



June 23, 2021

Kent Henry
Kraus-Anderson Construction Company
501 South 8th Street
Minneapolis, MN 55404

RE: Case # PL202100096
4501 W. 102nd Street

Mr. Henry:

At its regular meeting of June 17, 2021, the Planning Commission approved a major revision to final site and building plans for a 4,000 square foot addition to house two chillers and cooling towers at 4501 W. 102nd Street (Case # PL202100096).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)).
2. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
3. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
4. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 21.301.15).
5. Prior to Permit An erosion control surety must be provided (16.08(b)).
6. Ongoing Alterations to utilities must be at the developer's expense.
7. Ongoing All loading and unloading must occur on site and off public streets.
8. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
9. Ongoing A noise source shall not exceed an L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the nighttime (10:00 p.m. to 7:00 a.m.) as measured on the property line of the source. (Section 10.29.02)

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or mccentinario@BloomingtonMN.gov.

Sincerely,

Glen Markegard, AICP
Planning Manager