



NORTH BRANCH

—Minnesota—

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Dennis Johnson
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Jessica Thelander
Commissioner

Nyle LaGrange
Commissioner

Marshall Saunders
Commissioner

Peter Schaps
Councilmember

Kevin Schieber
Mayor

**ECONOMIC DEVELOPMENT AUTHORITY
REGULAR AGENDA
TUESDAY, MARCH 18, 2025 @ 3:30 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL

4. AGENDA APPROVAL
 - a. Approve Agenda

ACTION

5. PUBLIC COMMENT
6. CONSENT AGENDA

7. REPORTS
 - a. Chisago County HRA-EDA Update
 - b. North Branch Area Chamber of Commerce Update
 - c. North Branch Area Schools Update
 - d. EDA Executive Director Update

VERBAL
UPDATE

VERBAL
UPDATE

VERBAL
UPDATE

VERBAL
UPDATE

e. Interstate Business Park Design Standards

VERBAL
UPDATE

8. CLOSED SESSION

- a. Closed meeting pursuant to Minn. Stat. 13D.05, sub. 3 (c) to consider the sale of real property identified as Lot 1 Block 1, Cherokee Place 3rd Addition, North Branch, Minnesota ACTION
- b. Closed meeting pursuant to Minn. Stat. 13D.05, sub. 3 (c) to consider the sale of real property in the Interstate Business Park ACTION

9. NEXT MEETING - April 15, 2025 - 3:30 PM
Comp Plan Update Budget Discussions

10. ADJOURNMENT

EDA Mission Statement.

To be proactive in maintaining and enhancing the economic viability of North Branch through partnerships, innovation, and strategic action.

EDA Goals:

- Successfully become one of the first communities in the region mentioned as a choice for business location.
- Attract new industries that bring an enhanced tax base, quality jobs, and new capital into the community.
- Support existing businesses and encourage their continued prosperity and growth.
- Address critical systems that influence site location decisions.



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 03/11/2025

Board & Commission:

Subject: Chisago County HRA-EDA Update

Chisago County HRA-EDA Update

Voting Requirements:



Prepared By: Nathan Sondrol, Community Development Director

Presenter:

Date: 03/11/2025

Board & Commission:

Subject: North Branch Area Chamber of Commerce Update

North Branch Area Chamber of Commerce Update

Voting Requirements:



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 03/11/2025

Board & Commission:

Subject: North Branch Area Schools Update

North Branch School Update

Voting Requirements:



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 03/11/2025

Board & Commission:

Subject: EDA Executive Director Update

The EDA Executive Director will provide an update at the meeting

Voting Requirements:



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 03/11/2025

Board & Commission: Planning Commission

Subject: Interstate Business Park Design Standards

Overview / Background

In July 2024, the City Council with recommendation from the Planning Commission updated the design standards for properties in Zone 3 of Section 66-943 of the City Code. These modifications to the designed standards allowed for 2 existing businesses to expand and establish new facilities in North Branch.

The recent updates to the design standards have spurred more conversations among potential businesses, developers and staff about the design standards and the impact on the “new industrial park” with the City-owned land. The park has been vacant for many years, and it could be helpful to consider if the design standards are providing the intended benefit to the City.

City staff recently conducted presentations and marketing efforts of the Interstate Business Park and received feedback on the design standards.

Mr. Scott Thompson, Vice President, TrueBlue Commercial, attended one of the presentations and indicated that he would be willing to attend a meeting to discuss his observations and experiences with the City's design standards in Interstate Business Park. Mr. Thompson providing his overview and insight on the city's industrial and park and design standards to the EDA and Planning Commission at February 4, 2025 work session.

The EDA discussed this at their February 18, 2025 meeting and expressed their desire for the design standards to allow for more flexibility and that there was a feeling of urgency to move forward with potential modifications to the design standards.

The Planning Commission discussed design standards at their March meeting and expressed the need to review the overall boundaries for the design standards to determine to allow for

how the design standards would apply.

