

March 18, 2026, Planning Commission Meeting Agenda



7:00 PM

Apple Valley Municipal Center
7100 147th Street West, Apple Valley

1. Call To Order
2. Approve Agenda
3. Consent Agenda

Consent Agenda Items are considered routine and will be enacted with a single motion, without discussion, unless there is a request to have any item separately considered. It will then be moved to the regular agenda for consideration.

 - A. Approve Minutes of March 4, 2026, Regular Meeting
4. Public Hearings
 - A. Apple Valley Technology Park (Data Center) Project - Oppidan Development
 1. Conditional Use Permit for Data Center
 2. Rezoning, Preliminary Plat, and Site Plan & Building Permit Authorization
5. Land Use / Action Items
6. Other Business
 - A. Review of Upcoming Planning Commission and City Council Meetings and Other Updates
7. Adjourn

Regular meetings are broadcast live on Charter Communications Cable Channel 180 and on the City's website at www.AppleValleyMN.gov.



ITEM:
MEETING DATE:
SECTION:

3.A.
March 18, 2026
Consent Agenda

Description: Approve Minutes of March 4, 2026, Regular Meeting	
Staff Contact: Breanna Vincent, Department Assistant	Department / Division: Community Development

Action Requested:

Approve minutes of the regular meeting of March 4, 2026.

Summary:

The minutes of the regular Planning Commission meeting is attached for your review and approval.

Background:

State statute requires the creation and preservation of meeting minutes which document the official actions and proceedings of public governing bodies.

Budget Impact:

N/A

Attachments:

1. March 4, 2026 PC Minutes

City of Apple Valley
March 4, 2026, Planning Commission Regular Meeting Minutes

Minutes of the regular meeting of the Planning Commission of Apple Valley, Dakota County, Minnesota, held March 4, 2026, at 7:00 p.m., at the Apple Valley Municipal Center.

Present: Scanlan, Schindler, Mahowald, Sandahl, Hlas

Absent: Kurtz, Prewitt

City staff members present were: Community Development Director Benetti, City Attorney Hills, City Planner Dill, Planner Stroeing, Planner Hayes, and Department Assistant Vincent.

1. Call to Order

Vice Chair Scanlan called the meeting to order at 7:00 p.m.

2. Approve Agenda

Vice Chair Scanlan asked if there were any changes to the agenda. CD Director Benetti asked that item 4.B. Approve 2025 Planning Commission Annual Report be moved to the end of the agenda.

Motion: of Schindler, seconded by Hlas, approving the agenda including the requested change. Ayes - 5 - Nays - 0.

3. Consent Agenda

Motion: of Schindler, seconded by Hlas, approving the minutes of February 4, 2026, regular meeting. Ayes - 5 - Nays - 0.

4. Annual Business Meeting

A. Nominate and Approve Officers

Motion: of Schindler, seconded by Sandahl, approving Jodi Kurtz as Chair. Ayes - 5 - Nays - 0.

Motion: of Hlas, seconded by Sandahl, approving Paul Scanlan as Vice Chair. Ayes - 5 - Nays - 0.

Motion: of Hlas, seconded by Sandahl, approving David Schindler as Secretary. Ayes - 5 - Nays - 0.

B. Approve 2025 Planning Commission Annual Report

CD Director Benetti gave a brief presentation.

Motion: of Schindler, seconded by Mahowald, approving the 2025 Planning Commission Annual Report. Ayes - 5 - Nays - 0.

5. Public Hearings

A. Ace Hardware Conditional Use Permit for a temporary greenhouse at 14760 Pennock Ave

Vice Chair Scanlan opened the public hearing.

Planner Hayes provided a brief presentation.

With no comments from commissioners or the public, Vice Chair Scanlan closed the public hearing.

Motion: of Schindler, seconded by Hlas, to recommend approval of a conditional use permit for Niemann Ace Hardware outdoor display and sales area and attaching conditions listed in the staff report. Ayes - 5 - Nays - 0.

6. Land Use/Action Items

None

7. Other Business

The next Planning Commission meeting is scheduled for Wednesday, March 18, 2026, 7:00 p.m.
The next City Council meeting is Thursday, March 12, 2026, at 7:00 p.m.

8. Adjourn

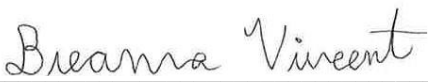
Motion: of Schindler, seconded by Hlas, to adjourn. Ayes - 5 - Nays - 0.

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Breanna Vincent, Department Assistant

Approved by the Apple Valley Planning Commission on March 18, 2026.





ITEM:
MEETING DATE:
SECTION:

4.A.
March 18, 2026
Public Hearings

Description:

Apple Valley Technology Park (Data Center) Project - Oppidan Development

1. Conditional Use Permit for Data Center
2. Rezoning, Preliminary Plat, and Site Plan & Building Permit Authorization

Staff Contact:

Tim Benetti, Community Development Director

Department / Division:

Community Development

Action Requested:

City staff is requesting the following actions be taken by the Planning Commission:

1. Reconvene the public hearing from the February 5, 2025, meeting on the requests for the Preliminary Plat titled "Apple Valley Technology Park", the Site Plan and Building Permit Authorization for a proposed data center project titled "Apple Valley Technology Park"; as submitted under Planning Application Case No. PC24-23-BCSZ;
2. Open and conduct a separate public hearing on a Conditional Use Permit application for the proposed data center use (Apple Valley Technology Park) as submitted under Planning Application Case No. PC24-23-BCSZ; and
3. Consider and receive any additional information from City staff; the Applicant; receive any additional comments from the public; close both hearings; and give final consideration and recommendation of all applications noted herein.

Summary of Staff Recommendations

- A. Recommend denial of the proposed Preliminary Plat of Apple Valley Technology Park as requested under Planning Application Case No. PC24-23-BCSZ, with findings noted in the attached draft resolution for City Council consideration and final action.
- B. Recommend denial of the Site Plan and Building Permit Authorization for the proposed Apple Valley Technology Park (data center campus), as requested under Planning Application Case No. PC24-23-BCSZ with findings noted in the attached draft resolution for City Council consideration and final action.
- C. Recommend denial of the Conditional Use Permit for the proposed Apple Valley Technology Park (data center campus), as requested under Planning Application Case No. PC24-23-BCSZ, with findings noted in the attached draft resolution for City Council consideration and final

action.

