

Item #3

GENERAL INFORMATION

Applicant: G. T. Mork and Company (Case 8440A&B-79)

Location: 7900 Cedar Avenue

Request: A) Face new and existing walls of existing building with stucco rather than brick and block

B) Reduce parking lot setback adjacent to residentially-zoned property from 20 feet to 15 feet

PROPOSAL

The applicant is in the process of remodelling an existing building, the former GEM Store, into office-warehouse space. Plans approved for building permits show the existing building being cut into three buildings, with driveways separating the new structures.

The existing building has face brick on the north, and east exterior walls, and concrete block on the south and west walls. As approved on the building permit, the four new interior walls and the new south wall were to have been faced with brick and stucco allowed on the west wall, but the existing face brick was to have been retained, pending the action on this variance. Stucco is not normally considered a suitable exterior material in the Freeway Development-1 zoning district, however, in this case it was approved because the staff considered it to be better than concrete block.

The applicant now requests approval to cover the face brick with stucco, and cover all new walls with stucco. According to a letter received from the applicant, the finish will have a texture similar to textured concrete panels.

The remodelling of the GEM Building is intended to be the first phase of a three building development plan for the GEM property. Two other office-warehouse buildings for the easterly vacant portion of the site have been discussed. The applicant has stated that these would be concrete panel construction, and the stucco finish proposed for the existing building would attempt to match the new buildings.

The second variance request involves a change in the parking lot to the south side of the building. The original plans submitted for building permits showed 12 parallel parking spaces and a 20-foot yard along the south property line. This yard depth is required along zoning district boundary lines separating non-residential from residential districts, the applicant now requests approval to replace the 12 parallel parking spaces with 31 perpendicular spaces, reducing the yard area from 20 feet to 15 feet. Garages for the four-unit residential structures to the south are set back 30 feet from the rear property lines abutting the GEM site, and the living units themselves are set back an additional 20 feet.

The original site plan for this structure shows 164 parking spaces; 162 are required by ordinances. If the parking on the south side were changed as requested, 183 spaces would be provided.

December 13, 1979

PL2020-233  
PL202000233

Item #3 continued  
Case 8440A&B-79

#### ANALYSIS

The staff recognizes the desire of the applicant to attempt to match all of the buildings proposed for the site, however, no plans or permit applications for the buildings to the east have been submitted. It is not possible to determine what exterior finishes are being matched. At this time, the staff believes that the existing face brick on the north and east sides should be retained. There is no basis for determining that a hardship exists.

The staff can support the request for reduction in the depth of the landscaped yard along the south lot line. Although the proposal does meet the parking ordinance requirements for office-warehouse buildings, these particular buildings are, as staff understands it, intended for multiple-tenant occupancy, and the parking needs are somewhat higher. Prior to the start of construction, a poorly-maintained three to four-foot berm screened the residential buildings from the parking lot. An opportunity exists here to supplement berming with plantings.

#### RECOMMENDATION

In the first request, the staff would recommend denial of the variance to section 19.34(e)(4), since no identifiable hardship exists.

The staff would recommend approval of the reduction of the depth of the landscaped yard along the south property line from 20 feet to 15 feet, subject to the condition that berming and screening in that yard area be as approved by the Director of Planning.



G.T. Mork & Co., Inc.  
Developers/Architects/Builders  
6005 Wayzata Boulevard  
Minneapolis, Minnesota 55416  
(612) 546-7600

November 23, 1979

Bob Hawbaker  
City of Bloomington  
2215 West Old Shakopee Road  
Bloomington, MN 55431

RE: 100 Cedar Square  
7900 Cedar Avenue

Dear Bob:

This letter and attached site plan, will further explain the  
"Application for Variance" dated 11/19/79.

The above project is in a highly visable location. We believe  
that all exterior surfaces should not only be attractive and  
durable, but also be uniform, in appearance on all sides of the  
building. An effort of practicality, a widely respected  
characteristic, is an important consideration for us.

We propose to construct a cementitious surface on all existing brick,  
block, as well as new walls to be constructed of concrete block.

The specifications of this surface will be according to the Minnesota  
Lathing and Plastering Bureau. That is, metal (rust proof) Lath will  
be attached to the masonry, a scratch coat will be applied, then a  
thick layer of finish stucco will be applied and texture/raked to  
match a raked concrete panel surface.

We would expect the above request to stand on its own merits even  
though the second phase of this development will be constructed  
using textured concrete panels, thus matching and complimenting this  
first phase.

**RECEIVED**  
DIVISION OF CITY PLANNING

NOV 28 1979

CITY OF BLOOMINGTON  
MINNESOTA



page 2  
November 23, 1979  
Letter: Mr. Bob Hawbaker

The second request is to leave the parking on the south side as is, or 15 feet from the property line, leaving the fence screen and the setback distance.

We hope that these two requests are judged an improvement to the project and in keeping with the city's desire for well designed, contiguous properties.

Sincerely yours,

G. T. Mork & Co.

A handwritten signature in cursive script that reads 'David O. Bertelson'.

David O. Bertelson  
Registered Architect

DOB/ajj  
enclosure

Variance to Required  
Exterior Surface  
Material and Parking  
Lot Setbacks  
Case 8440A-79  
Item 6.10

The Council requested by G. T. Mork and Company, 79 Lyndale Avenue, to consider approving a variance to face new and existing walls of existing building with stucco rather than existing brick and block and to have a 15-foot parking lot setback along the south property line instead of 20 feet.

The Planning Commission at its meeting of December 13, 1979, recommended approval of both variances with the conditions that the appearance of the precast panels used in Phases II and III match the stucco material applied to the existing building and that plantings on the berm be approved by the Director of Planning.

The Planning Director noted that the Planning Division Staff had recommended approval of the variance for reduction of the parking lot setback but had recommended denial of the variance relating to the required exterior surface material.

G. T. Mork, representing the applicant, showed pictures to the Council of other buildings they have completed with the type of finish they wish to use. Following discussion, motion was made by Mahon and seconded by Lindau to approve the variances as requested. All voted aye, except Peterson, who abstained, and the motion carried 6-0-1.

Temporary Conditional  
Use Permit for Sales  
Case 4212A-79  
Item 5.1

The Council was requested by Arctic Homes, 8515 Lyndale Avenue, to consider approving a temporary conditional use permit for the sale of modular, mobile and motor homes. The applicant is proposing to continue the sale of these homes on an open lot. Conditional use permits for this use have been approved since 1969.

The Planning Commission at its meeting of December 13, 1979, recommended approval of a two-year temporary conditional use permit based on making the required City Code findings in Section 19.22(5)(A)(i),(ii),(iii) and (iv) with the following conditions:

1. sales and display area for vehicles be fenced according to approval by the Manager of the Building and Inspection Division, and restricted in size to an area of 160 feet by 200 feet,
2. lighting and security plans be approved by the Crime Prevention Officer, Bloomington Police Department,
3. no storage of vehicles be allowed outside the fenced or posted area,
4. no trash be stored on this site.

Following discussion, motion was made by Mahon, seconded by Blessum, and all voting aye, to approve a two-year temporary conditional use permit for the sales based on making the required City Code findings and on compliance with the conditions set forth by the Planning Commission.

Approve Specifications  
for Air Conditioning  
Installation in  
Computer Room  
Item 6.11

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January 7	Council approve specifications
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Following discussion, motion was made by Blessum, seconded by Herbst, and all voting aye, to approve the specifications and to authorize the call for bids in accordance with the above schedule.

Approve Work Plan and  
Allocate Funds for  
SHHSC Senior Citizen  
Study  
Item 6.14

The Council was requested to consider approving the work plan for the Bloomington Senior Component of the Comprehensive Study of Human Services in the South Hennepin Area as prepared by the South Hennepin Human Services Council. This plan was requested by the Council following a discussion of a recommendation for a \$5,000 expenditure of Community Development Block Grant funds for this study. Recommendation of the Community Services Department staff was that if the plan was approved, the Senior Citizen Advisory Commission should fill the role of the Senior Task Force in this component of the study.

Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the work plan as proposed and to allocate \$5,000 of Community Development Block Grant funds for this study.

Ice Garden Contracts  
with the Bloomington  
School District  
Item 6.15

The Council was requested to consider approving the Ice Garden contracts with the Bloomington School District for hockey practice time and hockey games. The contracts are the same as were signed last year and are in accordance with the Council-adopted fee schedule. They have been approved by the School Board. Background information concerning the contracts was submitted to the Council with the agenda material.

Following discussion, motion was made by Darr, seconded by Herbst, and all voting aye, to approve the contracts as submitted.

BH

DATE: January 9, 1980

TO: Robert A. Mood, Manager of Building and Inspection

FROM: Arlyn J. Grussing, Director of Planning

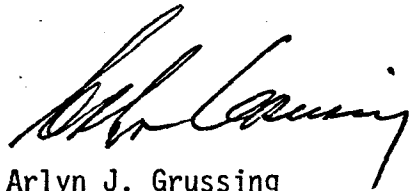
SUBJECT: LETTER OF TRANSMITTAL  
Case 8440A-79  
G. T. Mork and Company  
Variances

At its regular meeting of January 7, 1980 the City Council approved variances at 7900 Cedar Avenue (vacant GEM building) to:

- a) face new and existing walls of existing building with stucco rather than existing brick and block, and
- b) have a 15-foot parking lot setback along the south property line,

with the following conditions:

- 1) the appearance of the precast panels used in Phases II and III match the stucco material applied to the existing building;
- 2) plantings on the berm be as approved by the Director of Planning.



Arlyn J. Grussing  
Director of Planning

lml

City Code findings in Section 19.22(5)(A)(ii),(iii),(v) and (vi), with waiver of the temporary conditional use permit fee.

Hearing - Cedar Avenue  
Associates ID Financing  
Item 4.6  
R-80-118

The Council had scheduled a public hearing for consideration of the issuance of \$4,500,000 of tax-exempt industrial development financing for Cedar Avenue Associates (a Minnesota general partnership). The financing would be used to construct a new builder/owner multi-tenant office/service building, and to purchase the related land. Background information submitted to the Council with the agenda material included the action of the Economic Development Subcommittee on ID Financing, which recommended approval of the application.

Following discussion, motion was made by Blessum, seconded by Darr, and all voting aye, to close the hearing and to adopt a resolution granting preliminary approval to the issuance of this financing.

Waiver of Condition  
for Variance  
Case 8440A-79  
Item 6.15

The Council was requested by Cedar Avenue Associates to consider removing a condition relating to variances which were granted to the firm for the remodeling of the former GEM building. The condition which the applicant wished removed related to the use of stucco on the exterior of the building with the appearance to match present material. The applicant has indicated he wishes to use face brick, which is permitted by the ordinance. Following discussion, motion was made by Blessum, seconded by Darr, and all voting aye, to approve the waiver of this condition.

Hearing - Rezac/Bohlen  
ID Financing  
Item 4.7  
R-80-119

The Council had scheduled a public hearing for consideration of the issuance of \$1,000,000 of tax-exempt industrial development financing for Rezac and Bohlen, a Minnesota partnership. The financing would be used to acquire, construct and equip a warehouse and office building and related improvements at 10800 Normandale Boulevard. Background information was submitted to the Council with the agenda material and included the action of the Economic Development Subcommittee on ID Financing, which recommended approval of the application.

Following discussion, motion was made by Blessum, seconded by Peterson, and all voting aye, to close the hearing and to adopt a resolution granting preliminary approval to the issuance of this financing.

Hearing - Schefers ID  
Financing  
Item 4.8  
R-80-119

A public hearing had been scheduled for consideration of an application by Allen J. and Judy Schefers for the issuance of \$375,000 of tax-exempt industrial development financing to construct and equip an office-warehouse at 9001 Grand Avenue South.

The Economic Development Commission Subcommittee on ID Financing had recommended approval of the application. The Director of Staff Services indicated that the attorney for the applicants had requested changes in the resolution printed in the agenda to delete all references to Imperial Developers, Inc., to delete paragraph 2.3 and to change the language in paragraph 2.4 to incorporate the necessary wording from the deleted paragraph.

Following discussion, motion was made by Spies, seconded by Mahon, and all voting aye, to close the hearing and to adopt a resolution as amended granting preliminary approval to the issuance of this financing.

Question was raised by the Council as to the comment by the Director of Staff Services in his memo to the Council on the request by Martin Luther Manor as to the possibility of their getting industrial development financing for a 120-bed addition. Mr. Olson explained that the present guidelines do not address the issuance of this type of financing for nonprofit service organizations such as nursing homes. Discussion was held by the Council and it was noted that generally nursing homes do not pay property taxes and, therefore, there would be no addition to the City's tax base by construction of an addition. However, additional jobs could be added to the community by increasing the capacity of a nursing home.

Following discussion, it was agreed that the City Manager should place this matter on a future study meeting for discussion and formulation of a guideline, and to suggest that Martin Luther Manor delay making an application for this type of financing until after this discussion has been held.

Boards and Commissions'  
Communications  
Item 7.1

The Council was requested to consider a communication from the Park and Recreation Advisory Commission reflecting action taken at its September 3 meeting. The commission's recommendations were as follows:

"To recommend concept approval of the additional zoning districts plan as drafted by the Economic Development Commission with a special provision in the CX-2 District, to provide the opportunity for Park and Recreation Advisory Commission review of park open space areas in the future."

"To recommend that Zoning District SC - Special Provision - 19.40.05.08 A) be changed to read: 'No structure, parking area or storage area in any district bordering the SC district shall be located closer than 100 feet to the SC district boundary.' It is recommended that the appropriate changes be made throughout the ordinance."

"To recommend that Alternate A be approved as the procedure for review of final site and building plans. It is recommended that the same procedures be used for review of plans for the additional zoning districts as those used for all other zoning areas in the City of Bloomington. The Commission recommends that the Park and Recreation Advisory Commission, Natural Resources Commission and other commissions continue to have the opportunity for review of pertinent items prior

DATE: January 22, 1981


TO: Robert A. Mood, Acting Director of Community Development

FROM: Arlyn J. Grussing, Director of Planning

SUBJECT: LETTER OF TRANSMITTAL  
Case 8810A-80  
Cedar Avenue Associates  
Variance

At its regular meeting of January 19, 1981 the City Council approved a variance to the exterior finish requirements of the FD-1 district at 1701-1801 East 79th Street with the following conditions:

- 1) that the material used be 8-inch by 16-inch brick textured concrete block units, to be painted a color that matches or is compatible with the face brick on the two structures;
- 2) that the use of the approved architectural concrete masonry units is restricted to those walls forming the perimeter of the two docking areas and is not to extend onto any walls abutting the interior drive nor any other portion of the buildings.



Arlyn J. Grussing  
Director of Planning

lml

8810 A 80

# REQUEST FOR COUNCIL ACTION

PL2020-233

PL202000233

DATE Jan 8 1981

AGENDA SECTION. NO	<b>CONSENT BUSINESS</b>	ORIGINATING DEPARTMENT: <b>COMMUNITY DEVELOPMENT Administrative Division</b>	Approved For Agenda:
ITEM: NO.	Variance to exterior Finish Requirements of the FD-1 District	By:	By:

Item 6

Case 8810A-80

**GENERAL INFORMATION**

Applicant: Cedar Avenue Associates

Location: 1701-1801 East 79th Street

Request: Variance to exterior finish requirements of the  
Freeway Development-1 District

Existing Land Use and Zoning: Office-warehouse building (under construction),  
zoned FD-1

Surrounding Land Use and Zoning: North--commercial; zoned FD-1  
East--office; zoned FD-1  
West--office-warehouse; zoned FD-1  
South--multiple-family residential; zoned R-4

Comprehensive Plan: The 1980 Comprehensive Land Use Plan recommends  
industrial land uses for this parcel

**VARIANCE CONSIDERATION**

Section 19.34(e)(4) states, in part, that  
"Exterior surfaces of all buildings shall be  
faced with face brick, stone, architectural  
concrete or pre-cast concrete, or an equivalent  
or better."