Attached is the City Code listing the design standards and the design standards zone overview map.

Attached are design standards from surrounding communities.

Requested Action

To provide direction/input on the design standards including boundaries for the Interstate Business Park

Attachments

1. City Code Section 66-943 Design Standards
2. Design Standards Overlay District Zone Map

Voting Requirements:

Voting Options Simple Majority

Sec 66-943 Design Standards

a) The zones set forth in this Section are defined in the design overlay [district map](#) on record with the City Clerk.

b) Architectural Standards. The requirements contained within this Division shall not apply to any structure in the Agricultural, Rural Residential or Park/Open Space districts. It shall apply to all structures used for commercial purposes in Single-Family Residential, Medium Density Residential, and High Density Residential, all structures in the Central Business, Commercial, and Industrial Districts.

These standards are intended to ensure coordinated design of new and existing building exteriors, including additions and accessory structures, in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which detract from the character and appearance of the district; and aid in improving the overall economic viability of the district. These standards are further intended to prevent use of materials that are unsightly, subject to rapid deterioration or which contribute to depreciation of property values or cause urban blight. It is not the intent of this Section to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout. While the City of North Branch has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a professional appearance with architectural appeal associated with a small city atmosphere is desired within the City of North Branch.

(1) Architectural plans shall be prepared by an architect or other qualified person (as determined by the Zoning Administrator) and shall show the following:

- (a) Elevations of all sides of the building.
- (b) Type and color of exterior building materials.
- (c) Typical floor plans.
- (d) Dimensions of all structures.
- (e) The location of trash containers and of exterior electrical, heating, ventilation, and air conditioning equipment.
- (f) Utility plans including water, sanitary sewer, and storm sewer.
- (g) Additional plans deemed necessary by the Zoning Administrator.

(2) Exterior building materials shall be subject to Zoning Administrator approval and the following:

(a) Zone 1: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least sixty-five percent (65%) Class I materials; not more than thirty-five percent (35%) percent Class II materials.

(b) Zone 2: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least fifty percent (50%) Class I materials; not more than thirty-five percent (50%) percent Class II materials.

(c) Zone 3: Structures must provide a cohesive architectural appearance reflecting its functional purpose. Structures in this zone are not subject to material composition requirements by Class. All other design standards in this Section apply unless otherwise listed.

(d) Classes of materials. For the purposes of this subdivision, exterior materials shall be divided into Class I and Class II categories as follows:

- 1. Class I consisting of:

- i. Brick,
- ii. Natural stone (or similar appearing, high quality manufactured stone),
- iii. Glass curtain wall,
- iv. Copper,
- v. Other comparable or superior materials, or
- vi. New materials that meet the intent of the preamble above.

2. Class II consisting of:

- i. Specialty concrete block such as burnished, textured or rock face,
- ii. Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish,
- iii. Masonry stucco,
- iv. Fiber-cement exterior siding,
- v. Other comparable or superior materials,
- vi. New materials that meet the intent of the preamble above.
- vii. Exterior finish installation system (EFIS),
- viii. Opaque panels,
- ix. Ornamental metal,
- x. Smooth concrete block,
- xi. Scored concrete block,
- xii. Smooth concrete tilt-up panels,
- xiii. Glazed block,
- xiv. Glass block,
- xv. Ceramic,
- xvi. Other comparable or superior materials, or
- xvii. New materials that meet the intent of the preamble above.

(e) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.

(f) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.

(g) Buildings constructed in Zone 3 shall have a minimum of two complementary color tones or two materials incorporated on all sides of the building. This can be completed through wainscoting, columns, pilasters, or other ornamentation as determined by the Zoning Administrator.

(h) Garish or bright accent colors for awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent (5%) of each wall area.

(i) In Zones 1 and 2 exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), wood shingle, standing seam metal roof, or better.

(j) In Zone 3, roof materials shall be of a finished material and all fasteners and connectors shall be the same color as the roof material.

(3) The overall architectural character shall have a consistent architectural expression on all sides of the building and be compatible with its surroundings.