Summary:

This proposed development is being requested by Oppidan Investment Company (as "Applicant") and Rockport, LLC (as "Owner"). The Applicant is seeking to develop a new technology park or campus with five data center buildings, along with several smaller support buildings, to be titled Apple Valley Technology Park (the "Development").

On February 5, 2025, the Planning Commission gave initial consideration at an official public hearing to several applications from the Applicant requesting the rezoning of approximately 134 acres of land from "SG" Sand and Gravel to "MUBC" Mixed Use Business Campus; a new subdivision by preliminary plat of the subject properties, and a Site and Building Plan authorization for the data center development. The Commission was provided with a detailed presentation of the proposed Development by City staff; gave consideration of a presentation from the Applicant; and received a number of comments from the public. Upon conclusion of the discussion on this item, the Planning Commission Chair stated the matter would conclude that evening, but the public hearing would be kept open to a future (and undetermined) meeting date to allow for more information from the Applicant, and provide additional public comments, if needed.

Since the original February 5, 2025, meeting, the Applicant has provided the City with several written review extensions on these combined land use applications for this data center development, with the most recent deadline extension set to expire on March 31, 2026.

On March 6, 2026, the Applicant formally withdrew its application to rezone the Property from "SG" Sand and Gravel to "MUBC" Mixed-Use Business Campus from further consideration by the City; and on March 10, 2026, the Owner submitted a letter to the City in which it withdrew its consent to the Applicant's rezoning application. Copies of these written communications are included in the attachments to this report.

The public hearing notices for this March 18, 2026, regular meeting were duly noticed in the local newspaper, posted on the City's official website, and notices were mailed to the surrounding property owners of the Subject Site. Numerous written public comments regarding the proposed data center project have also been received and are included in the attachments to this report.

Background:

It was noted at the February 5th PC Meeting, that these combined applications for the "Technology Park / data center" project were predicated upon the approval of a Comprehensive Guide Plan amendment (CPA), which was being considered under a separate application from the Owner, along with the adoption of a new "MUBC" Mixed Use Business Campus zoning district ordinance. The City had to adopt the MUBC District in order to ensure the proposed Development is consistent with the current 2040 Comprehensive Plan and could not be based or contingent upon the proposed Comprehensive Guide Plan amendment as requested by the Owners. It was further noted that if the CPA is approved, the same MUBC Ordinance would require an update to allow the flexibility in uses sought by the Applicant.

It was further indicated that the draft MUBC ordinance would allow for data centers as a conditional use with specific performance standards. Although the applicant applied for a CUP to allow for this data center use, it was not included in the original February 5th public hearing, as the MUBC District did not officially exist; therefore, a future hearing on the CUP would be needed once the MUBC District was established. The Comprehensive Plan Amendment, as requested by the Owner, would also need to be given full review and consideration by the Planning Commission, with final decision-making by the City Council.

On or around February 25, 2025, the Applicant submitted additional information to the City related to its data center project, which included an updated preliminary plat; site/grading plan; circulation plan; lighting/photometric plan; noise study memo; and others. Those updated plans and information are included with this follow-up Planning Staff Report.

Comprehensive Plan Considerations

The adopted 2040 Comprehensive Plan guides the City's development patterns and land uses through the Planning Period, which is defined as 2020–2040. The subject land area is currently guided MBC - Mixed Business Campus as shown on Figure 4.6 – 2040 Land Use Plan. The 2040 Plan further identifies the subject area as part of the Priority Planning Area due to the expected completion of the gravel mining activities and the reclamation of these lands afterward, which would open up or make several areas available for future development. Related to this priority planning area, a Figure 4.2 Orchard Place Concept map or plan was also developed to establish the mix of anticipated land use development within this MBC land use designation.

The overall Orchard Place development area is specifically guided under the 2040 Plan to be an integrated mix of Office/Medical/Retail; Office/Hotel/Medical; Office/Industrial/Medical; Medical/Corporate Campus/Office/Industrial/Retail; and even small areas of Single Family and Multi-family residential, as evidenced by the Figure 4.2 map.

Figure 4.2 Orchard Place Concept was developed to establish the mix of anticipated land use development within the MBC land use designation shown on Figure 4.6 – the 2040 Land Use Plan. Both Figures 4.2 and 4.6 were used as the foundation to develop the Water Supply and Sanitary Sewer chapter components of the 2040 Plan. Specifically, the proposed CPA has the potential to affect roadway design, water treatment and the size of underground utilities, which are all based on the demands of the proposed land use types.

On January 15, 2025, the Planning Commission held a public hearing regarding the proposed CPA application from Rockport. Rockport requested the City consider removing Figure 4.2 and the associated Conceptual Land Use Diagram Table, remove language associated and/or supporting Figure 4.2 for areas denoted as A and F, add Industrial Uses to areas denoted as C, and modify language contained in the Mixed Business Campus (MBC) category. After the conclusion of comments from staff, the Owner and the public, the hearing was closed, and the matter would be taken back up by the Planning Commission at a future (and undetermined) meeting date.

On April 2, 2025, the matter of the CPA was reconsidered by the Planning Commission; and after a follow-up presentation from City staff and additional comments from the Owner, the Planning Commission recommended denial by a vote of 5-1. The Planning Commission stated findings for

denial related to concerns with water supply issues, sanitary (sewer) system issue, noise, and altering the development vision of the property as provided in the 2040 Comprehensive Plan.

On January 22, 2026, the same Comprehensive Guide Plan Amendment application and recommendations with the Commission's findings was presented to the City Council. After presentation by City staff, the Council unanimously adopted Resolution No. 2026-11, which denied the request for the Comprehensive Plan Amendment, in its entirety.

Zoning Considerations

At the February 5, 2025 PC meeting, the City staff presented under separate public hearing a proposed amendment to Chapter 155 of the City's zoning code to establish a new "MUBC" Mixed-Use Business Campus zoning district. This district would incorporate a mix of permitted, conditional, and accessory uses, along with specific area requirements and performance standards. It was stated that the proposed MUBC zoning district aligns with the City's current 2040 Comprehensive Plan and may be used to rezone areas currently designated as "MBC" (Mixed Business Campus) under the 2040 Plan. The PC gave a favorable (unanimous) recommendation of the proposed new "MUBC" Mixed Use Business Campus ordinance.

