drainage ways designated on each parcel's City-approved site plan.



F. Storage of fuel oil or other bulk fluids or gases must be underground, unless written approval is obtained from the City, following a recommendation from the City Fire Chief, and State approval.

G. Outdoor storage areas shall be maintained in an orderly, debris-free condition.

13. Signs.

A. No signs other than product or company identification signs and directional signs shall be permitted on the described property.

B. Corporate identity signs must be placed on a building façade or on a ground mounted panel. No roof mounted billboards will be permitted.

C. Ground mounted corporate signs must be placed on panels with a solid base constructed of materials used on the visible elevations of the building (aluminum, glass, masonry or steel).

D. Sign lighting, if desired, must be ground mounted hidden from view from the street. Individual letters may be internally illuminated.

14. Fences.

A. Fences shall not be permitted to be located in or across any utility easements or the drainage ways designated on each parcel's City-approved site plan.

B. The maximum height of any fence is 10 feet.

C. Fences must be kept in good repair and condition.

D. Fences used for screening purposes shall be opaque.

15. Landscaping.

A. All areas on any site not used for building, storage, parking, walks, access roads, and loading areas shall be suitably graded and drained, seeded or sodded, and maintained in grass and landscaped areas with groundcover, flowers, trees and shrubs. Landscape plans must be submitted as part of the required site plan for approval by the City prior to building construction. Shade trees shall have a minimum caliper of 2 inches.

B. Lots areas abutting Highway 41 shall require additional landscaping for aesthetic purposes, including, at a minimum, one deciduous tree of minimum 2 inch caliper every 50 feet, and including additional trees and shrubs as required by the City in the site plan approval process.

C. Required landscaping must be completed within 16 months of building occupancy.

16. Nuisance Control.

Any industrial or business activity must be performed or carried out in a manner that will not cause or produce a nuisance detrimental to adjacent sites. No operation, process, manufacturing activity, or building use in the industrial park shall produce or create noise, light, odors, smoke, dust, gas, vibration, heat, industrial waste, toxic matter, or

other excessive measurable external nuisance to an extent greater than the following maximum allowable levels:

- A. Air Pollution. No person or activity shall emit any fly ash, dust, fumes, vapors, mists or gases in such quantities as to substantially contribute to exceeding established state or federal air pollution standards.
  - B. Fire and Explosive Hazards. All activities involving the manufacturing, utilization, processing, or storage of flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion and with adequate fire-fighting and fire-suppression equipment and devices that are standard in the industry. All materials that range from active to intense burning shall be manufactured, utilized, processed, and stored only in completely enclosed buildings which have incombustible exterior walls and an automatic fire-extinguishing system.
  - C. Glare and Heat. No activity shall emit glare or heat that is visible or measurable outside its premises except activities which may emit indirect or sky-reflected glare which shall not be visible outside the industrial park. All operations producing intense glare or heat shall be conducted within a completely enclosed building. Exposed sources of light shall be shielded so as not to be visible outside their premises.
  - D. Water Quality Protection. No activity shall store or discharge, or permit the discharge of, any treated, untreated, or inadequately treated liquid, gaseous or solid materials of such nature, quantity obnoxiousness, toxicity or temperature that might run off, seep, percolate or wash into surface or subsurface waters so as to contaminate, pollute or harm such waters or cause nuisances such as oil or scum; objectionable color, odor, taste; unsightliness; or be harmful to human, animal, plant or aquatic life.
  - E. Noise. All noises shall be so muffled or otherwise controlled as not to become objectionable due to intermittence, duration, beat frequency, impulse character, periodic character or shrillness.
  - F. Odors. No activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious or unhealthful outside its parcel.
  - G. Radioactivity and Electrical Disturbances. No activity shall emit radioactivity or electrical disturbances outside its premises that are dangerous or adversely affect the use of neighboring parcels.
  - H. Vibration. No activity shall emit vibrations which are discernible without instruments outside its parcel.
17. Maintenance Responsibilities.
- A. Each lot owner shall keep their property, all contiguous street right-of-way to edge of pavement, and all drainage and easement areas in a well-maintained, safe, clean and attractive condition at all times. Such maintenance includes, but is not limited to, the following:

- (1) The removal of all litter, trash, refuse and wastes.
  - (2) Compliance with the City's plant and weed control ordinance, including the mowing of all grass areas, and the care and pruning of trees and shrubbery within property boundaries and all terrace trees in the street right-of-way adjacent to the property.
  - (3) Maintenance of exterior lighting, signs and mechanical facilities.
  - (4) Keeping all exterior building surfaces in a clean, well-maintained condition.
  - (5) Striping and sealing of parking and driveway areas.
  - (6) Removal of unlicensed or inoperable vehicles.
  - (7) Snow and ice removal.
  - (8) Maintenance of all drainage ways including the removal of all debris, weeds and silt.
- B. During construction, it shall be the responsibility of each owner to insure that construction sites are kept free of unsightly accumulations of rubbish and scrap materials; and that construction materials, trailers and the like are kept in a neat and orderly manner. Burning of excess or scrap construction materials is prohibited. Construction site erosion control practices shall be implemented to prevent erosion, sedimentation and pollution of air or water during construction.
- C. The owner of any undeveloped lands shall maintain said lands free of rubbish, noxious weeds and mosquito breeding pond conditions.
18. Recapture and Resale of Land.
- A. If a buyer of any lot does not commence construction of a principal building or principal buildings thereon within 24 months after the date of purchase and complete the construction of a building or buildings thereon within 3 years after the date of purchase, the City shall have the option to repurchase the property. Such option shall be exercisable upon delivery in writing of a notice to the buyer within 6 months after the expiration of such 24 month or 3 year period. Closing shall take place within 60 days following the exercise of such option on such date as shall be designated by the City specified in such notice. The purchase price to be paid by the City upon the exercise of such option shall be the sum of the following:
- (1) The purchase price paid for the land by the buyer.
  - (2) The current market value of all improvements, if any, thereon made by the buyer.
  - (3) All special assessments which have been paid by the buyer or levied against the premises during the period of such buyer's ownership.
- less the sum of the following:
- (4) Unpaid real estate taxes.

- (5) Proration of current year's real estate taxes to date of closing.
- (6) Title insurance policy premium.
- (7) Liens and encumbrances on the property of a definite or ascertainable amount.
- (8) The cost of any environmental audit and/or clean-up deemed necessary by the City to have performed on the parcel.

Conveyance shall be by warranty deed, free and clear of all liens and encumbrances except those in existence prior to the buyer's ownership of the property, and subject to municipal and zoning and land division ordinances, recorded easements for public utilities, and recorded Declaration of Restrictions and Covenants and amendments thereto. Seller shall furnish title insurance policy at seller's expense for full amount of purchase price.

- B. In the event a buyer elects to sell all or any part of any parcel which is vacant, the same shall first be offered for sale, in writing, to the City at a price per acre computed as set forth in Subsection A above. The City shall have 60 days from the receipt of such offer to accept or reject same. Acceptance or rejection of such offer shall be effected by resolution adopted by the City Council. Upon acceptance by the City, conveyance shall be by warranty deed free and clear of all liens and encumbrances except those in existence prior to the buyer's ownership of the property, and subject to municipal and zoning and land division ordinances, easements for public utilities, and building restrictions and ordinances. The seller shall furnish title insurance policy at seller's expense.
- C. If the City fails to timely exercise the option described in Subsection B above or rejects said offer, buyer may then sell such property to any other buyer and the City shall have no further interest therein, except that any use of said property by any subsequent buyer shall be subject to applicable zoning and land division ordinances, restrictions, and regulations of the City related to the use of said property at the time of such sale and to the provisions of this Declaration of Restrictions and Covenants.
- D. Nothing contained herein shall be deemed to give the City a right of first refusal or option in the event that a buyer of a parcel who has improved the same by construction of a building or buildings thereon shall propose to sell all of such property as one parcel together with the improvements thereon, it being intended that the provisions of this shall apply only to the resale of vacant parcels.

19. Number of Years Restrictions and Covenants to Run with the Land.

Each lot shall be conveyed subject to the restrictions and covenants set forth herein, all of which are to run with the land and shall be binding on all parties and all persons claiming them for a period of 10 years from the date of this Declaration of Restrictions and Covenants is recorded, after which time said restrictions and covenants as are then in force and effect shall be automatically extended for successive periods of 10 years each, unless an instrument terminating such restrictions and covenants by the City Council as

evidenced by a resolution is duly adopted by at least two-thirds favorable vote of all members of the City Council.

