



PLANNING COMMISSION MEETING

November 16, 2022

7:00 PM

Fridley Civic Center, 7071 University Avenue N.E.

AGENDA

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approval of the September 21, 2022 Planning Commission Meeting Minutes

Public Hearing

2. To consider a Special Use Permit, SP #22-000001, by Wild Things Unlimited, a tenant in the building located at 7280 Commerce Lane N.E. is requesting a special use permit be approved to allow commercial retail and a coffee shop use in an M-1, Light Industrial zoning district

Other Business

Adjournment



AGENDA REPORT

Meeting Date: November 16, 2022

Meeting Type: Planning Commission

Submitted By: Julie Beberg, Office Coordinator

Title

Approval of the September 21, 2022 Planning Commission Meeting Minutes

Background

Attached are the minutes from the September 21, 2022 meeting for the Commission's consideration.

Financial Impact

None

Recommendation

Staff recommend the approval of the September 21, 2022 Planning Commission Meeting Minutes.

Attachments and Other Resources

- September 21, 2022 Planning Commission Meeting Minutes

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



PLANNING COMMISSION
September 21, 2022
7:00 PM
Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

Chair Hansen called the Planning Commission Meeting to order at 7:00 p.m.

PRESENT

Pete Borman
John Buyse
Amy Dritz
Ryan Evanson
Mark Hansen
Ross Meisner
Scott Hickok, Community Development Director

APPROVAL OF MEETING MINUTES

1. Approve June 15, 2022, Planning Commission Minutes

Motion by Commissioner Evanson to approve the minutes. Seconded by Commissioner Buyse.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS

2. Introduction of Pete Borman

Scott Hickok, Community Development Director, explained how the City interweaves members of Commissions, noting that Chair of the Park and Recreation Commission serves on the Planning Commission. He introduced Commissioner Borman, and the Commission welcomed him as a new member.

PUBLIC HEARING

3. Public Hearing for Variance, VAR22-000001 by Justin Guenther, to allow the construction of a garage in the front yard, generally located at 323 Logan Parkway NE

Motion by Commissioner Meisner to open the public hearing. Seconded by Commissioner Evanson.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 7:03 P.M.

Scott Hickok, Community Development Director, presented a request for a variance to construct a 484 square foot accessory structure (garage) in the front yard of the property located at 323 Logan Parkway NE. The location would also require a variance to reduce the front yard setback from 89.5 to 36 feet. The accessory structure would be used for vehicle parking and storage and architecturally would be compatible with the existing home. He provided details on the site, background on the property, and applicable code requirements. He provided a summary of the hardship as submitted by the applicant and reviewed the practical difficulties and related findings from staff. Even though an alternative does exist, staff recognizes that there are unique conditions and circumstances related to this lot that make it difficult to construct an accessory structure and therefore recommends that the Planning Commission approve VAR #22-000001.

The Commission asked for clarification on the alternative available would require a variance, whether the proposed structure could be used as an accessory dwelling unit (ADU), and calculation of the front yard setback. It was also noted that there are similar front yard accessory structures in the neighborhood. Mr. Hickok noted that the alternative would not require the variance as it is in the side yard, the proposed structure could not be used as an ADU and clarified how the front yard setback is calculated.

The applicant provided input on the design, desire for a garage, screening, and landscaping. He confirmed that he has spoken with his direct neighbors and did not receive any opposition.

The Commission asked if the process would be different if the garage proposed were to be attached to the home. Mr. Hickok provided details on the requirements for an attached garage.

Motion by Commissioner Evanson to close the public hearing. Seconded by Commissioner Buyse.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS CLOSED AT 7:34 P.M.

The Commission recognized that there were practical difficulties, this seemed to be the most reasonable location, and there was no opposition from neighboring property owners.