On February 27, 2025, the City Council received the recommendation from the PC and adopted Ordinance No. 1142 that would allow for the establishment of "MUBC" Districts in the community, where applicable.

On March 6, 2026, the Applicant formally withdrew its application to rezone the Property from "SG" Sand and Gravel to "MUBC" Mixed-Use Business Campus from further consideration by the City; and on March 10, 2026, the Owner followed suit by submitting a letter to the City in which it withdrew its consent to the Applicant's rezoning application.

Conclusions

Because the Applicant and Owner formally withdrew the request to rezone the Property from "SG" Sand and Gravel to "MUBC" Mixed-Use Business Campus, the Subject Property remains zoned "SG" Sand and Gravel. Data centers or technology park uses are not permitted or conditional uses within the SG zoning district under Chapter 155 of the Apple Valley City Code. Therefore, the proposed development, as depicted in the Applicant's site plan(s) is not permitted under the current zoning classification of the Property and the requested Site and Building Plan does not meet the City Code zoning regulations.

Furthermore, the proposed Apple Valley Technology Park (data center project) is not consistent with the adopted 2040 Comprehensive Plan; and would be inconsistent with the Priority Planning Area and "Figure 4.2 Orchard Place Concept" guide map and land use plan contained in the 2040 Plan.

Thus, the City cannot approve any subdivision, site and building plan and conditional use applications due to the rejection (denial) of the requested comprehensive guide plan changes.

For these reasons, City Staff recommends denial of all remaining planning applications associated with Planning Case No. PC-24-23-BCSZ.

Budget Impact:

N/A

Attachments:

1. Resolution Preliminary Plat AV Technology Park 03.26.2026
2. Resolution Site & Building Plan AV Technology Park 03.26.2026
3. Resolution CUP AV Technology Park-Data Center Use 03.26.2026
4. Oppidan Email_Withdraw Rezoning App. 03.06.2026
5. Rockport Ltr.-Withdraw Rezoning App. 03.10.2026
6. AV Tech Park-Updated Plan Submittal 02-25-2025 (2)
7. 02-05-2025 PC Report -AV Tech Park-Data Center Project
8. AV Tech Park - Public Comments
9. Presentation

City of Apple Valley
Resolution No. 2026 - ____

A Resolution Denying the Preliminary Plat of Apple Valley Technology Park
on Properties Generally Located South of County Road 42,
West of Pilot Knob Road, and North of 155th Street W.

WHEREAS, pursuant to Minnesota Statutes 462.358, the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, subdivision control regulations to control land uses throughout the City; and

WHEREAS, Oppidan Investment Company (the “Applicant”), with the consent of the property owner, Rockport, LLC, (the “Owner”), submitted an application for the rezoning, subdivision, conditional use permit, and Site and Building Plan and Building Permit Authorization for the development of a data center technology park consisting of five data center buildings and several support buildings, as presented under Planning Application No. PC24-23-BCSZ, on properties legally described in **Exhibit A**, attached hereto (the “Subject Property”); and

WHEREAS, Applicant’s rezoning request under Planning Application No. PC24-23-BCSZ seeks a rezoning of the properties from “SG” Sand and Gravel to “MUBC” – Mixed-Use Business Campus district. “MUBC” – Mixed-Use Business Campus zoning district is governed by Apple Valley Code of Ordinances, Section 155.331; and

WHEREAS, a data center use is a conditional use subject to specific conditions within a MUBC District; and

WHEREAS, the Property is designated as Mixed Business Campus under the City’s 2040 Comprehensive Plan which incorporates a Master Plan of the Property as depicted on Figure 4.2 Orchard Place Concept plan, supplemented by a tabular breakdown of conceptual land use, and by language within the text of Chapters 4 and 6 that further describe the vision for the area; and

WHEREAS, under the City’s 2040 Comprehensive Plan for the Mixed Business Campus (the subject property), industrial uses within the eastern portion of the Comprehensive Plan Mixed Business Campus area are to be located exclusively within the interior and are not to abut County Road 42 or Pilot Knob Road; and

WHEREAS, the Applicant’s development plans proposes a subdivision of the Property under which the proposed lots on which the data center buildings are proposed would abut and immediately adjacent to County Road 42 and Pilot Knob Road which is not consistent with the City’s 2040 Comprehensive Plan; and

WHEREAS, on February 5, 2025, the Planning Commission conducted a duly noticed public hearing, and reviewed the preliminary plat for a new data center project on the Subject Property, and upon conclusion of comments from the public, and discussion, the Planning Commission motioned to continue this Site Plan application (and related applications) to a future commission meeting, and left the hearing open to allow for additional comments at said future meeting; and

WHEREAS, on February 25, 2025, the Applicant submitted to the City a revised and updated set of site and building plans, which were presented to the Planning Commission at the March 18, 2026 regular meeting, under the continued hearing; and

WHEREAS, during the pendency of this application, the Owner of the Property filed an application for amendments to the City's 2040 Comprehensive Plan, specifically seeking, in part, an amendment that would guide the Property for industrial uses adjacent to County Road 42 and Pilot Knob Road; and

WHEREAS, on January 22, 2026, the City Council denied the Owner's application, in its entirety, to amend the City's 2040 Comprehensive Plan relevant to the Property and property directly west and adjacent to the Property; and

WHEREAS, on March 6, 2026, the Applicant formally withdrew its application to rezone the Property from "SG" Sand and Gravel to "MUBC" Mixed-Use Business Campus from further consideration by the City; and

WHEREAS, on March 10, 2026, the Owner submitted a letter to the City in which it withdrew its consent to the Applicant's rezoning application; and

WHEREAS, on March 18, 2026, the Apple Valley Planning Commission reconvened the public hearing, received additional comments from staff, the general public and Applicant (if any provided), closed the hearing, held final consideration of the Applicant's requests and made a recommendation to deny the Applicant's application for the preliminary plat as originally submitted (and revised) under Planning Application No. PC24-23-BCSZ and made a recommendation to deny the Preliminary Plat of Apple Valley Technology Park by a vote of _____, with findings supporting said denial as presented herein.