20. Amendment of Declaration of Restrictions and Covenants.

The restrictions and covenants set forth herein may be amended only upon the execution and recording of a written instrument to said effect by the City Council as evidenced by a resolution duly adopted by at least two-thirds favorable vote of all members of the City Council.

21. Enforcement.

- A. Abatement, Injunction and Suit. Violation or breach of any restriction or covenant herein contained shall give to any and every owner of property within the Industrial Park, and the City of Fond du Lac, the right to prosecute a proceeding at law or in equity against the person or persons who have violated or attempted to violate any of these restrictions and covenants to enjoin or prevent them from doing so, and to cause said violation to be removed or remedied and to recover damages for said violation, including the attorney's fees of the prevailing party or parties, and such amount as may be fixed by the Court in such proceedings.
- B. Property Maintenance. Should any landscaping improvements such as grass, weeds or other shrubs and trees or decorative materials, become overgrown, the City of Fond du Lac may order that such area be trimmed, mowed or groomed within 48 hours by written or verbal request. If after 48 hours have passed, the owner neglects to take such actions requested, the City may enter the property and take such actions as are necessary, and assess such costs as a special assessment charge against the property pursuant to Wisconsin Statutes.

Furthermore, the City of Fond du Lac may enter upon the premises that have been vacated or abandoned for 90 days or more for the purpose of performing such maintenance as may be necessary to prevent the exterior of any buildings and grounds from deteriorating, becoming unsightly or otherwise detracting from the appearance and general character of the industrial park. Any expense incurred by the City hereunder shall be charged against the property abandoned and it shall be the obligation of the owner, lessee or sublessee to pay such expense to the City upon written demand for payment.

22. Severability.

Invalidation of any one of the restrictions or covenants contained within this Declaration of Restrictions and Covenants, by judgment or court order, shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

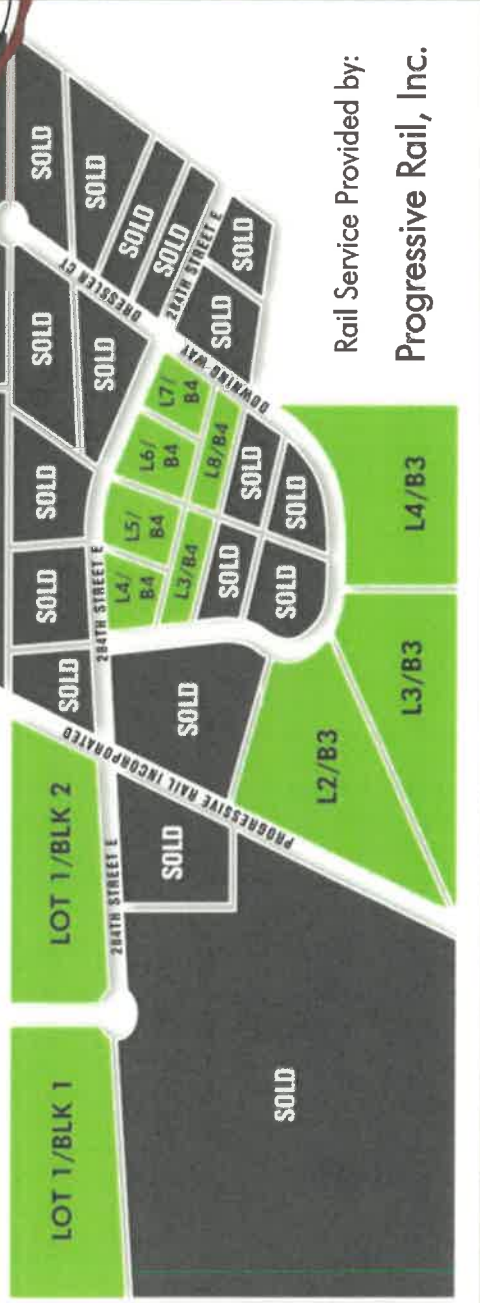
23. Other Applicable Laws.