(4) Windows or simulated windows shall be used on the ground level of any wall parallel to or nearly parallel to a street.

(5) All structures, including parking ramps shall be designed to be architecturally integrated into the overall site and be made of comparable materials and decorative elements.

(6) All façade treatments shall be maintained so as to not be unsightly in appearance or in a state of disrepair, nor shall harmful health or safety conditions be present for the life of the project.

(7) Prohibited Exterior Materials in Zone 1 and 2:

(a) Vinyl Siding.

(b) Metal Siding, except as provided above.

(c) Formed Metal Panels with exposed fasteners.

(d) Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called “pole barns” are not permitted.

(8) Prohibited Exterior Materials in Zone 3:

(a) Unfinished steel on walls or roofs.

(b) Unfinished aluminum on walls or roofs.

(c) Reflective materials.

(9) Exceptions – The following exceptions to the exterior building material requirements may apply:

(a) The use is an essential service as defined by this Division; or

(b) The applicant shall have the burden of demonstrating that:

1. The proposed building maintains the quality in design and materials intended by this Division,

2. The proposed building design and materials are compatible and in harmony with other structures within the district,

3. The justification for deviation from the requirements of this section shall not be based on economic considerations.

(c) Sides of a building which are not visible from any public road may use any combination of Class I or II materials, if approved by the Planning Commission and City Council. The applicant must be able to demonstrate that said side of building is not visible from any public road.

(d) Garage doors, window trim, flashing, accent items and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

(e) Building Additions. Properties zoned I - Industrial and I2 - Heavy Industrial may be excepted from the minimum exterior building material standards for additions onto existing buildings. This exception only applies to additions of not more than 75 percent of the gross floor area of the initial principal building constructed on the property. The type and percent composition of the material(s) on the new additio(s) must be equal to or greater than the material(s) on the existing principal building. Additions exceeding 75 percent are required to meet the minimum exterior material standards for that Zone. In this case, the property owner may opt to satisfy the minimum standards on both the addition(s) and existing building. This exception does not apply to new secondary buildings and accessory structures on the property, if permitted by zoning.

(Code 1996, § 17.44.120)