NOW THEREFORE, the City Council, having reviewed and considered the public hearing record-, planning staff's presentation and reports, comments from the general public, and Applicant), and the recommendation of the Planning Commission, makes the following Findings:

1. The Applicant, with consent of the Owner, formally withdrew the request to rezone the Subject Property from "SG" Sand and Gravel to "MUBC" Mixed-Use Business Campus. The proposed Preliminary Plat was designed to accommodate a technology park/data center campus, which is not a permitted use within the SG

zoning district under Chapter 155 of the Apple Valley City Code. Because the necessary zoning entitlement no longer exists, the proposed subdivision cannot be lawfully established on the Subject Property.

2. The Preliminary Plat was submitted in conjunction with a Site and Building Plan and Conditional Use Permit applications that required rezoning to MUBC. With the rezoning application withdrawn, the proposed plat is intended to facilitate a development pattern that cannot be implemented under the current zoning. Consequently, the plat does not meet the City's requirements for preliminary plat approval under Chapter 153 of the City Code.
3. The proposed Preliminary Plat does not meet the current land use guidance or policies of the City's 2040 Comprehensive Plan for the Subject Property. Approval of the subdivision as proposed would allow a development pattern that is inconsistent with the City's Comprehensive Plan, which guides future land use and promotes orderly growth.
4. Minnesota subdivision law and Chapter 153 of the City Code require that plats support the orderly, planned, and coordinated development of land. Because the proposed Preliminary Plat is structured to accommodate a development that cannot lawfully occur on the Subject Property, the plat fails to demonstrate orderly development consistent with City Code and its adopted land use standards and regulations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Apple Valley, Dakota County, Minnesota, that the Applicant's application for the Preliminary Plat of Apple Valley Technology Park as comprehended under Planning Application No. PC24-23-BCSZ is hereby DENIED in its entirety.

ADOPTED this 26th day of March, 2026.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

EXHIBIT A

Parcel 1:

Abstract Property.

The East Half of the Northeast Quarter, except the West 20 rods of the North 16 rods, in Section 35, Township 115, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota; EXCEPT that part thereof included in Orchard Place 2nd Addition, according to the recorded plat thereof, Dakota County, Minnesota; AND EXCEPT that part thereof included in Orchard Place 4th Addition, according to the recorded plat thereof, Dakota County, Minnesota.

PID NO. 010350002012

Parcel 2:

Abstract Property:

The West 10 rods of the North 16 rods of the East Half of the Northeast Quarter in Section 35, Township 115, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota.

PID NO. 010350001010

Parcel 3:

Abstract Property:

The East 10 rods of the West 20 rods of the North 16 rods of the East Half of the Northeast Quarter in Section 35, Township 115, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota.

PID NO. 010350001020

PARCEL 4:

Abstract Property.

The West Half of the Northeast Quarter, less and except the North 75 feet thereof, in Section 35, Township 115, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota; EXCEPT that part thereof included in the plat of Cooperative Addition, according to the recorded plat thereof, Dakota County, Minnesota; AND EXCEPT that part thereof included in Orchard Place 2nd Addition, according to the recorded plat thereof, Dakota County, Minnesota.

PID NO. 010350003012

City of Apple Valley
Resolution No. 2026-__

A Resolution Denying the Site and Building Plan and Building Permit Authorization
for the Proposed Apple Valley Technology Park Development
on Properties Generally Located South of County Road 42,
West of Pilot Knob Road, and North of 155th Street W.

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, Oppidan Investment Company (the “Applicant”), with the consent of the property owner, Rockport, LLC, (the “Owner”), submitted an application for the rezoning, subdivision, conditional use permit, and Site and Building Plan and Building Permit Authorization for the development of a data center technology park consisting of five data center buildings and several support buildings, as presented under Planning Application No. PC24-23-BCSZ, for properties legally described in **Exhibit A**, attached hereto (the “Subject Property”); and

WHEREAS, Applicant’s rezoning request under Planning Application No. PC24-23-BCSZ seeks a rezoning of the properties from “SG” Sand and Gravel to “MUBC” – Mixed-Use Business Campus district. “MUBC” – Mixed-Use Business Campus zoning district is governed by Apple Valley Code of Ordinances, Section 155.331; and

WHEREAS, a data center use is a conditional use subject to specific conditions within a MUBC District; and

WHEREAS, the Property is designated as Mixed Business Campus under the City’s 2040 Comprehensive Plan which incorporates a Master Plan of the Property as depicted on Figure 4.2 Orchard Place Concept plan, supplemented by a tabular breakdown of conceptual land use, and by language within the text of Chapters 4 and 6 that further describe the vision for the area; and

WHEREAS, under the City’s 2040 Comprehensive Plan for the Mixed Business Campus (the subject property), industrial uses within the eastern portion of the Comprehensive Plan Mixed Business Campus area are to be located exclusively within the interior and are not to abut County Road 42 or Pilot Knob Road; and

WHEREAS, the Applicant’s development plans proposes a subdivision of the Property under which the proposed lots upon which proposed data center buildings or any industrial use could be located, would be abutting and immediately adjacent to County Road 42 and Pilot Knob Road which is not consistent with the City’s 2040 Comprehensive Plan; and

WHEREAS, on February 5, 2025, the Planning Commission conducted a duly noticed public hearing, and reviewed the site and building plans for a new data center project on the Subject Property, and upon conclusion of comments from the public, and discussion, the Planning Commission motioned to continue this Site Plan application (and related applications) to a future commission meeting, and left the hearing open to allow for additional comments at said future meeting; and

WHEREAS, on February 25, 2025, the Applicant submitted to the City a revised and updated set of site and building plans, which were presented to the Planning Commission at the March 18, 2026 regular meeting, under the continued hearing; and

WHEREAS, during the pendency of this application, the Owner of the Property filed an application for amendments to the City's 2040 Comprehensive Plan, specifically seeking, in part, an amendment that would guide the Property for industrial uses adjacent to County Road 42 and Pilot Knob Road; and