Motion by Commissioner Evanson to approve Variance Request, VAR22-000001. Seconded by Commissioner Buyse.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS

4. Discussion Item: Locke Park Joint Powers Agreement (JPA) Between the City of Fridley and Anoka County

Scott Hickok, Community Development Director, provided background on the JPA which began in 1980. As part of the JPA the City transferred control over maintenance and operations of the 3 parks identified in the agreement, Locke Park, Plaza Park, and Locke Lake Park. The JPA was also intended to direct implementation of the Locke Park Master Plan. The City owns the land and though the parks aren't regional parks, the trail through the park is regional trail. Locke Park property was purchased by the City prior to 1980 to protect the amenity. The City and County have entered discussions to potentially dissolve the JPA and have Fridley take back the maintenance and programming of the parks identified in the agreement. He noted that the County supports this action, and the City would continue to use its land as maintained park and trail. The City may be required to file its own Metropolitan Council Master Plan and Budget for future expenditures related to the dissolution of the Joint Powers Agreement. Since the Planning Commission participated in the creation of the JPA referencing the Master Plan, it is the City's intention to keep the commission involved in this portion of the process as well. The City intends to continue dialog with the County as they are amid a public engagement process to determine what the public views as the proper future for Locke and associated parks. That process would be very valuable to the City if they do dissolve the JPA and take over programming.

Scott Hickok, Community Development Director stated, two pieces of legislation will be required at the State level to allow the City to recoup its costs for maintenance and upkeep, currently paid to Anoka County. These Items are Fridley will request to be an "Implementing Agency" (stat. 473.351), thereby entitled under the law to recoup cost incurred and to be included in cities identified with regional parks or trail required to file a master plan with the Metropolitan Council (stat. 473.313)

Scott Hickok, Community Development Director stated, an important take away from this presentation is that the City has no intent of taking the land for another purpose. Its existence as parks and trail is an important asset and the discussion herein centers around maintenance and programming, not a change in land use.

Commissioner Buyse asked would this incur extra expenses for maintenance of the trails, potential expenses for the City, and questioned why Anoka County has not been accountable for the maintenance of the park and/or funding that the County receives for that purpose.

Commissioner Dritz asked how the City knows what to ask for in terms of funds, when they approach the State Legislature.

Hickok responded that a number have staff have worked toward knowing that answer and we would have a 5-year plan likely as we approached the Legislature.

Commissioner Borman stated, he has been on the Parks and Recreation Commission for many years and through that time that Commission has been extremely disappointed in the lack of maintenance and programming in Locke Park.

Commissioner Evanson asked if the County has any real explanation for the lack of attention to the plan and things like the maintenance.

Scott Hickok responded that the County too would agree there has been a lack of attention to the agreement.

Commissioner Meisner asked what does protect this area as a park if the JPA is no longer in effect.

Scott Hickok responded the master plan and the Comprehensive Plan. The City has approved a plan out to 2040 showing this land as a park and an amenity any change would require hearings and public would be invited. Hickok concluded that as anything other than a park a proposal would not be a popular one with the public or Council for that matter.

Mr. Hickok reviewed current maintenance by the County and City, the potential for additional funding and/or expenses, the relatively low expense and staff time that would be needed to better maintain the natural setting of the trails, and the opportunity to provide programming in this setting. It was confirmed that the City would only take responsibility of the trail segments within those identified park areas and the County would maintain responsibility of the remainder of the regional trail segments.

5. Approve 2023 Planning Commission Meeting Dates

Scott Hickok, Community Development Director, stated that the proposed 2023 meeting calendar was included in the packet asked for input on potential conflicts.

Motion by Commissioner Meisner approving the 2023 Planning Commission meeting dates. Seconded by Commissioner Dritz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Motion by Commissioner Evanson to adjourn the meeting. Seconded by Commissioner Meisner.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 8:28 P.M.

Respectfully submitted,
Amanda Staple, Recording Secretary



Land Use Application Summary

Item: SP #22-000001

Meeting Date: November 16, 2022

GENERAL INFORMATION

Applicant:

Wild Things Unlimited
7272 Commerce Circle East
Fridley, MN 55432

Requested Action:

Special Use Permit

Location:

7280 Commerce Circle East – tenant space
7270-7276

Existing Zoning:

M-1, Light Industrial

Size:

350,541 sq. ft. 8 acres
with the parking lot to the south

Existing Land Use:

Industrial

Surrounding Land Use & Zoning:

N: Industrial & M-1 and M-2
E: Commercial & C-2
S: Industrial & M-1
W: Industrial & M-2

Comprehensive Plan Conformance:

The Future Land Use Map designates the property as Industrial

Zoning Ordinance Conformance:

Section 205.17.01.C requires a special use permit for commercial retail, service uses, and Class II restaurants within industrial buildings, provided certain conditions can be met.

Building and Zoning History:

1979 – Lot is platted.
1979 – Office/Warehouse building constructed.
Several permits have been issued over the years to allow interior remodels.