The applicant proposes to face the truck docking  
areas with embossed architectural concrete  
masonry units

**FINDINGS REQUIRED:**

Section 2.98.01(3)(A)(B)(C)(D)

**HISTORY**

City Council Action: January 7, 1980--approved variance to face  
existing GEM building with stucco (Case 8440A-79)  
Approval included condition that all buildings  
in the remainder of the development be finished  
with a matching texture and color.

COUNCIL ACTION: Motion by \_\_\_\_\_ Second by \_\_\_\_\_ to \_\_\_\_\_

Cedar Avenue Associates  
Variance to exterior finish  
requirements of the FD-1 district

Case 8810A-80  
Page Two

City Council Action: September 8, 1980--approved a waiver of condition placed on previous variance in order to allow the use of face brick.

#### CHRONOLOGY

Planning Commission Agenda: January 8, 1981--public hearing was advertised in the official newspaper on December 24, 1980. Notices were mailed to adjacent property owners on December 29, 1980.

E 70th St

CASE 8810A-80

PL2020-233  
PL202000233

Scale 1" = 200'



SUMMIT  
STATE  
BANK

ADD.  
197888  
F 300  
300  
360

(6820)  
200400  
B 330  
(3)

TRACT  
B

R. L. S. (4)

NO. 535  
190780  
A 749

O.L. A 1600 13200 DIO

79th STREET

CEDAR

217802  
C 351  
C 469

FD-1

176682  
C 288

PARK I

218604  
C 354  
C 27

ADDITION

STADIUM

84186  
C 240

SQUARE

(67)  
F  
17440  
D 134

(1)

(2)

(3)

(1)

CEDAR

(14)  
18117  
F 104-19  
1550

(17)  
18131  
C 104  
1558

(18)  
18145  
C 104  
1566

(19)  
18159  
C 104  
1600

(20)  
18173  
C 104  
1616

MANOR

(21)  
18275  
B 105  
1616

(22)  
18267  
C 107  
1700

(23)  
18742  
C 107  
1706

(24)  
18757  
C 107  
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C 166

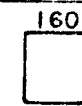
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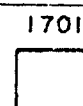
EAST 80th STREET



R-4



(7310)  
242 931  
F 332  
640  
C 388 (3)



FD-2

(7320)  
75032  
F 166  
301 (4)



(7330)  
74962  
C 166 (5)



B-1

OLD CEDAR AVENUE

BLOOMINGTON

8162

R-4  
(PD)

1531

57 (13)

R-4  
(PD)

1531

1531

1531

1531

1531

1531

Hearing - Cedar Avenue  
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Following discussion, motion was made by Blessum, seconded by Darr, and all voting aye, to close the hearing and to adopt a resolution granting preliminary approval to the issuance of this financing.

Waiver of Condition  
for Variance  
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Following discussion, motion was made by Darr, seconded by Herbst, and all voting aye, to approve the contracts as submitted.

Public Hearing on  
Comprehensive Plan  
continued

that much of the housing developed in the next 10 to 20 years will be in the high-density category. One possibility would be the area west of Dred Scott Playfield. He said the area in the southwest corner of the City contains approximately 1,500 dwelling units. The nearest shopping area is 2-1/2 to 3 miles away. With the possibility of 3,500 to 4,500 dwelling units in this area, there will be a need for a commercial facility to serve the needs of the residents.

Mr. Geshwiler reviewed comments on the plan from other staff in the City.

Mr. Ron Rudrud, City Engineer, said a tremendous job has been done on the plan. There are some concerns, such as the way some intersections are shown on the plan. There are some corrections to be made on the maps concerning utilities. He said these among other changes can be worked out between the Planning Division and Public Works Department.

Mr. Geshwiler said the plan has been transmitted to the Metropolitan Council for an informal review and a preliminary indication of what their feelings are will be given in March. One area where there is a difference of opinion is regarding CSAH 18, which was expected.

Item #2  
Harvey Swenson  
Case 8679A-79  
8101 Edwood Place  
Final development plan,  
final site plan and  
building plans

Mr. Grussing said the applicant has requested that this item be continued.

Mr. Fillbrandt, S/Kelly, to continue Case 8679A-79 to the meeting of January 3, 1980. Motion carried 7-0.

9:00 p.m.

Item #3  
G. T. Mork and Company  
Case 8440A-79  
7900 Cedar Avenue  
Variance to required  
exterior surface  
material and to parking  
lot setbacks

Mr. Grussing said the applicant is in the process of remodeling an existing building, the former GEM store, into office/warehouse space. The approved plans show the existing building being cut into three buildings, separated with driveways. He said the first variance request is to allow the existing brick exterior walls and the new walls to be covered with stucco, and the second request is to reduce the parking lot setback, adjacent to residentially zoned property, from 20 feet to 15 feet. Mr. Grussing said staff recommends denial of the first request since no identifiable hardship exists, and approval of the second request, subject to the condition that berming and screening in that yard area be as approved by the Director of Planning.

9:08 p.m.

Item #3 continued  
Case 8440A-79

Mr. G. T. Mork, the applicant, said one of the objectives when completed is to have an attractive product which will be in keeping with the plans for Phases II and III. He said he is attempting to bring some relief to the long existing walls of the existing building by bringing panels out from the building and adding facia material to give some depth and break up the length. He said the problem is with the existing walls. It would be impossible to match the face brick.

Mr. Clint Fladland, representing the Minnesota Lathing and Plastering Bureau, said the zoning ordinance excludes the materials he represents. He said exterior plaster is a popular and excellent building material and is being used extensively. The material proposed for this project is an applied concrete, one inch thick, and is called exterior architectural plaster. In his opinion, he said this material is better and more durable than the familiar precast concrete.

Mr. Fillbrandt asked if this kind of exterior will fit in with the other structures in the area. Mr. Fladland said it is generally felt that a mix of materials is good planning.

Mr. Andruss asked what the maintenance is of this material. Mr. Fladland said what is proposed for this building is considered to be maintenance free.

Mr. Mork requested that the Planning Commission recommend approval of the materials, subject to approval of the staff of a panel that would be built on the site at the approval of the Building and Inspection Division.

Mr. Grussing said the code requirement is clear. In the past, stucco has not been a permitted material in the FD-1 district. On the building permit application, he said the applicant was given the opportunity to stucco the west wall of the building. Now the applicant is requesting permission to use this same material on the other walls.

Mrs. Connor inquired if any of the Planning staff had an opportunity to see what is proposed to be used. Mr. Grussing said he has not, but will meet with the applicant to discuss the material.

Mr. Mork explained that the facia treatment to be added will be at a cost of \$190,000, which is not required by code, but is an improvement to the building. The existing brick cannot be matched and, he said, the four sides of the building should be the same. There is no point in adding the facia above the walls if the walls are not in keeping with the finish on Phases II and III. Mr. Mork said the inside corridors would be made out of block.

Item #3 continued  
Case 8440A-79

Mr. Anderson asked staff's opinion of the proposed material if the three phases were a planned development. Mr. Grussing said the material would probably be acceptable in a planned development if there was a commitment on the exterior of the next two phases.

Mr. Mork said all three phases will look the same. If the exterior walls cannot be stuccoed, there would be no point in adding the protruding panels against brick.

Regarding the reduced setback request, Mr. Mork said the existing parking lot is five feet from the property line. He said there will be a 15-foot bermed area from the property line, which will be landscaped. This will add more parking spaces.

Mr. Dave Bertelson, architect for the project, said there will be a five-foot wooden fence and some plantings.

The Planning Commission reviewed the findings for a variance in Section 2.98.01(b)(3)(A),(B),(C) and (D).