WHEREAS, on January 22, 2026, the City Council denied the Owner's application, in its entirety, to amend the City's 2040 Comprehensive Plan relevant to the Property and property directly west and adjacent to the Property; and

WHEREAS, on March 6, 2026, the Applicant formally withdrew its application to rezone the Property from "SG" Sand and Gravel to "MUBC" Mixed-Use Business Campus from further consideration by the City; and

WHEREAS, on March 10, 2026, the Owner submitted a letter to the City in which it withdrew its consent to the Applicant's rezoning application; and

WHEREAS, on March 18, 2026, the Apple Valley Planning Commission reconvened the public hearing, received additional comments from staff, the general public and Applicant, closed the hearing, held final consideration of the Applicant's requests and made a recommendation to deny the Applicant's application for a Site and Building Plan and Building Permit Authorization for the proposed the Apple Valley Technology Park (data center) development on the Property, by a vote of _____, with certain findings supporting its denial as memorialized in this resolution.

NOW THEREFORE, the City Council, having reviewed and considered the public hearing record-, planning staff's presentation and reports, comments from the general public, and Applicant), and the recommendation of the Planning Commission, makes the following Findings:

1. The Applicant and the Owner formally withdrew the request to rezone the Property from "SG" Sand and Gravel to "MUBC" Mixed-Use Business Campus. As a result, the Subject Property remains zoned "SG" Sand and Gravel. Data centers or technology

park uses are not permitted or conditional uses within the SG zoning district under Chapter 155 of the Apple Valley City Code. Therefore, the proposed development, as depicted in the Applicant's site plan(s) is not permitted under the current zoning classification of the Property and the requested Site and Building Plan does not meet the City Code zoning regulations.

2. The Site and Building Plan application was submitted in conjunction with related land use applications, including a rezoning from "SG"- Sand and Gravel to "MUBC" Mixed-Use Business Campus, and a Conditional Use Permit to allow a data center use. With the withdrawal of the rezoning request and the absence of the required MUBC zoning district that would permit the proposed use, the Site and Building Plan application no longer has the necessary zoning framework required for approval under Chapter 155 of the Apple Valley City Code.
3. The proposed Site and Building Plan for the Property is not consistent with the land use guidance and applicable policies of the City's 2040 Comprehensive Plan .

NOW, THEREFORE, BE IT RESOLVED by the City Council of Apple Valley, Dakota County, Minnesota, that the Applicant's application for the Site and Building Plan as comprehended under Planning Application No. PC24-23-BCSZ is hereby DENIED in its entirety.

ADOPTED this 26th day of March, 2026.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

EXHIBIT A

Parcel 1:

Abstract Property.

The East Half of the Northeast Quarter, except the West 20 rods of the North 16 rods, in Section 35, Township 115, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota; EXCEPT that part thereof included in Orchard Place 2nd Addition, according to the recorded plat thereof, Dakota County, Minnesota; AND EXCEPT that part thereof included in Orchard Place 4th Addition, according to the recorded plat thereof, Dakota County, Minnesota.

PID NO. 010350002012

Parcel 2:

Abstract Property:

The West 10 rods of the North 16 rods of the East Half of the Northeast Quarter in Section 35, Township 115, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota.

PID NO. 010350001010

Parcel 3:

Abstract Property:

The East 10 rods of the West 20 rods of the North 16 rods of the East Half of the Northeast Quarter in Section 35, Township 115, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota.

PID NO. 010350001020

PARCEL 4:

Abstract Property.

The West Half of the Northeast Quarter, less and except the North 75 feet thereof, in Section 35, Township 115, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota; EXCEPT that part thereof included in the plat of Cooperative Addition, according to the recorded plat thereof, Dakota County, Minnesota; AND EXCEPT that part thereof included in Orchard Place 2nd Addition, according to the recorded plat thereof, Dakota County, Minnesota.

PID NO. 010350003012

City of Apple Valley
Resolution No. 2026-___

A Resolution Denying the Conditional Use Permit
for a Proposed Data Center Use
on Property Generally Located South of County Road 42,
West of Pilot Knob Road, and North of 155th Street W.

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, Oppidan Investment Company (the “Applicant”), with the consent of the property owner, Rockport, LLC, (the “Owner”), submitted an application for the rezoning, subdivision, conditional use permit, and Site and Building Plan and Building Permit Authorization for the development of a data center technology park consisting of five data center buildings and several support buildings, as presented under Planning Application No. PC24-23-BCSZ, for properties legally described in **Exhibit A**, attached hereto (the “Subject Property”); and

WHEREAS, Applicant’s rezoning request under Planning Application No. PC24-23-BCSZ seeks a rezoning of the properties from “SG” Sand and Gravel to “MUBC” – Mixed-Use Business Campus district. “MUBC” – Mixed-Use Business Campus zoning district is governed by Apple Valley Code of Ordinances, Section 155.331; and

WHEREAS, a data center use is a conditional use subject to specific conditions within a MUBC District; and

WHEREAS, the Property is designated as Mixed Business Campus under the City’s 2040 Comprehensive Plan which incorporates a Master Plan of the Property as depicted on Figure 4.2 Orchard Place Concept plan, supplemented by a tabular breakdown of conceptual land use, and by language within the text of Chapters 4 and 6 that further describe the vision for the area; and

WHEREAS, under the City’s 2040 Comprehensive Plan for the Mixed Business Campus (the subject property), industrial uses within the eastern portion of the Comprehensive Plan Mixed Business Campus area are to be located exclusively within the interior and are not to abut County Road 42 or Pilot Knob Road; and

WHEREAS, the Applicant’s development plans proposes a subdivision of the Property under which the proposed lots with the proposed data center buildings to be abutting and immediately adjacent to County Road 42 and Pilot Knob Road which is not consistent with the City’s 2040 Comprehensive Plan; and

WHEREAS, on February 5, 2025, the Planning Commission conducted a duly noticed public hearing, and reviewed the preliminary site and building plans for a new data center project on the Subject Property, and upon conclusion of comments from the public, and discussion, the Planning Commission motioned to continue this Site Plan application (and related applications) to a future commission meeting, and left the hearing open to allow for additional comments at said future meeting; and