SPECIAL INFORMATION

Legal Description of Property:

Lots 1-5, Block 2, Paco Industrial Park

Public Utilities:

Building is connected

Transportation:

Property is accessed from 73rd Ave, Commerce Circle East, West and South

Physical Characteristics:

Building, parking, with edged landscaping

Summary of Request:

The petitioners, David Wenzel and Joshua Larson, owners of Wild Things Unlimited, LLC are requesting approval of a special use permit to add a small coffee shop within their retail/warehouse space in the building located at 7280 Commerce Circle East.

Staff Recommendation:

City staff recommends approval of the special use permit request, provided code requirements are met, subject to stipulations.



Aerial of the Property

City Council Action/60 Day Action Date:

City Council – November 28, 2022

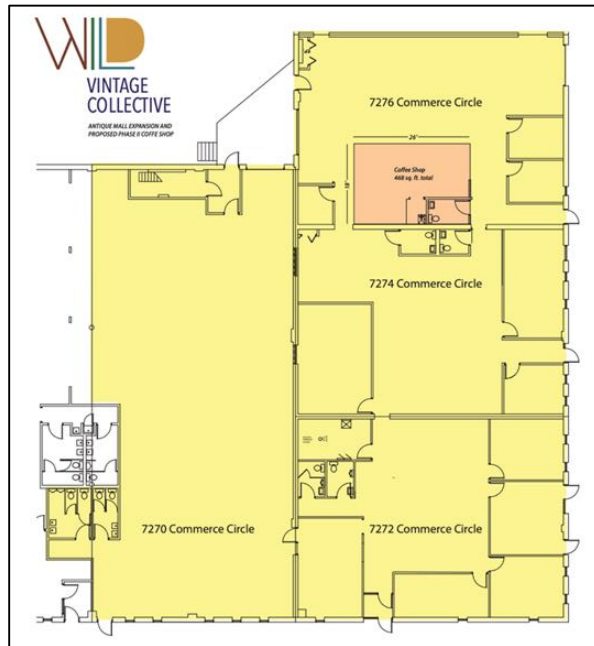
60 Day Date – December 12, 2022

Staff Report Prepared by Stacy Stromberg

Written Report –

The Request

The petitioners, David Wenzel and Joshua Larson, owners of Wild Things Unlimited LLC are requesting the approval of a special use permit to allow a small coffee shop within their retail/warehouse space in the building located at 7280 Commerce Circle East.



They lease tenant spaces that are addressed as 7270-7276 Commerce Circle East, within the multi-tenant building at 7280 Commerce Circle East. The management company on behalf of the property owner has given the tenants permission to submit this special use permit application.

Site Description and History

The subject property is located on 73rd Avenue, west of University Avenue. It is zoned M-1, Light Industrial. The existing office/warehouse building was constructed in 1979. Several interior modifications for new tenants have been made over the years, but otherwise, the exterior of the property has remained the same. In 1985, a special

use permit was approved to allow an office use that wasn't associated with a principal use. That special use permit was specific to the Minnesota Department of Jobs and Training office and was to be discontinued when they moved out of the building. In 1989, a special use permit was issued to allow a repair garage use. That special use permit was not limited to one business, so because a special use permit stays with the property, provided the conditions set forth on the permit are adhered to, a repair garage is still permitted as a special use on this property.

Code Requirements and Analysis

The M-1, Light Industrial code allows wholesaling, warehousing, manufacturing, construction, or service uses as principal or permitted uses. Accessory uses are considered off-street parking, retail sales of products manufactured or warehouses, offices associated with the principal use, etc. Commercial retail, service uses and restaurants within an office and/or industrial building are a permitted special use, provided certain conditions can be met. Those conditions are related to the size of the restaurant space, parking, signs, traffic, and the building owner's obligation to communicate to prospective tenants the industrial use of the property.

Wild Things Antiques and Collective leases 12,000 sq. ft. of the 110,400 sq. ft. building at 7280 Commerce Circle East. Their primary business is to warehouse and retail antiques and other collectable items. They are requesting a special use permit to allow the addition of a small coffee shop space within their leased space. The focus of this operation will be to provide a service and

convenience to their customers. They will be selling coffee, non-alcoholic beverages, and premade baked good and prepacked foods to their customers. The coffee shop will be open during the Wild Things business hours which will be generally 11:00 a.m. to 7:00 p.m., 7 days a week. The pervious tenant that utilized the space had a small break room, so the petitioner's will be utilizing the existing kitchenette area for the coffee shop. Changes to the space will be mostly cosmetic, however the petitioners are aware of the potential requirement for a building permit if additional plumbing, electrical, etc. work is needed.