Mr. Andruss said anything that is done will be an improvement to this property. He said he sees no problem with the stucco if the quality is high, and would like to see the other two buildings faced with a fabricated concrete panel that would match what is proposed for this building.

M/Anderson, S/Connor, to close the hearing. Motion carried 7-0.

M/Anderson, S/Connor, in Case 8440A-79, to recommend approval of the variance to the required exterior surface material, based on the ability to make the findings in Section 2.98.01(b)(3)(A),(B),(C) and (D) as required, with the following condition:

the appearance of the precast panels used in Phases II and III match the stucco material applied to the existing building.

Motion carried 7-0.

M/Anderson, S/Connor, to recommend approval of a variance to allow a 15-foot parking lot setback adjacent to residential property, based on the ability to make the findings in Section 2.98.01(b)(3)(A),(B),(C) and (D) as required, with the following condition:

plantings on the berm be as approved by the Director of Planning.

Motion carried 7-0.

February 2  
February 9

Receive and open bids  
Council consider bid award

Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the specifications and to authorize the call for bids in accordance with the proposed schedule.

Approve Purchase of  
Diesel Fuel  
Item 6.5

The Council was requested to consider approving the purchase of 7,000 gallons of diesel fuel. Quotations were received as follows:

Stearns Oil Company	\$ .972 per gallon
Kimro, Inc.	\$ .975 per gallon
Rollins Oil Company	\$ .987 per gallon

Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to accept the low quotation of Stearns Oil Company for \$.972 per gallon and to award the contract to that firm.

Variance to Exterior  
Finish Requirements  
of the FD-1 District  
Case 8810A-80  
Item 6.6

The Council was requested by Cedar Avenue Associates, 1701-1801 East 79th Street, to consider approving a variance to the exterior finish requirements of the Freeway Development (FD-1) District to allow truck docking areas to be faced with embossed architectural concrete masonry units.

The Planning Commission, at its meeting of January 8, recommended approval of the variance based on making the required City Code findings in Section 2.98.01(3)(A),(B),(C) and (D) with the following conditions:

1. that the material used be 8-inch by 16-inch brick textured concrete block units, to be painted a color that matches or is compatible with the face brick used on the two structures,
2. that the use of the approved architectural concrete masonry units is restricted to those walls forming the perimeter of the two docking areas and is not to extend onto any walls abutting the interior drive nor any other portion of the buildings.

Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the variance based on making the required City Code findings and on compliance with the conditions set forth by the Planning Commission.

Agreement with The  
Storefront/Youth  
Action  
Item 6.7

The Council was requested to consider approving an agreement between the City and The Storefront/Youth Action for provision of counseling services to the City. A copy of the proposed agreement was submitted to the Council with the agenda material. Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the agreement.

Agreement with Side  
by Side  
Item 6.8

The Council was requested to consider approving an agreement between the City and Side by Side for provision of counseling services to the City. A copy of the proposed agreement was submitted to the Council with the agenda material. Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the agreement.

Agreement with Meals  
on Wheels  
Item 6.9

The Council was requested to consider approving an agreement between the City and Meals on Wheels for the provision of services to the City. A copy of the proposed agreement was submitted to the Council with the agenda material. Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the agreement.

Set Schedule for  
1981-1 Street Improve-  
ment Project  
Item 6.10

The Council was requested to set the schedule for the 1981-1 Street Improvement Project. The schedule was proposed as follows:

Set schedule and submit preliminary report	January 19
Mail notices	January 23
Newspaper publication	January 28
Informational meeting	February 3 - 7:30 p.m.
Council hearing	February 9 - 7:30 p.m.

The Director of Public Works reviewed the work included in the project and noted that one item not included, but which should be, is the traffic signal at Old Shakopee Road and France Avenue, which would include Opticom at an estimated cost of \$7,500. Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the preliminary report for the project, including the addition of the traffic signal at Old Shakopee Road and France Avenue, and to approve the schedule as proposed with the Council hearing at 7:30 p.m. February 9.

Approve Purchase of  
Aluminum Signs  
Item 6.12

The Council was requested to consider approving the purchase of aluminum signs from the U. S. Standard Sign Company under Hennepin County Contract No. 1288 for \$12,274.16. Bids for the signs were received as follows:

U. S. Standard Sign Company	\$12,274.16
Vulcan Signs & Stampings	\$13,204.92
Hall Signs, Inc.	\$13,310.68
WLV Sign Supply Company	\$13,429.20
M & R Sign Company, Inc.	\$14,188.30
Lyle Signs, Inc.	\$14,441.10

# REQUEST FOR COUNCIL ACTION

PL2020-233

PL202000233

DATE May 7 1981

AGENDA SECTION: NO. <b>CONSENT BUSINESS</b>		ORIGINATING DEPARTMENT: <b>COMMUNITY DEVELOPMENT</b> Division of City Planning	Approved For Agenda By:
ITEM: NO.	Variance to increase distance between building and freestanding sign from 20 feet to 125 feet	By:	

Item 1

Case 8810A-81

**GENERAL INFORMATION**

Applicant: Cedar Avenue Associates

Location: 1701-1801 East 79th Street

Request: Variance to increase distance between building and freestanding sign from 20 feet to 125 feet

Existing Land Use and Zoning: Office/warehouse building; zoned FD-1

Surrounding Land Use and Zoning: North--commercial; zoned FD-1  
East--office; zoned FD-1  
West--office/warehouse; zoned FD-1  
South--multiple-family residential; zoned R-4

Comprehensive Plan: The 1980 Comprehensive Land Use Plan recommends industrial land uses for this parcel

**VARIANCE CONSIDERATION**

The applicant proposes to erect a four-foot by 12-foot sign 29 feet from the East 79th Street right-of-way, approximately 125 feet from the office/warehouse building. The sign would be located in the driveway divider at the 79th Street entrance.

Section 19.66(a)(4) states that in the FD-1 District, a sign not to exceed 100 square feet shall be permitted 20 feet in front of the building

**FINDINGS REQUIRED**

Section 2.98.01(b)(3)(E)(ii)(I),(II),(III) and (IV)

**HISTORY**

City Council Action: January 19, 1981--approved variance to allow embossed block in place of brick on walls of interior truck docking areas

COUNCIL ACTION: Motion by \_\_\_\_\_ Second by \_\_\_\_\_ to \_\_\_\_\_

Cedar Avenue Associates  
Variance to increase distance  
between building and freestanding  
sign from 20 feet to 125 feet

