



September 20, 2023

Michael Berg  
Clow Berg Inc  
9800 Bren Road East, Suite 290  
Hopkins, MN 55343

RE: Case # PL202300113 – SICK Technology Campus Phase II  
8050 Winstead Way, 2701 American Blvd. E., and 8000 and 8051 26<sup>th</sup> Avenue S.

Michael Berg:

At its regular meeting of September 18, 2023, the Council approved Final Development Plans for Phase 2 of the SICK technology campus, an approximately 144,000 square foot office building and a parking structure, located at 8051 Winstead Way and 8051 26th Avenue E. (Case # PL202300113).

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

1. Prior to Permit A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City, and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
2. Prior to Permit Access, circulation, and parking plans must be approved by the City Engineer.
3. Prior to Permit Landscape plan must be approved by the Planning Manager, and landscape surety must be filed (Sec 21.301.15).
4. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
5. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City.
6. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division. (or) Approval by the Lower Minnesota Watershed District must be provided. (Could also be Richfield, Bloomington, or Riley Purgatory.)
7. Prior to Permit Storm Water Management Plan must be provided that demonstrates

- compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
8. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
  9. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.
  10. Prior to Permit Federal Aviation Administration review is required through the 7460 airspace analysis process. If required, a temporary variance for construction cranes must be approved by the MSP Airport Board of Adjustments.
  11. Prior to Permit An Airport Zoning Permit must be approved by the Community Development Director for any crane or structure on site that exceeds 60 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)).
  12. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
  13. Prior to Permit An erosion control surety must be provided (16.08(b)).
  14. Prior to Permit Park dedication payment must be paid.
  15. Prior to C/O Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
  16. Prior to C/O Tier 1 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
  17. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
  18. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
  19. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.

Should you have any questions regarding this decision, please contact Mike Centinario, Senior Planner, at (952) 563-8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov).

Sincerely,



Londell Pease  
Senior Planner