The proposed coffee shop space will be 468 sq. ft. in size. Wild Things occupies 12,000 sq. ft. of the 110,400 sq. ft., which is 10% of the building. The code states that commercial retail, service use or restaurant space can't be more than 30% of the building or 5,000 sq. ft. for an individual tenant. Of the petitioner's 12,000 sq. ft. of leased space, approximately 3,150 sq. ft. is considered retail and restaurant (coffee shop) space, therefore meeting the intent of the code language.

The code requires 136 parking stalls for this property, based on the current uses in the building. There are 184 stalls on the subject property, with an additional 138 in the shared parking lot to the south, therefore the property is complaint in meeting their parking requirements.

The businesses in this building haven't created a traffic issue, nor is the proposed use expected to do so, eliminating the need for a traffic study. A condition will be placed on the special use permit that if complaints are received or traffic becomes a problem in the area because of the proposed use, the petitioner and/or owner of the property will be required to complete a traffic study.



Staff is working with the petitioner on getting the correct permits in place for any existing and any proposed signs related to the business.

A condition will also be placed on this special use permit that will require the property owner or management company to review existing tenant leases to see if other retail uses exist within the building. If so, an additional special use permit may need to be applied for, or users may need to vacant after their lease expires.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Special Use Permit, SP #22-000001.

Staff further recommends approval of Special Use Permit, SP #22-000001, with stipulations.

Stipulations

Staff recommends that if the special use permit is approved, the following stipulations be attached.

1. The petitioner shall obtain any permits needed for building alterations for the proposed use.
2. The petitioner shall pay sewer availability charge (SAC) fee if required prior to operating the coffee shop.
3. The petitioner shall obtain a food license from the City and any other licenses required by Anoka County or the State of Minnesota to sell food and beverages.
4. The petitioner or property owner shall complete a traffic study, if staff determines that excess traffic in the area has been created by the proposed use.
5. The property owner or management company is responsible for informing prospective tenants that the property is zoned for industrial use only. Any other commercial uses currently in the building may need to apply for a special use permit or vacate the property when their lease expires.
6. There shall be no outdoor storage or outdoor display of merchandise on the property unless a permit has been applied for and issued by the City.
7. Per Section 205 of the Fridley City Code, this Special Use Permit will become null and void one year after the City Council approval date if work has not commenced or if the Petitioner has not petitioned the City Council for an extension.

Attachments

1. Petitioner's narrative and drawings
2. Public Hearing notice and mailing labels to properties within 350 ft.

October 12, 2022

To Whom It May Concern:

RE: Special Use Permit Application for 7276 Commerce Circle East

Wild Things Unlimited, LLC is requesting a Special Use Permit to add a small coffee shop within our retail space for Wild Things Antiques and the Wild Vintage Collective all of which will be operated by Wild Things Unlimited, LLC.

The property currently is zoned as M-1 Light Industrial, which states that retailing of products manufactured or warehoused must be no greater than 20% of the total building. Currently Wild Things Unlimited, LLC is the only retail business in the 110,400 square foot building complex.

Below is Wild Things Unlimited, LLC current and proposed square footage:

Wild Things Unlimited, LLC		
ADDRESS	SQ FT	% OF TOTAL SQ FT
7270 & 7272 Commerce Circle East (Current)	7,013	6%
7274 & 7276 Commerce Circle East (Expansion)	4,989	
Wild Things Unlimited, LLC SQ FT	12,002	11%
Coffee Shop Within 7276 Commerce Circle East	468	0.424%
7280 Commerce Circle Complex SQ FT	110,400	

The previous tenant Omnetics had an existing employee kitchenette / break area in the space with existing sink, dry goods storage, and separate utility sink room. The proposed use of the space will utilize the existing plumbing and utilities layout, the only updates to the space will be cosmetic in nature.

Please let us know if you have any questions.

Thanks,

David Wenzel & Joshua Larson
Owners – Wild Things Unlimited, LLC.