WHEREAS, on February 25, 2025, the Applicant submitted to the City a revised and updated set of site and building plans, which were presented to the Planning Commission at the March 18, 2026 regular meeting, under the continued hearing; and

WHEREAS, during the pendency of this application, the Owner of the Property filed an application for amendments to the City's 2040 Comprehensive Plan, specifically seeking, in part, an amendment that would guide the Property for industrial uses adjacent to County Road 42 and Pilot Knob Road; and

WHEREAS, on January 22, 2026, the City Council denied the Owner's application, in its entirety, to amend the City's 2040 Comprehensive Plan relevant to the Property and property directly west and adjacent to the Property; and

WHEREAS, on March 6, 2026, the Applicant formally withdrew its application to rezone the Property from "SG" Sand and Gravel to "MUBC" Mixed-Use Business Campus from further consideration by the City; and

WHEREAS, on March 10, 2026, the Owner submitted a letter to the City in which it withdrew its consent to the Applicant's rezoning application; and

WHEREAS, on March 18, 2026, the Apple Valley Planning Commission held the public hearing, received comments from staff, the general public and Applicant, closed the hearing, held final consideration of the Applicant's CUP request and made a recommendation to deny the Applicant's application for a Conditional Use Permit for the data center use on the Property, by a vote of _____, with certain findings supporting said denial memorialized in this resolution.

NOW THEREFORE, the City Council, having reviewed and considered the public hearing record, planning staff's presentation and reports, comments from the general public, and Applicant, and the recommendation of the Planning Commission, makes the following Findings:

1. The Subject Property remains zoned "SG" Sand and Gravel following the withdrawal of the application to rezone to "MUBC" Mixed-Use Business Campus. Under Chapter 155 of the Apple Valley City Code, a data center or technology park use is not a permitted or conditional use in the SG zoning

district. Because the underlying zoning does not allow the proposed use, the CUP cannot be lawfully granted.

2. The proposed data center development is inconsistent with the City's 2040 Comprehensive Plan. Granting a CUP would conflict with the City's planned land use guidance and policies for orderly growth.
3. Conditional Use Permits must ensure compatibility with surrounding land uses, environmental considerations, and public health, safety, and welfare. The proposed data center use, as designed, was intended for a property rezoned to MUBC. Without the rezoning, the proposed use cannot be properly integrated with existing SG-zoned land or surrounding areas, creating potential conflicts with established and planned uses.
4. Chapter 155 of the Apple Valley City Code establishes specific criteria for CUP approval, including compliance with zoning, compatibility with adjacent uses, and conformance with the Comprehensive Plan. The proposed CUP does not meet these standards because the data center use is not permitted in a SG district which the Property is zoned and is inconsistent with the Comprehensive Plan. Therefore, the CUP must be denied.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Apple Valley, Dakota County, Minnesota, that the Applicant's application for the Conditional Use Permit as comprehended under Planning Application No. PC24-23-BCSZ is hereby DENIED in its entirety.

ADOPTED this 26th day of March, 2026.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

EXHIBIT A

Parcel 1:

Abstract Property.

The East Half of the Northeast Quarter, except the West 20 rods of the North 16 rods, in Section 35, Township 115, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota; EXCEPT that part thereof included in Orchard Place 2nd Addition, according to the recorded plat thereof, Dakota County, Minnesota; AND EXCEPT that part thereof included in Orchard Place 4th Addition, according to the recorded plat thereof, Dakota County, Minnesota.

PID NO. 010350002012

Parcel 2:

Abstract Property:

The West 10 rods of the North 16 rods of the East Half of the Northeast Quarter in Section 35, Township 115, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota.

PID NO. 010350001010

Parcel 3:

Abstract Property:

The East 10 rods of the West 20 rods of the North 16 rods of the East Half of the Northeast Quarter in Section 35, Township 115, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota.

PID NO. 010350001020

PARCEL 4:

Abstract Property.

The West Half of the Northeast Quarter, less and except the North 75 feet thereof, in Section 35, Township 115, Range 20 West of the 5th Principal Meridian, Dakota County, Minnesota; EXCEPT that part thereof included in the plat of Cooperative Addition, according to the recorded plat thereof, Dakota County, Minnesota; AND EXCEPT that part thereof included in Orchard Place 2nd Addition, according to the recorded plat thereof, Dakota County, Minnesota.

PID NO. 010350003012

From: [Tim Benetti](#)
To: [Drew Johnson](#); [Jennifer Haskamp](#)
Cc: [Liza Robson](#); russ@nccrealestate.com; [Jacob Steen \(jsteen@larkinhoffman.com\)](mailto:jsteen@larkinhoffman.com)
Subject: RE: Rezone application - gravel pit
Date: Friday, March 6, 2026 3:13:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Drew,

Received and confirmed.

Unless we hear differently, the City of Apple Valley will consider this email an official written request to withdraw the rezoning application request made under Planning Application No. PC24-23-BCSZ.

Thank you, Tim



Tim Benetti | Community Development Director

☎ (952) 953-2576

✉ tim.benetti@applevalleymn.gov

🌐 www.applevalleymn.gov

📍 7100 147th Street W. | Apple Valley, MN 55124

From: Drew Johnson <Drew@oppidan.com>
Sent: Friday, March 6, 2026 11:00 AM
To: Tim Benetti <tim.benetti@applevalleymn.gov>; Jennifer Haskamp <jhaskamp@swansonhaskamp.com>
Cc: Liza Robson <lizarobson@rockportav.com>; russ@nccrealestate.com; [Jacob Steen \(jsteen@larkinhoffman.com\)](mailto:jsteen@larkinhoffman.com) <jsteen@larkinhoffman.com>
Subject: Rezone application - gravel pit

Hi Tim & Jennifer,

Oppidan would like to pull the rezoning part of our application.

Rockport just pointed out it would/could have effects on their existing mining permit.

Thank you and please confirm.

-drew

ROCKPORT LLC

ROCKPORT LLC
14800 Galaxie Avenue Suite 105
Apple Valley, Minnesota 55124
MAIN: 952-952-5441

03/10/2026

To: City of Apple Valley

RE: Rockport Property Rezoning

Rockport withdraws permission to the proposed rezoning of its property from Sand and Gravel to Mixed-Use Business Campus under the Oppidan 2024 Application.