Notwithstanding the provisions contained herein this Declaration of Restrictions and Covenants, all development with the Fox Ridge Industrial Park shall be in accordance with all applicable local, state and federal laws.

# GREAT WESTERN INDUSTRIAL PARK

RANDOLPH TOWNSHIP, MINNESOTA

## RAIL SERVED LOTS



FOR SALE | INDUSTRIAL LAND SITES



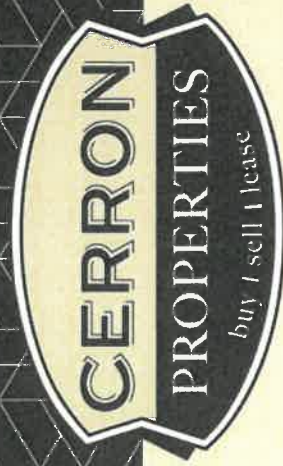
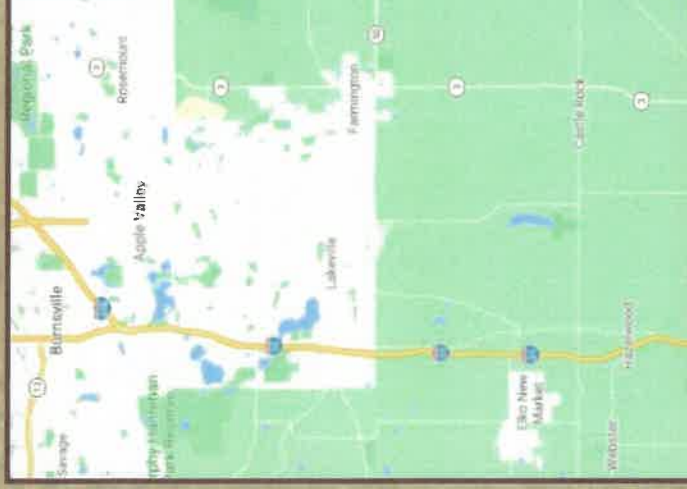
CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
WWW.CERRON.COM



# GREAT WESTERN INDUSTRIAL PARK

## RANDOLPH TOWNSHIP, MINNESOTA

FOR SALE | INDUSTRIAL LAND



CERRON Commercial Properties, LLC  
21476 Grenada Avenue  
Lakeville, MN 55044  
[www.CERRON.com](http://www.CERRON.com)

### PROPERTY HIGHLIGHTS

- 2 TO 42 Acre Sites Available
- Rail Carrier Service by Union Pacific
- Short Line Service by Progressive Rail
- Close Proximity to Hwy 52
- Outdoor Storage Available
- Utilities:
  - ◇ Well and Septic
  - ◇ Gas (Northern Natural)
  - ◇ Electric (Dakota Electric)
- Dakota County—See Summary Page for PID #'s, Lot Sizes, Pricing and More
- Zoned Light Industrial—See Covenants Page for more detailed description of allowed uses

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,  
please contact:  
**Bruce Rydeen**  
**952.469.9444**  
[brucer@cerron.com](mailto:brucer@cerron.com)