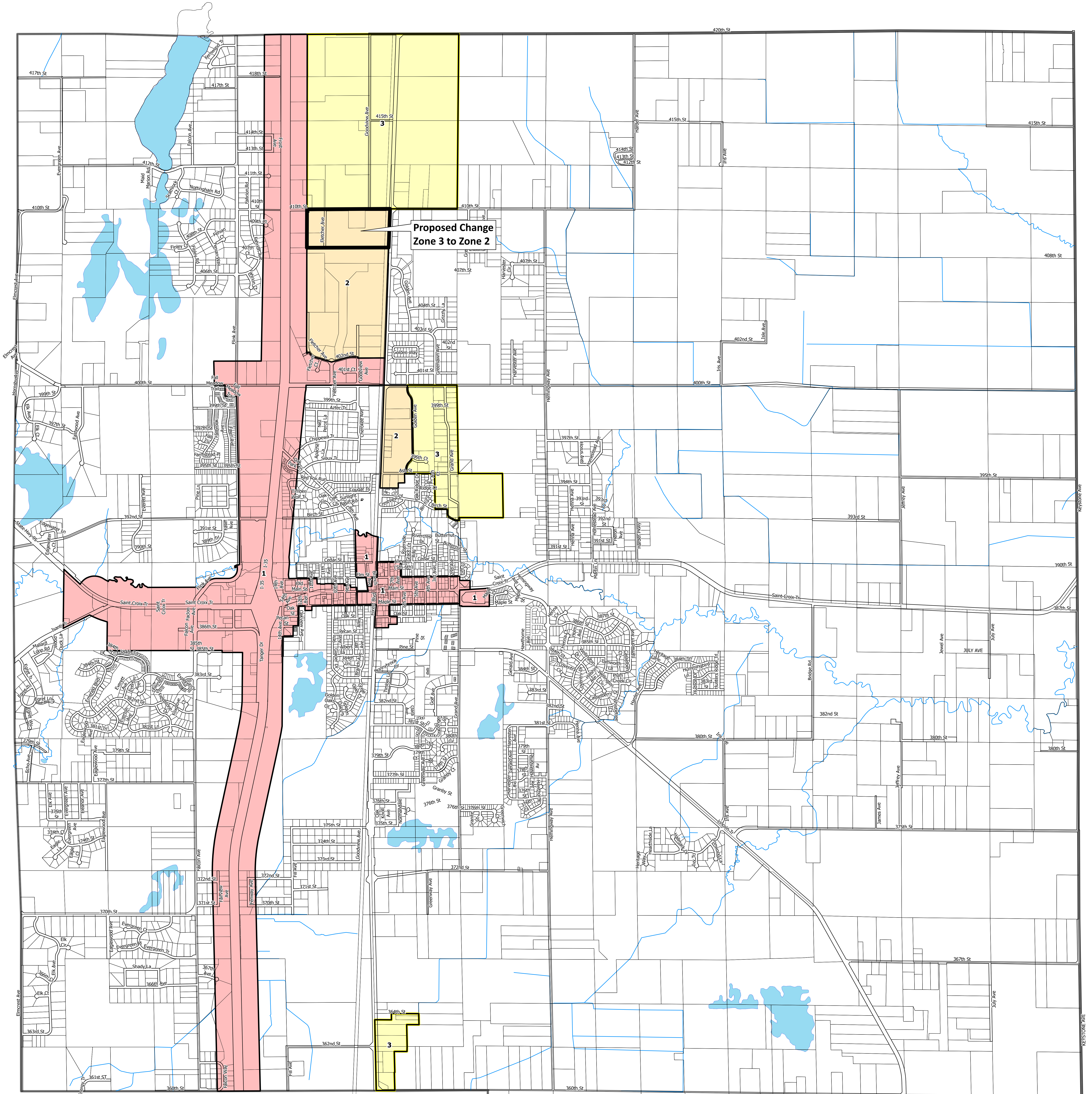
HISTORY

Amended by Ord. [325-21](#) on 10/26/2021

Amended by Ord. [356-23](#) on 6/27/2023

Amended by Ord. [376-24](#) on 7/30/2024

Amended by Ord. [377-24 \(Summary Ordinance of 376-24\)](#) on 7/30/2024



Design Standards Zones

- 1
- 2
- 3

Sec 66-943 Design Standards

a) The zones set forth in this Section are defined in the design overlay [district map](#) on record with the City Clerk.

b) Architectural Standards. The requirements contained within this Division shall not apply to any structure in the Agricultural, Rural Residential or Park/Open Space districts. It shall apply to all structures used for commercial purposes in Single-Family Residential, Medium Density Residential, and High Density Residential, all structures in the Central Business, Commercial, and Industrial Districts.

These standards are intended to ensure coordinated design of new and existing building exteriors, including additions and accessory structures, in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which detract from the character and appearance of the district; and aid in improving the overall economic viability of the district. These standards are further intended to prevent use of materials that are unsightly, subject to rapid deterioration or which contribute to depreciation of property values or cause urban blight. It is not the intent of this Section to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout. While the City of North Branch has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a professional appearance with architectural appeal associated with a small city atmosphere is desired within the City of North Branch.

(1) Architectural plans shall be prepared by an architect or other qualified person (as determined by the Zoning Administrator) and shall show the following:

- (a) Elevations of all sides of the building.
- (b) Type and color of exterior building materials.
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- (d) Dimensions of all structures.
- (e) The location of trash containers and of exterior electrical, heating, ventilation, and air conditioning equipment.
- (f) Utility plans including water, sanitary sewer, and storm sewer.
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(b) Zone 2: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least fifty percent (50%) Class I materials; not more than thirty-five percent (50%) percent Class II materials.