Sincerely,

Liza Robson

Liza Robson

ROCKPORT, LLC
VICE PRESIDENT

APPLE VALLEY
TECHNOLOGY PARK

UPDATED PLAN SET

FEB. 25, 2025



MEMORANDUM

Date: February 25, 2024

To: Mr. Tim Benetti
City of Apple Valley Community Development and Planning
7100 147th St W
Apple Valley, MN 55124

From: Drew Johnson, SVP – Development, Oppidan Investment Company

Subject: Apple Valley Technology Park – Amended Submittal

Dear Mr. Benetti,

Oppidan Development Co., with assistance from our design partners, Kimley Horn and Penney Design Group, has prepared the attached amended submittal for a Conditional Use Permit (CUP), Rezone, Site Plan Review, and Preliminary Plat for the Apple Valley Technology Park project located in the Southwest quadrant of Pilot Knob and CSAH 42. We look forward to working with you on the submittals. In addition to materials previously submitted for city review, attached are the following items for your review:

- Response sheet to questions raised by the staff report, members of the planning commission, and members of the public through 2/5/25 prepared by Oppidan Investment Company.
- Noise Memo dated 2/25/25 prepared by Kimley Horn.
- Overall offsite exhibit dated 2/21/25 prepared by Kimley Horn.
- Technology Park Campus Traffic Comparison dated 2/18/25 prepared by Kimley Horn.
- Site Photometric Plan dated 2/19/25 prepared by Kimley Horn.
- Digital Finish Board dated 2/21/25 prepared by Penney Design Group.
- Water Usage Documentation dated 2/25/2025 prepared by Kimley Horn.
- Site Security Fence Diagram dated 2/21/25 prepared by Kimley Horn.
- Updated Site Landscape Plan date 2/21/2025 prepared by Kimley Horn.
- Updated Overall Site Exhibit dated 2/21/2025 prepared by Kimley Horn.
- Site Phasing Plan dated 2/21/25 prepared by Kimley Horn.
- Generator yard wire frame diagram dated 2/21/25 prepared by Penney Design Group
- Ancillary building elevations and photos prepared by Oppidan Investment Company
- Updated Preliminary Plat dated 2/21/25 prepared by Kimley Horn.
- Updated Site Grading plans dated 2/21/25 prepared by Kimley Horn.
- Fire Truck Turning Diagram dated 2/21/25 prepared by Kimley Horn.
- Truck Circulation Exhibit dated 2/21/2025 Prepared by Kimley Horn.
- Amended monthly water use curve date 2/25/2025 prepared by Oppidan Investment Company.



The project team greatly appreciates the City of Apple Valley's consideration of this Conditional Use Permit, Rezone, Site Plan Review, and Preliminary Plat application. If you have any questions or concerns, please feel free to reach out to Katelyn.Olson@kimley-horn.com or 507-216-0362, or myself Drew@oppidan.com or 612-554-1897.

Sincerely,

Drew Johnson
Senior Vice President
Oppidan Investment Company

1100 Lincoln Avenue | Suite 386
San Jose, CA 95125

400 Water Street | Suite 200
Excelsior, MN 55331

209 N Salem St | Suite 205
Apex, NC 27502



February 25, 2025

After the 2/5/2025 Planning Commission Meeting, Oppidan compiled a list of questions, comments, and feedback from the Public, Staff, and Commissioners. Below are brief responses to items raised at the meeting. Additional Clarification of the project has been provided to City Staff in the form of Exhibits, Memos, Diagrams, and Plans.

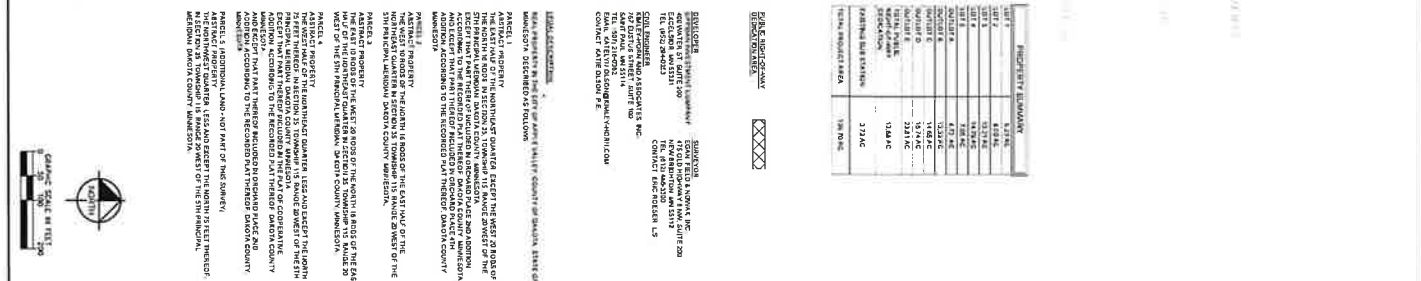
- Job Creation
 - Within Dakota County, MN Deed calculated the Rosemount Data Center created 5,041 Job years in 2023 and 4,944 Job years in 2024. This resulted in \$724.4MM in Labor Income and \$906.9MM increased GDP.
 - Price Waterhouse Cooper (a National Consulting Firm) conducted an independent study to quantify the economic contributions of the Data center industry. The findings show that in 2023, Minnesota direct job contributions was \$8.8B with the indirect operational (Ancillary Jobs) contribution was \$32B. This project is expected to grow these numbers.
- Why do I want this close to me?
 - This investment in the City of Apple Valley will increase the tax basis at the mine by roughly \$4.5MM by 2030. The Technology park will create over 200 on site “Blue Collar Tech” Jobs as well as roughly 4x the amount of ancillary jobs.
- Provide Number of Contractors in addition to full time jobs
 - Approximately 100-400 contractors depending on season and maintenance cycles.
- Address comment about how we have the same SF as the Lakeville Amazon DC.
 - This project does include similar square footage to the Lakeville Amazon distribution center, although it will be broken up into multiple buildings as a campus style development.
- Does Climate Change effect our cooling water demand?
 - Our current water modeling is based on ASHRAE 2021 climate design conditions. Additionally, our model has a buffer to include any additional climate change impacts.
- Address fire and life safety concerns
 - The submittal is per Apple Valley code for driveway turn radius, width, and stacking. The project will work with the Apple Valley Fire Marshal if there are any additional requirements. Updated Fire Truck Turning diagram has been submitted to the city.
- Clarify what Gravel Areas will be
 - Electrical gear, including generators, are at the rear of each building and will include landscape rock.
- Address truck traffic counts
 - This development will have significantly less traffic than a typical Industrial Development. Signalized. A traffic comparison has been submitted to the city.
- Address Construction traffic concerns
 - Construction traffic will enter at the Johnny Cake Ridge Road and CR 42 signalized intersection where mining operations currently enter the site.