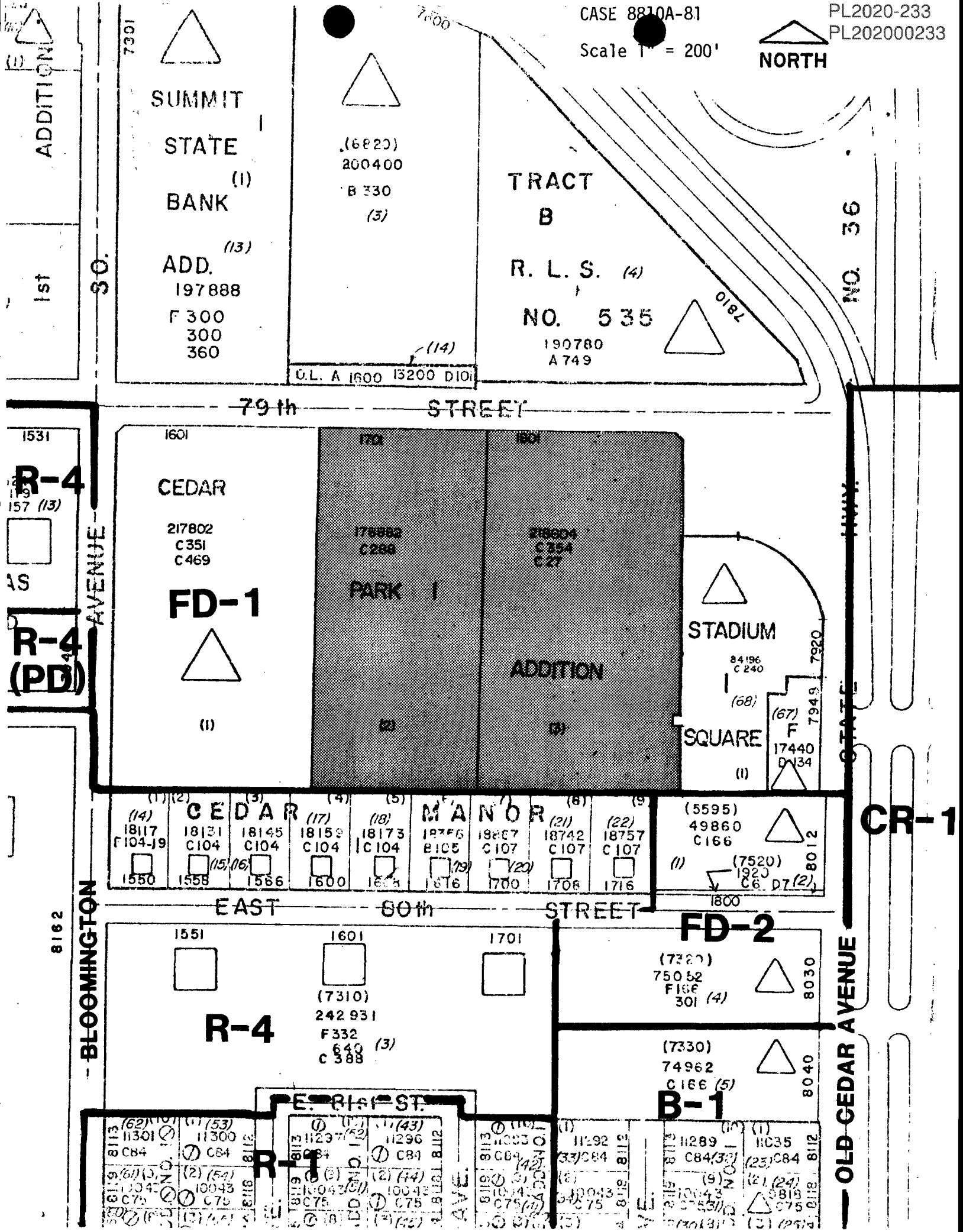
Case 8810A-81  
Page Two

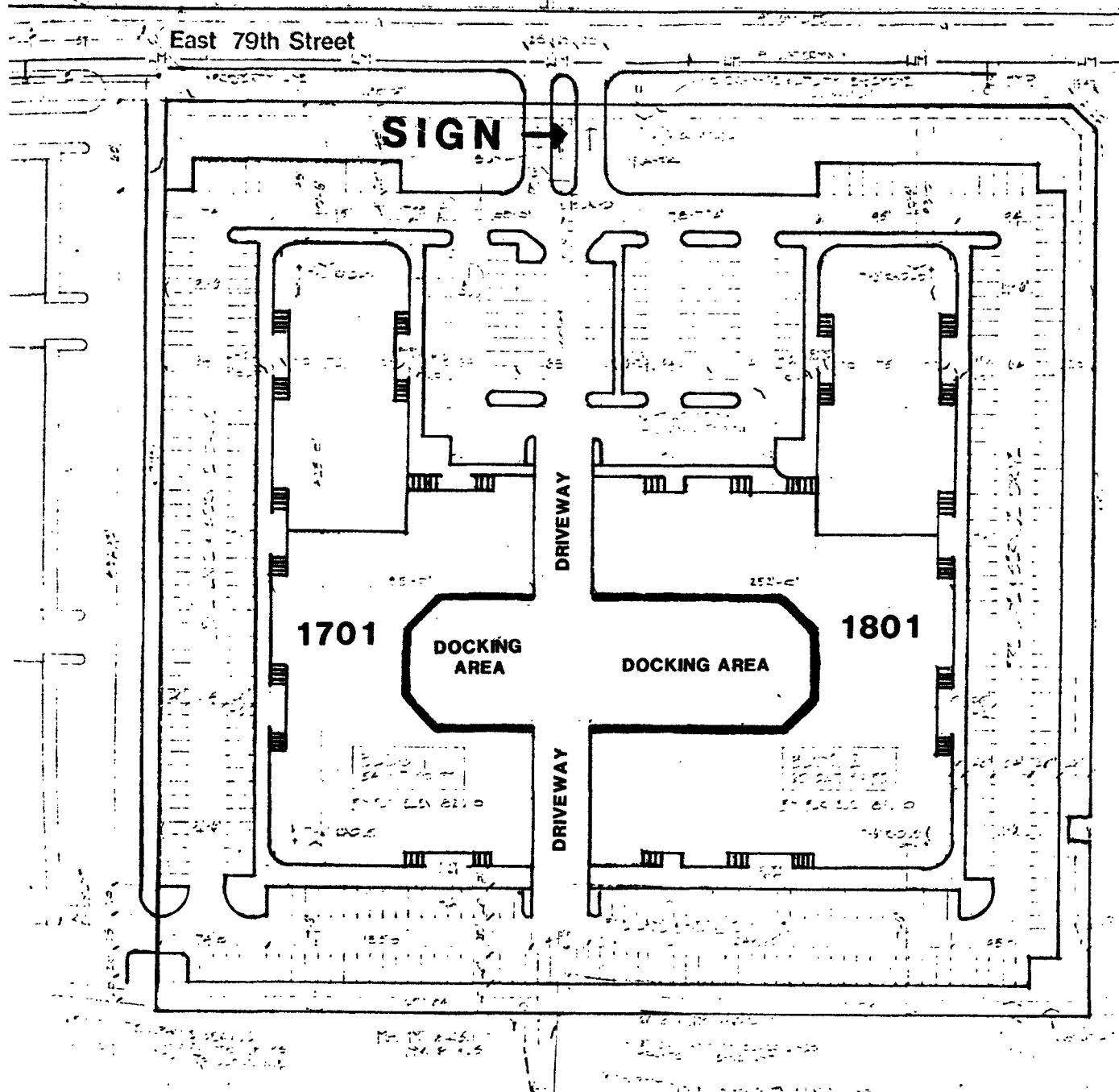
#### CHRONOLOGY

Planning Commission Agenda: May 7, 1981--public hearing was advertised in the official newspaper on April 22, 198. Notices were mailed to adjacent property owners on April 24, 1981.

Scale 1" = 200'

NORTH





MH. TP. 025.1  
HV. 816.5

# CEDAR BUSINESS CENTER

PER STANDING  
ENTERING

2222

DEPT OF STATE

PROJECT SUB-COMMITTEE REPORT

# Center

CASE 8810A-81

**F**

3'-8"