# GREAT WESTERN INDUSTRIAL PARK

## RANDOLPH TOWNSHIP, MINNESOTA



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# AVAILABLE LOTS

## GREAT WESTERN INDUSTRIAL PARK RANDOLPH TOWNSHIP, MINNESOTA

### Great Western Industrial Park Randolph, Minnesota Lot Availability

Marketed By: Cerron Commercial Properties, LLC

BLOCK	LOT	PID#	TOTAL ACRES	POND	REMAINING	RAIL ACCESS	\$/SF	PRICE	STATUS
1	1	31-30500-01-010	18.18		18.18	Yes	\$1.50	\$1,187,881	AVAILABLE
2	1	31-30500-02-010	15.40		15.40	Yes	\$1.50	\$1,006,236	AVAILABLE
3	2	31-30500-03-020	14.18	1.52	12.66	Yes	\$1.50	\$926,521	AVAILABLE
3	3	31-30500-03-030	14.48		14.48	Yes	\$1.50	\$946,123	AVAILABLE
3	4	31-30500-03-040	13.97	2.49	11.48	Yes	\$1.50	\$912,800	AVAILABLE
		<b>Total Contiguous</b>	<b>42.63</b>		<b>38.62</b>			<b>\$2,785,444</b>	
4	3	31-30500-04-030	2.21		2.21	Yes	\$1.50	\$144,401	AVAILABLE
4	4	31-30500-04-040	2.45		2.45	Yes	\$1.50	\$160,083	AVAILABLE
4	5	31-30500-04-050	2.78		2.78	Yes	\$1.50	\$181,645	AVAILABLE
4	6	31-30500-04-060	3.12		3.12	Yes	\$1.50	\$203,861	AVAILABLE
4	7	31-30500-04-070	2.32		2.32	Yes	\$1.50	\$151,589	AVAILABLE
4	8	31-30500-04-080	2.52		2.52	Yes	\$1.50	\$164,657	AVAILABLE
		<b>Total Contiguous</b>	<b>15.4</b>		<b>15.4</b>			<b>\$1,006,236</b>	

Revised November 23, 2020

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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**Bruce Rydeen**  
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# COVENANTS

## GREAT WESTERN INDUSTRIAL PARK RANDOLPH TOWNSHIP, MINNESOTA

### **Brief Summary of Covenants** (See full Declaration of Covenants for additional information—This summary is intended only as a brief guideline of the Industrial Park standards.)

This area has been zoned for light industry, and the following covenants are made with two thoughts in mind: First, we want to give each one of our neighbors in the industrial Park as wide a latitude of design and function as possible with their industrial unit, and secondly, we want the overall appearance of any unit in the Industrial Park to add to the value of every other unit in the park. This is our home and yours, too, and we all want to keep it as neat and orderly as possible. We intend to capitalize on the Rail theme and have this architectural style-bond the tenants within the park. See Design Standard Exhibit "B."

Reference is made in the following covenants that plans and detail of construction must be reviewed by the Board of Directors for the Great Western Industrial Park. You will find our board cooperative, ready and willing to discuss any plans which you may submit, with the idea in mind of being as understanding and lenient as possible. We expect that all good accepted practices of noise, smoke, and odor abatement will be followed for the benefit of all.

#### **Plat Information**

Buildings should be placed at least 40 feet set back in the front and should be at least 15 feet from the sides and a minimum of 40 feet from the rear lot line.

Buildings should not cover more than 60% of the plant site.

All sites must make provisions for 100% off-street parking.

As near as practicable, parking areas should be blacktopped paved, and the remaining site landscaped so as to enhance the appearance of the buildings.

#### **Building Information**

Construction must be of a permanent nature using concrete block, pre-cast, metal, and/or brick facing. The front side of the building should be appointed with face brick, concrete block or approved architectural design. Please review "Design Standards" Exhibit B.

No dwelling units of any kind shall be constructed or located on the site.

No structure of a temporary character – trailer, basement, tent or shack shall be constructed, placed or maintained upon the property except accessory to and during the construction of permanent buildings.

All construction must comply with the provisions of the existing building codes of the Township of Randolph and universal building codes. All plans for construction must be approved by the Great Western Board of Directors.

Any catch basin systems must be approved by the Great Western Board of Directors.

#### **Building Maintenance**

Each member of the Industrial Park must maintain the exterior of their buildings in such a manner to enhance the over-all appearance of the Industrial Park.

Premises must be kept free of debris and trash of any sort and lawns and landscaping must be kept in a state of good repair.

#### **Signs**

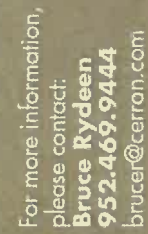
Identifying signs may be placed on or adjacent to any industrial building if they have first been cleared through the Great Western Industrial Park Board of Directors and Township of Randolph.