From: [David Wenzel](#)
To: [Stromberg, Stacy](#)
Cc: [Lindsey Larson](#); [Joshua Larson](#)
Subject: Re: Special Use Permit
Date: Tuesday, October 18, 2022 12:26:57 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[Fridley 4 Site Plan 10172022.pdf](#)

Stacy,

Attached is the updated map of the businesses in the complex. If you have any questions regarding the type of tenant, we're working with Joe Smith, Vice President - Sales and Leasing at Summerhill Commercial Real Estate. His email is: jsmith@summerhillcommercial.com

I did receive an email from Tony; we're working on the SAC application, and we're at the stage that it is requesting the architectural floor plan. Once we have that finished, we'll finalize the SAC application and be in touch.

Below is our brief statement regarding the coffee shop:

The Clapping Monkey House of Coffee will be a small (450 square foot) space inside the expansion of Wild Things Antiques and the Wild Vintage Collective owned and operated by Wild Things Unlimited LLC.

The hours of operation will be 11-7, 7 days a week. We'll be selling simple coffee made via an espresso machine, and non-alcoholic beverages. There will be no food preparation onsite and we'll be selling premade baked goods and prepackaged food. The focus of the operation will be to serve as a convenience to our customers as they shop Wild Things Antiques and the Wild Vintage Collective.

For the coffee shop space we will be using the existing space that was the previous tenant's (Omnetics Corporation) break area, as there is an existing full kitchenette.

Customers will enter through the existing entrance of Wild Things Antiques / Wild Vintage Collective.

Please let me know if you need anything else.

Thanks,
Dave

On Tue, Oct 18, 2022 at 11:54 AM Stromberg, Stacy <Stacy.Stromberg@fridleymn.gov> wrote:

Hi David,

You should have received an email from Tony asking for additional information related to Sewer Availability Charge and Architectural plans. The property owner or management company should be able to help you with that. We also will need to understand the uses in the rest of the building to determine what is required parking stall number.

The code requires 1 stall for every 250 sq. ft. of office/retail space, 1 stall for every 400 sq. ft. of manufacturing space, and 1 stall for every 2,000 sq. ft. of warehouse space.

Lastly, below is a note from Nancy. Please add that information to your narrative. From our previous conversation it sounds like the coffee shop will only be open when your business is open, correct?

Community Development	Nancy Abts	Additional Information Required	10/26/2022	
I would like their narrative to provide more detail about the drinks (and food items?) that will be offered and their plans for health department approval, if needed. I would like to see a diagram of how coffee shop patrons are expected to enter the business (do they come in the main door or off the side?) and whether there will be signage for the new use. A SAC determination will likely also be needed for the change in use.				

Thanks,

Stacy Stromberg

Planning Manager

City of Fridley | Community Development Department

Direct: 763-572-3595



PUBLIC NOTICE

City of Fridley Planning Commission Notice of Public Hearing to Consider a Special Use Permit by Wild Things Unlimited

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hearing on November 16, 2022 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearing will consider a Special Use Permit, SP #22-000001, by Wild Things Unlimited, a tenant in the building located at 7280 Commerce Lane N.E. is requesting a special use permit be approved to allow commercial retail and a coffee shop use in an M-1, Light Industrial zoning district, the legal description is on file and available at Fridley City Hall.

Any person desiring to be heard shall be given an opportunity at the above stated time and place. Or, comments may be submitted before the meeting to stacy.stromberg@fridleymn.gov or 763-572-3595. Publication date(s): November 4, 2022

The City Council will consider this item on November 28, 2022.



Fridley Civic Campus

7071 University Ave N.E. Fridley, MN 55432
763-571-3450 | FAX: 763-571-1287 | FridleyMN.gov

PUBLIC HEARING NOTICE

To: Property Owners and Residents within 350 feet of 7280 Commerce LN NE

Applicant: Wild Things Unlimited

Request: Special Use Permit, (SP #22-00000-01) –Wild Things Unlimited, a tenant in the building located at 7280 Commerce Lane N.E. is requesting a special use permit be approved to allow commercial retail and a coffee shop use in an M-1, Light Industrial zoning district, the legal description is on file and available at Fridley Civic Campus.

Date of Hearings: Planning Commission Meeting, Wednesday, November 16, 2022 at 7:00 p.m.
The Planning Commission meeting is televised live the night of the meeting on Channel 17.