PL2020-233  
PL202000233

MATERIALS-  
SMOKED GRAY  
PLEXIGLAS W/  
WHITE LETTERING

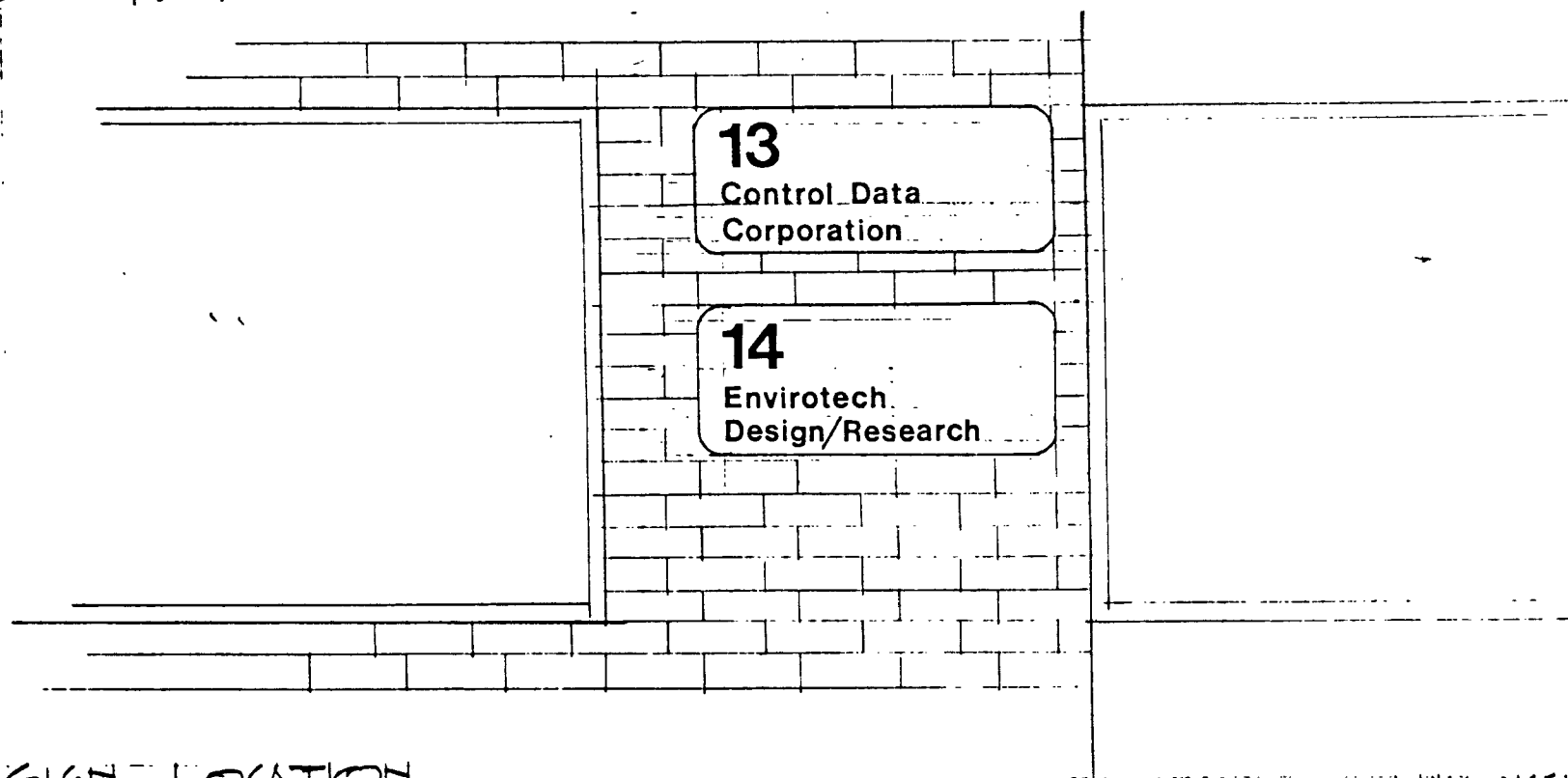
14

Envirotech  
Design/Research

CASE 8810A-81

SIGN DETAIL  
SCALE 1/2" = 1'-0"

SIGN AREA - 5.5 SQ. FT.



SIGN LOCATION  
SCALE 1/2" = 1'-0"

DU' MONCEAUX & ASSOC.  
25 MAR. '81 S.H.

du'monceaux  
and associates  
architects - planners

March 26, 1981

PL2020-233  
PL202000233

City of Bloomington  
2215 W. Old Shakopee Road  
Bloomington, Minnesota 55431

SUBJECT: Cedar Business Center/ Variance for project entry sign/ Overall  
signage program

Dear Mr. Grussing:

We are requesting a variance from the existing signage ordinance that would allow our project sign to be a greater distance than 20'-0" from the building for the following reasons:

1. We do not feel that a project sign located on the front of our building would enhance the project's character, in fact, would be detrimental to it.
2. Our berming/ landscape plans along East 79th Street, the north end of the project, will result in extensive screening therefore making any sign near the building extremely difficult to see. (see enclosure)
3. The floor elevation of the building is below street elevation and set back 93 feet from the street adding to the already difficult visibility situation created by landscaping.

In order that the city might have a better understanding of our request, we include in their package our proposed signage program for the entire project. We chose to keep the individual tenant signage very controlled, therefore the program outlined below is very important to us. The proposed signage program for the Cedar Business Center consists of four elements:

1. Building address- the buildings address number located on the front of each building, near the center, between the window band and the roof. (see enclosure.)
2. Project sign- a sign identifying the project by name located at the main entry and visible to traffic. (see enclosure)
3. Directory signs- one directory sign for each building, located as shown on plan enclosed, consisting of suite number, name of occupant, and directional arrows.
4. Individual Tenant signage- At each entry there will be a tenant identification sign approximately 1'-6" by 3'-6" for each tenant using that entry. (see enclosure)

du'monceaux  
and associates  
architects - planners

PL2020-233 .  
PL202000233

We hope that by defining our overall signage plan, a clearer understanding for the need of the requested variance will be reached. Thank you for your consideration.

Sincerely,



Greg DuMonceaux  
President

c.c.: Sam Marfield  
Ken Belgarde

CITY OF BLOOMINGTON

Division of City Planning

Confidential Staff Notes\*  
for the Meeting of May 7, 1981

Item #1

GENERAL INFORMATION

Applicant: Cedar Avenue Associates (Case 8810A-81)  
Location: 1701-1801 East 79th Street  
Request: Variance to increase the distance between building and  
freestanding sign from 20 feet to 125 feet

PROPOSAL

The applicant proposes to locate a freestanding project sign of 48 square feet (4 feet by 12 feet) in the driveway island accessing East 79th Street. The proposed setback of the brick double-faced sign is 29 feet from East 79th Street which places the sign about 125 feet from the nearest building.

ANALYSIS

The four-foot by 12-foot sign would set atop a two-foot three-inch high brick planter in the entry island. The project name would be set out on both faces with freestanding letters of less than 12 inches high.

It is the opinion of staff that a sign in such a location and of such design is quite preferable to an elevated sign either attached to the building or freestanding within 20 feet of the building providing the sign does not present any sight hazard to drivers or pedestrians. Due to the depth of the driveway throat no such hazard should exist at this location.

Staff would note that the master sight plan and planter/sign detail do not match up and that the former shows a 24-foot setback while the latter shows a 34-foot setback. These discrepancies should be corrected by the applicant.

RECOMMENDATION

Staff recommends approval of a variance to allow the project sign as proposed to be placed within the driveway island with no less than a 20-foot setback from East 79th Street with the following conditions:

- 1) sign size not to exceed four feet by 12 feet;
- 2) brick and letters to be approved by the Director of Planning; and
- 3) overall sign design for the development be approved by the Manager of Building and Inspection Division.

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\*For the use of the Director of Planning and the staff of the Division of City Planning only and have no legal status.

Item #5 continued  
Case 7284A-81

Ms. Claire Healy, building engineer for Northwestern Bell, said she was not aware of the conditions recommended until this evening, and these would have to be discussed with Northwestern Bell's Legal Department. She said some building trades are expected to go on strike in May, and it is important that work begin as soon as possible.

Mr. Fillbrandt asked if there has been a problem on the part of the City. Mr. Grussing said it was discovered when application was made for a building permit that Planning Commission approval of final site and building plans was a condition of approval. He said Northwestern Bell has been very cooperative with the City, and there should be no problem.

Mr. Hawbaker said the conditions concerning landscaping and sidewalk and bikeway easements were included at the recommendation of the Traffic Engineer. The street easement recommendation is for purposes of a future right-turn lane from Irwin Avenue to eastbound 84th Street.

M/Gerard, S/Connor, to close the hearing. Motion carried 7-0.

M/Gerard, S/Connor, in Case 7284A-81, to recommend approval of the final site plan and building plans for expansion to a telephone equipment building, with the following conditions:

- 1) landscape plan be approved by the Director of Planning;
- 2) a ten-foot sidewalk and bikeway easement be provided along West 84th Street;
- 3) a permanent street easement of 70-foot radius be provided at the intersection of Irwin Avenue and West 84th Street.