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,  
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# CIVIL MAP



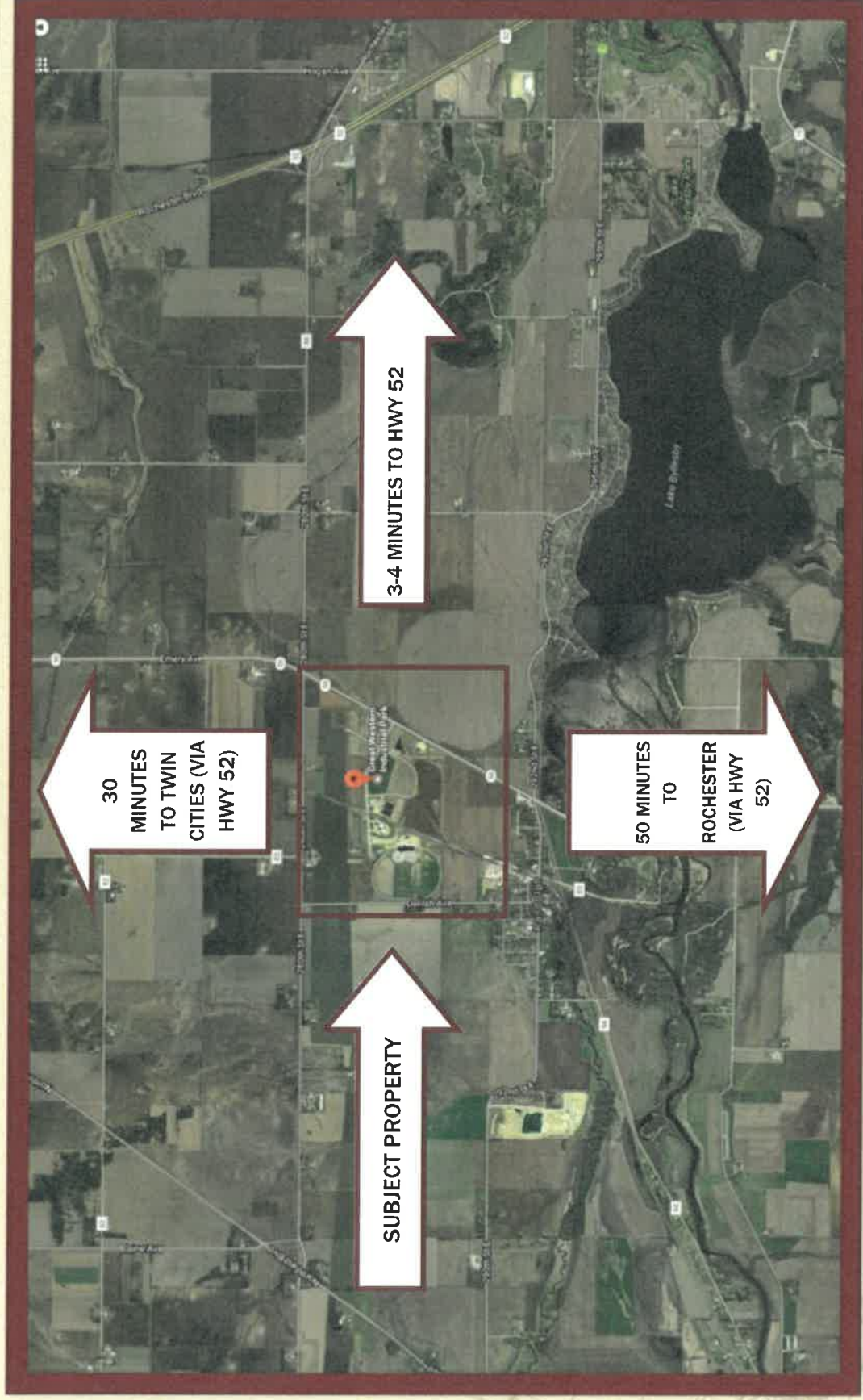
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## AREA MAP

# GREAT WESTERN INDUSTRIAL PARK RANDOLPH TOWNSHIP, MINNESOTA



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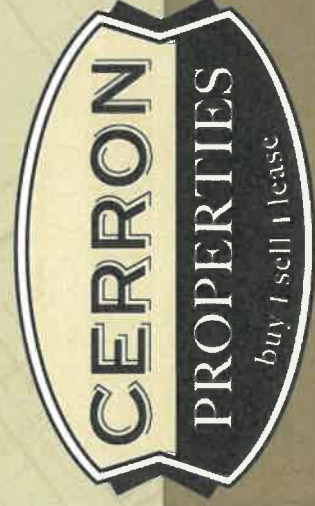


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*let's get started!*

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