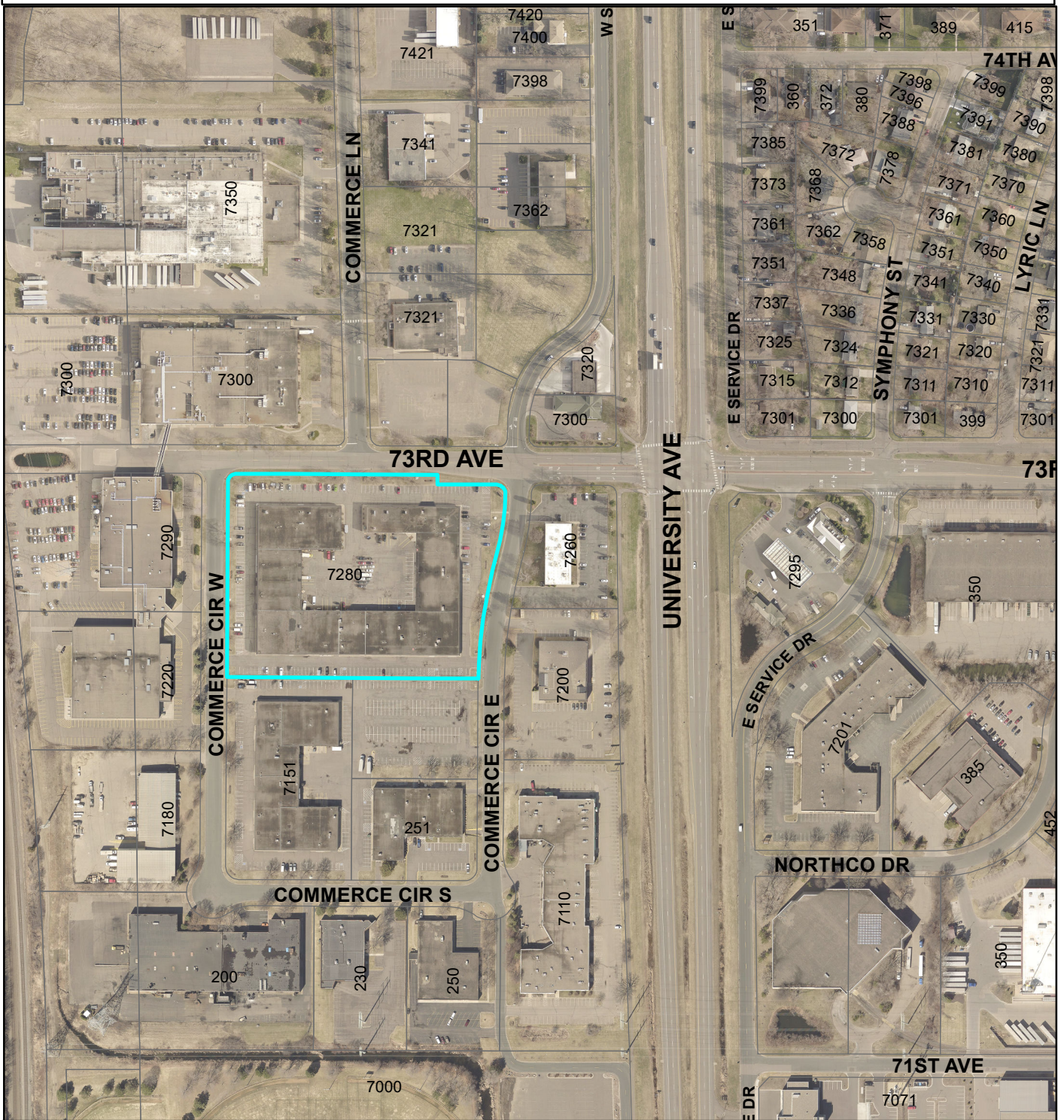
Location of Planning Commission Hearing: Meeting will be held in person at Fridley Civic Campus located at 7071 University Avenue NE.

How to Participate: 1. You may attend the public hearing in person and testify.
2. You may submit a letter in advance of the meeting to Stacy Stromberg, Planning Manager at the address above or by email at stacy.stromberg@fridleymn.gov

Questions: Call or Email Stacy Stromberg, Planning Manager at 763-572-3595 or stacy.stromberg@fridleymn.gov

Mailing date: November 4, 2022 Publication date: November 4, 2022

**If you require auxiliary aids or services to participate to communicate in the meeting, please contact Roberta Collins at 763-572-3500 or roberta.collins@fridleymn.gov no later than November 9, 2022, for the Planning Commission meeting and November 21, 2022, for City Council meeting. The TDD # is: 763-572-3534.*



LABELS FOR
Current Resident

Current Resident
FRIDLEY MN 55432

Current Resident
200 COMMERCE CIR S
FRIDLEY MN 55432

Item 2.