Motion carried 7-0.

Item #6  
Amendment to Sign Ordinance

Mr. Hawbaker said the Planning Commission is requested to consider three changes to the sign ordinance:

- 1) eliminate references to integrated roadside developments;
- 2) allow signs closer to rights-of-way in districts where they are now required to be within 20 feet of the building; and
- 3) provide for uniform sign design requirements in office/warehouse developments.

Mr. Hawbaker said an integrated roadside development consists of any two of a hotel, service station and restaurant in Freeway Development zones, and office buildings in R-5 zones. There are two such integrated roadside developments in the City, and the current

UNAPPROVED  
MINUTES

Item #6 continued  
Amendment to Sign Ordinance

ordinance allows them an extra sign. In one of the developments, Norman Center Office Park, the uses are no longer under unified ownership or control, and the extra sign is not warranted. He said the Building and Inspection Division has had difficulties with this provision for an extra sign, and it should be deleted from the ordinance. To help enforce a particular situation at Norman Center Office Park and to avoid potential signage problems in the future, it is recommended that the allowance for an extra sign be deleted.

The second change is in reference to signs within 20 feet of the building in the FD-1, I-1, IN-1, R-5 and CR-2 zoning districts. In a majority of the zoning districts, the setback requirement is 60 feet, which means the sign must be set back 40 feet and within 20 feet of the actual building envelope. He said many variances to this requirement have been requested and approved. It is felt that in a large office/warehouse or office development, it is appropriate to have a sign 20 feet from the right-of-way line. He said this would allow another alternative for another sign, a project identification sign, with a maximum height of six feet and 100 square feet in size. He said it is felt a hardship does not need to be identified since such signs are allowed in other zoning districts.

UNAPPROVED  
MINUTES

The third change pertains particularly to office/warehouse developments where a number of individual tenants share a common court and common drive, and have exterior access. In this case, the City has no control or no way to allow signage for these individual tenants. In most cases, the developers have been responsible about signage, but it would be desirable to have uniform sign design criteria for all office/warehouse developments. There is nothing in the ordinance currently that permits the City to regulate those signs.

Mr. Fillbrandt questioned the six-foot maximum height of signs. Mr. Hawbaker cited the example of the Detector Electronics sign, which is only four or five feet high. He said it is low profile, of brick that matches the building, but a variance was required for the sign. He said the low-profile sign restricts the sign to being a project identification sign.

Mr. Wilcox said the three requested changes are good, but he questioned if the City can control the color or lettering style in a uniform sign design. He said this may cause problems with corporate logos. Mr. Hawbaker said this change would mean that whatever design is used would have to be consistent throughout the development. He said the object is to avoid advertising-type signs, yet provide a minimal amount of information to identify the uses.

Item #6 continued  
Amendment to Sign Ordinance

UNAPPROVED  
MINUTES

Mr. Fillbrandt said a good example of a uniform sign design is that at Airport Business Center on 12th Avenue, which uses gold lettering and is very attractive. He said a mix of colors makes for a cluttered appearance. Mr. Hawbaker said the owners would have to make a choice and stick to it.

Mr. Grussing said this ordinance change would allow more signs in the City. There are many office/warehouses with no identification. Mr. Hawbaker said the ordinance would make it easier for building owners and managers to control their tenants.

M/Gerard, S/Connor, to recommend approval of the proposed changes to Section 19.66(a)(1),(4) and (c)(18) of the sign ordinance.

Mr. Wilcox said he cannot support the motion because of restricting color and lettering styles.

Motion carried 6-1, with Wilcox opposed.

Adjournment

~~M/Gerard, S/Kohlstedt, to adjourn.~~ Motion carried 7-0,  
and the meeting adjourned at 10:45 p.m.

CITY COUNCIL MEETING

Approved Minutes  
Regular Meeting  
Meeting #18

7:00 p.m.  
May 18, 1981  
Council Chambers

- Call to Order The meeting was called to order by Mayor James H. Lindau.
- Pledge to Flag Mayor Lindau led the Council and the audience in the pledge of allegiance to the flag.
- Roll Call Present: Mayor Lindau, Councilmen R. Blessum, R. Darr, A. Herbst, M. Mahon, N. Peterson and T. Spies.
- Appointment to Heritage Preservation Commission  
Item 3.1 The Council was requested to accept nominations and make an appointment to the Heritage Preservation Commission to fill a vacant position for a term expiring December 31, 1981. Councilman Blessum nominated Kenneth Stebbins, 8030 Tierney's Woods Road. Motion was made by Lindau, seconded by Herbst, and all voting aye, to postpone confirmation of this appointment for two weeks.
- Appointment to Park and Recreation Advisory Commission  
Item 3.2 The Council was requested to accept nominations and make an appointment to the Park and Recreation Advisory Commission to fill a vacancy created by the resignation of Elizabeth Gilbert for a term expiring December 31, 1983. Nominations were made as follows: Councilman Herbst - Nancy Schuett, 10632 Sheridan Avenue South; Virgil Decker, 9301 Stevens Avenue South; and Nurmi Ingram, 8831 Penn Lake Circle. Motion was made by Mahon, seconded by Herbst, and all voting aye, to postpone confirmation of this appointment for two weeks.
- 1981 License Applications  
Item 6.1 The Council was requested to consider approving the 1981 license applications per the listing on file with the official records. Motion was made by Darr, seconded by Mahon, and all voting aye, to approve the license applications as submitted.
- Approve Purchase of One-Ton Cab and Chassis Units  
Item 6.2 The Council was requested to consider approving the purchase of two one-ton cab and chassis units from Harold Chevrolet, Inc., per their bid of \$10,091 each for a total expenditure of \$20,182. The bid from Harold Chevrolet was the only bid received. The Purchasing Agent indicated that a check with other potential bidders showed they were hesitant to submit bids due to pricing uncertainties and the lack of price guarantees from the manufacturer. Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the purchase of the two cab and chassis units from Harold Chevrolet, Inc., for a total of \$20,182.
- Variance to Increase Distance Between Building and Sign  
Case 8810A-81  
Item 6.3 The Council was requested by Cedar Avenue Associates, 1701-1801 East 79th Street, to consider approving a variance to increase the distance between a building and a freestanding sign from 20 feet to 125 feet.
- The Planning Commission, at its meeting of May 7, recommended approval of the variance based on making the required City Code findings in Section 2.98.01(b)(3)(E)(i),(ii),(iii) and (iv) with the following conditions:
1. sign size not to exceed four feet by 12 feet,
  2. brick and letters to be approved by the Director of Planning,
  3. overall sign design for the development be approved by the Manager of the Building and Inspection Division.
- Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the variance based on compliance with the conditions set forth by the Planning Commission.
- Variance to Increase Distance Between Building and Freestanding Sign  
Case 6920A-81  
Item 6.4 The Council was requested by H and J Company, 10800 Normandale Boulevard, to consider approving a variance to increase the distance between a building and a freestanding sign from 20 feet to 175 feet.
- The Planning Commission, at its meeting of May 7, recommended approval of a variance to allow the sign to be placed more than 20 feet in front of the building based on making the required City Code findings in Section 2.98.01(b)(3)(E)(i),(ii),(iii) and (iv) with the following conditions:
1. the sign not exceed 100 square feet,
  2. the color and size of lettering, color of brick and lighting be approved by the Director of Planning and the Manager of the Building and Inspection Division,
  3. sign be set back at least 20 feet from any right-of-way or street easement, with specific location, if other than that as proposed, approved by the Director of Planning.
- Question was raised by Spies as to the lighting of the sign, and Mr. Grussing said it would be internally lit, and there may not be a great need for illumination because of the street lighting at this location.

Mechanical License  
Applications  
Item 6.5

Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the variance based on compliance with the conditions set forth by the Planning Commission.