(c) Zone 3: Structures must provide a cohesive architectural appearance reflecting its functional purpose. Structures in this zone are not subject to material composition requirements by Class. All other design standards in this Section apply unless otherwise listed.

(d) Classes of materials. For the purposes of this subdivision, exterior materials shall be divided into Class I and Class II categories as follows:

- 1. Class I consisting of:

- i. Brick,
- ii. Natural stone (or similar appearing, high quality manufactured stone),
- iii. Glass curtain wall,
- iv. Copper,
- v. Other comparable or superior materials, or
- vi. New materials that meet the intent of the preamble above.

2. Class II consisting of:

- i. Specialty concrete block such as burnished, textured or rock face,
- ii. Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish,
- iii. Masonry stucco,
- iv. Fiber-cement exterior siding,
- v. Other comparable or superior materials,
- vi. New materials that meet the intent of the preamble above.
- vii. Exterior finish installation system (EFIS),
- viii. Opaque panels,
- ix. Ornamental metal,
- x. Smooth concrete block,
- xi. Scored concrete block,
- xii. Smooth concrete tilt-up panels,
- xiii. Glazed block,
- xiv. Glass block,
- xv. Ceramic,
- xvi. Other comparable or superior materials, or
- xvii. New materials that meet the intent of the preamble above.

(e) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.

(f) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.

(g) Buildings constructed in Zone 3 shall have a minimum of two complementary color tones or two materials incorporated on all sides of the building. This can be completed through wainscoting, columns, pilasters, or other ornamentation as determined by the Zoning Administrator.

(h) Garish or bright accent colors for awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent (5%) of each wall area.

(i) In Zones 1 and 2 exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), wood shingle, standing seam metal roof, or better.

(j) In Zone 3, roof materials shall be of a finished material and all fasteners and connectors shall be the same color as the roof material.

(3) The overall architectural character shall have a consistent architectural expression on all sides of the building and be compatible with its surroundings.

(4) Windows or simulated windows shall be used on the ground level of any wall parallel to or nearly parallel to a street.

(5) All structures, including parking ramps shall be designed to be architecturally integrated into the overall site and be made of comparable materials and decorative elements.

(6) All façade treatments shall be maintained so as to not be unsightly in appearance or in a state of disrepair, nor shall harmful health or safety conditions be present for the life of the project.

(7) Prohibited Exterior Materials in Zone 1 and 2:

(a) Vinyl Siding.

(b) Metal Siding, except as provided above.

(c) Formed Metal Panels with exposed fasteners.

(d) Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called “pole barns” are not permitted.

(8) Prohibited Exterior Materials in Zone 3:

(a) Unfinished steel on walls or roofs.

(b) Unfinished aluminum on walls or roofs.

(c) Reflective materials.

(9) Exceptions – The following exceptions to the exterior building material requirements may apply:

(a) The use is an essential service as defined by this Division; or

(b) The applicant shall have the burden of demonstrating that:

1. The proposed building maintains the quality in design and materials intended by this Division,

2. The proposed building design and materials are compatible and in harmony with other structures within the district,

3. The justification for deviation from the requirements of this section shall not be based on economic considerations.

(c) Sides of a building which are not visible from any public road may use any combination of Class I or II materials, if approved by the Planning Commission and City Council. The applicant must be able to demonstrate that said side of building is not visible from any public road.

(d) Garage doors, window trim, flashing, accent items and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

(e) Building Additions. Properties zoned I - Industrial and I2 - Heavy Industrial may be excepted from the minimum exterior building material standards for additions onto existing buildings. This exception only applies to additions of not more than 75 percent of the gross floor area of the initial principal building constructed on the property. The type and percent composition of the material(s) on the new additio(s) must be equal to or greater than the material(s) on the existing principal building. Additions exceeding 75 percent are required to meet the minimum exterior material standards for that Zone. In this case, the property owner may opt to satisfy the minimum standards on both the addition(s) and existing building. This exception does not apply to new secondary buildings and accessory structures on the property, if permitted by zoning.