Current Resident
7300 COMMERCE LN NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
7110 UNIVERSITY AVE NE
FRIDLEY MN 55432

Current Resident
7300 UNIVERSITY AVE NE
FRIDLEY MN 55432

Current Resident
7180 COMMERCE CIR W
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
7320 UNIVERSITY AVE NE
FRIDLEY MN 55432

Current Resident
7290 COMMERCE CIR W
FRIDLEY MN 55432

Current Resident
7280 COMMERCE CIR E
FRIDLEY MN 55432

Current Resident
7321 COMMERCE LN NE
FRIDLEY MN 55432

Current Resident
7220 COMMERCE CIR W
FRIDLEY MN 55432

Current Resident
7260 UNIVERSITY AVE NE #145
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
230 COMMERCE CIR S
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
250 COMMERCE CIR S
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
7200 UNIVERSITY AVE NE
FRIDLEY MN 55432

Current Resident
7300 COMMERCE LN NE
FRIDLEY MN 55432

Current Resident
251 COMMERCE CIR S
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
7151 COMMERCE CIR W
FRIDLEY MN 55432

LABELS FOR
Parcel Owner

3D REAL ESTATE HOLDINGS LLC
7300 COMMERCE LN
FRIDLEY MN 55432

SCHLENER, PETER
200 COMMERCE CIRCLE S
FRIDLEY MN 55432

Item 2.

7300 BUILDING LLC
7300 COMMERCE LN
FRIDLEY MN 55432

KINZLER EQUITIES LLC
700SE ORALABOR RD STE 1
ANKENY IA 50021

RICE CREEK PARTNERS LLC
2550 UNIVERSITY AVE W STE 4165
ST PAUL MN 55114

ORANGE DOG HOLDINGS LLC
3708 W 57TH ST
MINNEAPOLIS MN 55410

KINZLER EQUITIES LLC
700SE ORALABOR RD STE 1
ANKENY IA 50021

TRUSTEE GROUP REALTY PRTNRS IV
6495 CITY WEST PKWY
EDEN PRAIRIE MN 55344

HARSTAD GLEN & KIRSTEN
14152 TERRACE RD NE
HAM LAKE MN 55304

3D ASSOC LTD PRTNRSHP I
7300 COMMERCE LN
MINNEAPOLIS MN 55432

TRUSTEE GROUP REALTY PRTNRS IV
6495 CITY WEST PKWY
EDEN PRAIRIE MN 55344

3D ASSOCIATES LMTD PRTNSH I
7300 COMMERCE LANE
MPLS MN 55432

3D REAL ESTATE HOLDINGS LLC
7300 COMMERCE LN
FRIDLEY MN 55432

LEVITAN LIMITED PARTNERSHIP
2051 LONG LAKE RD
NEW BRIGHTON MN 55112

3D ASSOCIATES LMTD PRTNSH I
7300 COMMERCE LANE
MPLS MN 55432

ELIASON, DOUGLAS B
14013 QUINCE ST NW
ANDOVER MN 55304

3D ASSOCIATES LMTD PRTNSH I
7300 COMMERCE LANE
MPLS MN 55432

LANMYR LLC
16430 45TH AVE N
PLYMOUTH MN 55446

3D ASSOCIATES LMTD PRTNSH I
7300 COMMERCE LANE
MPLS MN 55432

BILAL OROMO DAWA CENTER
7200 UNIVERSITY AVE NE
FRIDLEY MN 55432

7300 BUILDING LLC
7300 COMMERCE LN
FRIDLEY MN 55432

TRUSTEE GROUP REALTY PRTN I
6495 CITY WEST PKWY
EDEN PRAIRIE MN 55344

3D ASSOC LTD PRTNRSHP I
7300 COMMERCE LN
MINNEAPOLIS MN 55432

TRUSTEE GROUP REALTY PRTN I
6495 CITY WEST PKWY
EDEN PRAIRIE MN 55344