The Council was requested to consider approving mechanical license applications as follows:

Hoff Plumbing, Inc., 14313 28th Place North, Plymouth 55441 Gas Installer License  
Coronado Stone Products, 1455 Wolters Boulevard, St. Paul 55110 Heating License

Motion was made by Darr, seconded by Mahon, and all voting aye, to approve the above licenses.

Approve Expenditure  
for MRPA Softball  
Registrations  
Item 6.6

The Council was requested to consider approving an expenditure of \$4,858 to register 506 adult softball teams with the Minnesota Recreation and Park Association. These funds will be recovered through fees paid by the teams. Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the expenditure.

Approve Use of Valley  
View Pool for Aquatic  
Clubs  
Item 6.7

The Council was requested to consider approving the use of Valley View Pool for meets to be held this summer by the Bloomington Aquatic Swim Club and the Aquatic Diving Club. The Diving Club would use the pool on July 3, 4 and 5 for the annual Aquatennial Diving Meet and the pool would not be closed although the diving section would be. The Swim Club wishes to use the pool for the weekend of July 25 and 26 for hosting a Bloomington AAU Swim Meet and the pool would be closed to the public for the entire two days of the meet.

The Director of the Park and Recreation Division indicated the charges would be made on the same basis as last year. Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the use of the pool as requested with the charges to be as in the past.

Convention Bureau  
Billing  
Item 6.8

The Council was requested to consider approving the billing submitted from the Convention Bureau per the listing on file with the official records. Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the billing as submitted.

Approve Plans and  
Specifications for  
1981-0211 Project  
Item 6.9

The Council was requested to consider approving the plans and specifications and authorize the call for bids for the 1981-0211 Sanitary Sewer, Storm Sewer and Watermain Project. The schedule would be as follows:

Approve plans and specifications	May 18
First advertisement	May 22
Open bids	June 17
Council consider bids	June 22

Following discussion, motion was made by Darr, seconded by Mahon, and all voting aye, to approve the plans and specifications and authorize the call for bids in accordance with the schedule.

Approve Plans and  
Specifications for  
1981-0311 Project  
Item 6.10

The Council was requested to consider approving the plans and specifications and authorize the call for bids for the 1981-0311 Street Improvement Project HUD Project No. B-81-MC-27-001. The schedule would be as follows:

Approve plans and specifications	May 18
First advertisement	May 22
Open bids	June 17
Council consider bids	June 22

Following discussion, motion was made by Darr and seconded by Mahon to approve the plans and specifications and to authorize the call for bids in accordance with the schedule. All voted aye, except Spies, who voted nay, and the motion carried 6-1.

Resolution of Denial  
of Plat of Forest  
Haven 3rd Addition  
Item 4.8

The Council was requested to consider adopting a resolution of denial of the preliminary and final plat of Forest Haven 3rd Addition, 5301 Northwood Ridge. The Council had considered this plat at its May 11 meeting and had requested preparation of the resolution of denial.

Plans were posted on the wall and reviewed by the Director of Planning, who said Thomas McCarthy, the applicant, had submitted a revised two-lot plat which he wished the Council to consider. Discussion was held on whether or not the resolution of denial should be adopted or if the revised plat should be considered. Herbst said there is a consensus in the neighborhood that this lot should not be divided and, therefore, he said if the Council was to consider a revised plat the neighbors should be notified.

Following discussion, motion was made by Herbst and seconded by Mahon to postpone this matter for two weeks to allow a new hearing to be scheduled on the revised plat with renotification of the adjacent residents. All voted aye, except Darr and Peterson, who voted nay, and the motion carried 5-2.

Preliminary and Final  
Plat of Kevin Klodt  
1st Addition  
Case 8841A-81  
Item 4.1  
R-81-62

The Council was requested to consider approving the preliminary and final plat of Kevin Klodt 1st Addition, located at 3600 West 78th Street. The plat was submitted in order to plat a parcel described by metes and bounds into one lot and one outlot for possible construction of an office building and restaurant.

The proposed plat was reviewed by the Administrative Subdivision Review Committee on May 6 and was recommended for approval with the following conditions:

## INTER-OFFICE CORRESPONDENCE

PL2020-233  
PL202000233

BN

DATE: May 19, 1981

TO: Robert A. Mood, Manager of Building and Inspection

FROM: Arlyn J. Grussing, Director of Planning

SUBJECT: LETTER OF TRANSMITTAL  
Case 8810A-81  
Cedar Avenue Associates  
Variance

At its regular meeting of May 18, 1981 the City Council approved a variance to increase the distance between the building and a freestanding sign at 1701-1801 East 79th Street from 20 feet to 125 feet with the following conditions:

- 1) sign size not to exceed 4 feet by 12 feet;
- 2) brick and letters to be approved by the Director of Planning;
- 3) overall sign design for the development be approved by the Manager of Building and Inspection Division.



Arlyn J. Grussing  
Director of Planning

lml

8810 A

81

December 3, 2002

Principal Mutual Life Insurance Company  
C/O Scott Lang  
CB Richard Ellis  
7760 France Ave. S., Suite 770  
Edina, MN 55435

RE: Case 8810A-02

Dear Mr. Lang:

At its regular meeting of December 2, 2002 the City Council adopted a resolution approving a variance to reduce the front setback of a freestanding sign from the planned widened right-of-way line from 20 feet to 10 feet at 1701 and 1801 East 79th Street (Case 8810A-02) subject to the following conditions:

- 1) The leading edge of the sign shall be a minimum of 35 feet from the existing property line;
- 2) The existing freestanding sign on site, which is located within a utility easement and over trunk sewer lines, shall be **carefully removed** in conjunction with installation of the new sign. Applicant will coordinate removal with the Bloomington Utilities Division to avoid damage to the sewer lines;
- 3) Before issuance of a sign permit, the property owner shall submit a signed agreement approved by the Public Works Department stating that the freestanding sign will be removed within 60 days following receipt of a removal notice at no cost to the public in order to accommodate the future widening of 79<sup>th</sup> Street. A decision on whether the freestanding sign needs to be removed will be made by the Public Works Department after preparation of design plans for the widening of 79<sup>th</sup> Street (to be renamed American Blvd.); and,
- 4) This variance shall expire 60 days after the landowner's receipt of a sign removal notice from the City.

Should you have any questions regarding this action, please contact Glen Markegard at 952-563-8923. Before any sign installation begins, you must obtain all required sign permits. Please coordinate the signing of the required agreement with Chad Smith, City Traffic Engineer, 952-563-4915.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Hawbaker", written over a horizontal line.

Bob Hawbaker  
Senior Planner

Cc: Bob Ackerwold, Sign Source, Inc.  
Chad Smith, Traffic Engineer

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2215 West Old Shakopee Road • Bloomington MN 55431-3096 • (952) 563-8920 • FAX: 563-8949 • TDD: 563-8740  
e-mail: [planning@ci.bloomington.mn.us](mailto:planning@ci.bloomington.mn.us)

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December 3, 2002

Principal Mutual Life Insurance Company  
C/O Scott Lang  
CB Richard Ellis  
7760 France Ave. S. Suite 770  
Edina, MN 55435

RE: Case 8810B-02

Dear Mr. Lang:

At its regular meeting of December 2, 2002 the City Council adopted a resolution approving a variance to increase the number of building elevations on which wall signs are allowed from 2 to 4 at 1701 & 1801 East 79th Street (Case 8810B-02) subject to the following conditions:

- 1) Total wall signage on all four elevations for the building at 1701 E. 79<sup>th</sup> Street may not exceed 747 square feet for individually mounted letters or 780 square feet for cabinet style signs; and
- 2) Total wall signage on all four elevations for the building at 1801 E. 79<sup>th</sup> Street may not exceed 820 square feet for individually mounted letters or 864 square feet for cabinet style signs.

Should you have any questions regarding this action, please contact Glen Markegard at 952-563-8923. Before any sign installation begins, you must obtain all required sign permits.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Hawbaker', written over a horizontal line.

Bob Hawbaker  
Senior Planner

Cc: Bob Ackerwold, Sign Source, Inc.

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8810 B 02