(Code 1996, § 17.44.120)

HISTORY

Amended by Ord. [325-21](#) on 10/26/2021

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Forest Lake

To ensure attractive commercial development, the city has a set of industrial design standards applicable to all industrial development and to development in the B-3 Limited Industrial Business District. This is applicable to following districts: Industrial (I), Business Park (BP), and Limited Industrial Business (B-3).

(A) *Visual interest and building materials.*

(1) All new building fronts and refacing of an existing building, shall include a minimum of 3 of the following elements:

(a) Accent materials;

(b) A visually pleasing front entry that, in addition to doors, shall be accented a minimum of 150 square feet around the door entrance for single-occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as 1 element);

(c) Twenty-five percent window coverage on each front that faces a street;

(d) Contrasting, yet complementary material colors;

(e) A combination of horizontal and vertical design features;

(f) Irregular building shapes; or

(g) Other architectural features in the overall architectural concept.

(2) No wall shall exceed 75 feet in length without at least 1 visual interest element, such as a window, horizontal or vertical facade articulation, contrasting materials colors, or vertical or horizontal patterns.

(3) *Accent materials.* Accent materials shall be wrapped around walls visible from public view. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass and prefinished decorative metal. Fiber cement trim, soffit, and fascia may be used as accent materials.

(4) Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete, and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. No more than 25% of any exterior wall on a building shall be fiber cement siding, wood, or metal accent material.

(5) Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material, and shall be required to be sealed. All materials shall be color impregnated except for allowing architectural concrete precast panel systems (only within the I District) and fiber cement siding to be painted.

(6) *Restricted exterior materials.* Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal, unfinished metal, and/or galvanized or unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings.

Subdivision 13: Building Design and Construction

- A. The design and location of the buildings constructed on a lot shall be attractive and shall complement existing structures and the surrounding natural features and topography with respect to height, design finish, color, size and location.
- B. Load bearing structural components shall be steel or structural concrete. Other materials of greater strength may be used if expressly allowed by the City Council.
- C. Architecturally and aesthetically suitable building materials shall be applied to, or used on, all sides of all buildings that are adjacent to other existing or future structures or roads. Exterior walls of iron, aluminum, or wood will be permitted only with the specific written approval of the City Council. Exterior walls of masonry, concrete and glass are encouraged. Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings.
- D. All exterior wall finishes on any building shall be comprised of any one or a combination of the following materials:
 - 1. Face brick
 - 2. Natural stone
 - 3. Glass
 - 4. Specially designed pre-cast concrete units, if the surfaces have been integrally treated with an applied decorative material or texture.
 - 5. Factory fabricated, finished 26 Ga. Metal panel
 - 6. Decorative concrete block approved by the City Council.
 - 7. Architectural metal accent panels, generally with a value greater than pre-cast concrete units, and as specifically approved by the City Council.
 - 8. When material noted in (5) above is used, there shall be a wainscot of material noted in (1), (2.) or (6) above, Wainscot shall be located across a minimum of 50% of the linear perimeter of the building and shall be located where most visible from streets and as specifically approved by the City Council. Minimum wainscot height shall be one-third of the sidewalk height and/or specifically approved by the City Council.
 - 9. Other materials as approved by the City Council and in conformance with existing design and character of the Property.

Cambridge

(a) Front wall. Exterior surfaces on all front street facing walls shall be face brick, rock face block, fiber cement, engineered wood siding (i.e. LP Smartside), stone, finished precast panels, glass, stucco, synthetic stucco or cast in place and/or precast panels.

(b) Side walls. Exterior surfaces on all side yard facing walls shall be a minimum 25% face brick, rock face block, fiber cement, engineered wood siding, stone, finished precast panels, glass, stucco, synthetic stucco or cast in place and/or precast panels. The intent of this is to create a wainscot or some other visually interesting feature. The remainder may be standing seam metal siding, architectural concrete and/or decorative block. The Zoning Administrator may allow a deviation from this based on design of building (i.e. loading docks or other physical characteristics).

(c) Rear wall. Exterior surfaces on rear yard facing walls may be 100% standing seam metal siding, architectural concrete and/or decorative block.

(d) Under no circumstances shall sheet plywood, sheet metal with exposed fasteners, corrugated metal, asbestos, iron, or plain concrete block (whether painted or colorintegrated or not) be deemed acceptable as exterior wall materials on buildings.

(C) Exceptions. The following exceptions are permitted:

(1) Exterior walls that are built within six (6) inches of and parallel to an existing wall of an adjacent building shall be exempt from the requirements of subparts (B) and (C) above.

(2) The Zoning Administrator may approve other new materials that are equal to or better than the materials listed in this section. Materials not specifically identified herein, whether or not they are better than or equal to the materials listed in this section may be required to receive a variance from the Planning Commission and City Council for final approval.

(D) Roofs. Roofs that are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade asphalt shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs which are generally parallel with the first floor elevations are not subject to these material limitations.

(E) Additions and alterations. All subsequent additions and exterior alterations constructed after the erection of an original building or buildings shall be of the same materials as those used in the original building and shall be designed in a manner conforming to the original architectural concept and general appearance. The intent of this paragraph is for those buildings that have a historical significance in the downtown area and were originally built with brick or other historical features. Buildings that do not have significant historical features (i.e. plain or painted concrete block or metal) shall upgrade to the approved materials listed herein if undergoing an alteration or improvement. Existing non-conforming buildings may remain as-is and any subsequent addition may continue the non-conforming material (i.e. an existing metal building may continue the metal siding with a new addition). However, if more than 10% of the project includes removal and replacement of existing exterior materials, then only approved materials shall be allowed. (i.e. building shall not be allowed to remove or alter its existing disallowed material and replace it with a new disallowed material). The Zoning Administrator has discretion to allow other materials based on reasonable circumstances.

Chisago City

Front facades must be composed of at least 75 percent of Class 1 or 2 materials, with at least 25 percent of Class 1 material on the total façade. Side and rear facades visible to public right-of-ways, parks, or residential property must be composed of at least 25 percent of Class 1 or 2. Side and rear facades not visible from public right-of-way, parks, residential property or district may use any combination of Class 1, 2, or 3 materials.

Classes of Material		
Class 1	Class 2	Class 3
▪ Brick ▪ Natural Stone ▪ Glass ▪ Other materials not listed elsewhere as approved by the City Administration	▪ Masonry Stucco ▪ Decorative Concrete Block ▪ Decorative Concrete Panels ▪ Tile ▪ Other materials not listed elsewhere as approved by the City Administration	▪ Industrial grade concrete panels ▪ Smooth concrete ▪ Scored concrete ▪ Ceramic ▪ Wood ▪ Aluminum or vinyl Siding ▪ Other materials not listed elsewhere as approved by the City Administration

- a. No wall shall exceed 75 feet in length without at least 1 visual interest element, such as a window, horizontal or vertical facade articulation, contrasting materials colors, or vertical or horizontal patterns.
- b. Restricted exterior materials. Sheet metal, corrugated metal, unfinished metal, and/or galvanized or unfinished aluminum surfaces (walls only) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings.
- c. Roofs. Roofs which are exposed, or an integral part of the building aesthetics shall be constructed only of commercial grade shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs, which are generally parallel with the first-floor elevation, are not subject to these material limitations



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 03/13/2025

Board & Commission: Economic Development Authority

Subject: Closed meeting pursuant to Minn. Stat. 13D.05, sub. 3 (c) to consider the sale of real property identified as Lot 1 Block 1, Cherokee Place 3rd Addition, North Branch, Minnesota

Voting Requirements:

Voting Options Simple Majority



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 03/13/2025

Board & Commission: Economic Development Authority

Subject: Closed meeting pursuant to Minn. Stat. 13D.05, sub. 3 (c) to consider the sale of real property in the Interstate Business Park

Voting Requirements:

Voting Options Simple Majority