- Address Operational traffic concerns
 - 250 feet of stacking is provided on English avenue which is more than adequate for normal business hours.
- Address Generator Emissions Concerns
 - This technology park will use EPA Tier 4 emission standards compliant engines. These generators use a variety of techniques to increase fuel efficiency and lower emissions. Tier 4 emissions standards are 93% lower for NOx and 94% lower for particulate matter than a generator certified in the year 2001.
 - These generators are strictly permitted by the Minnesota Pollution Control Agency for compliance with federal EPA standards, and annual operation time is limited under these permits.
- Address construction working hours
 - Construction hours will be Scheduled in accordance with city ordinances. If early or late work is required for safety concerns or the benefit of the community at large, off hours work permits will be applied for with city staff.
- Address compounding noise concerns
 - Please see page 3 of the Apple Valley Technology Park sound memo for information regarding noise. This has been submitted to the city.
- Address use of fire suppression chemicals
 - The buildings are designed with a wet fire suppression system with a nitrogen gas pre-action like many office and industrial buildings.
- Address particulate water run off effecting storm sewer, Jet Tire Example
 - The projects regional ponds will treat Volume, Rate, and Quality prior to any discharge offsite. Road salt and landscape fertilizer are common city-wide elements treated by stormwater ponds.
- Address gen yard gravel as pervious surface?
 - The generator yard is included in the projects impervious calculations.
- Address concern about all Dakota county on same Aquifer
 - The city system currently draws from the Jordan, Mt. Simon, and Prairie du Chien-Jordan aquifers.
- Address amount of fuel onsite.
 - ~868,000 gallons will be stored in belly tanks mounted to the generators. These are closely monitored and reviewed annually by the MNPCA for emissions and compliance.
- Member of Public asked for the commission to research suburban data centers in other markets?
 - Some ideas for research are Columbus, Ohio or Des Moines, Iowa.
- Address plane electronics and if our DC will affect those?
 - Data centers are not emitting frequencies the same way cell phones do. There is no correlation between Data Centers and any affects to Airplane electronics
- Address concerns related to health of those in vicinity
 - There are no significant dangers or health risks associated with living in proximity to a data center.



-
- **Eagles nest on boundary of mine and Regatta Park**
 - There are currently no trees on the premises. Regatta Park is located on a separate parcel of land.



PHYSICITY SUMMARY	
SOFT 1	5.27 AC
SOFT 2	6.09 AC
SOFT 3	5.21 AC
SOFT 4	4.47 AC
SOFT 5	7.00 AC
SOFT 6	6.77 AC
SOFT 7	13.33 AC
SOFT 8	14.66 AC
SOFT 9	15.74 AC
SOFT 10	22.81 AC
TOTAL POINTS SCORING	13.64 AC
PERCENTILE RANKING	3.72 AC
PERCENTILE GRADE	75.70 AC

**PUBLIC RIGHT-OF-WAY
DEDICATION AREA**

SCOTT HENDERSON
DIRECTOR OF SALES AND MARKETING
405 WATERS ST. SUITE 200
EASTCROSSING, ILL 60121
TEL: 312-284-0531

SCOTT HENDERSON AND ASSOCIATES, INC.
1000 W. 15TH ST. SUITE 100
DALLAS, TEXAS 75210
TEL: 972-215-0282

CONTACT: KATHY OLSON P.E.
EMAIL: KATHY.OLSON@AMVAC.COM

SCOTT FIELD & COMPANY, INC.
1505 OLD HIGHWAY 101, SUITE 200
NEW BRUNSWICK, NJ 08852
TEL: 973-820-5170
CONTACT: ERIC HENDERSON, L.P.

monitors

MINNESOTA DESCRIBED AS FOLLOWS:

ABSTRACT PROPERT

THE EAST PALE OF THE NORTHEAST QUARTER, EXCEPT THE WEST 20 RODS OF THE NORTH 16 RODS IN SECTION 25, TOWNSHIP 115 RANGE 20 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAKOTA COUNTY, MINNESOTA

EXCEPT THAT PART
ACCORDING TO THE

AND EXCEPT THAT PART THEREOF INCLUDED IN CIRCULAR PLACE 4TH ADDITION ACCORDING TO THE RECORDED PLAT THEREOF, DAKOTA COUNTY
MAYNE5071

PAPER 1

ABSTRACT PROPERTY
THE WEST 10 RODS OF THE NORTH 16 RODS OF THE EAST HALF OF THE
NORTHEAST QUARTER IN SECTION 35 TOWNSHIP 11S RANGE 20 WEST OF THE

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ABSTRACT PROPERTY
THE EAST 10 RODS OF THE WEST 20 RODS OF THE EAST 1/4

HALF OF THE MONTH
WEST OF THE 5TH PA

PARCEL 4
ASTROFACT PROPERTY

THE WEST HALF OF THE
75 FEET THEREOF IN

PRINCIPAL MERIDIAN DAKOTA COUNTY MINNESOTA
EXCEPT THAT PART THEREOF PICTURED IN THE PLAT OF COOPERATIVE
ADDITION ACCORDING TO THE RECORDED PLAT THEREOF DAKOTA COUNTY

MINNESOTA
AND EFFECT THAT P

ACQUITTAL ACCORDING TO THE RECORDED PLATTE OF DAKOTA COUNTY
MAY 18 1883

PANEL 5 (ADDITION)
ABSTRACT PROPLEAT

THE NORTHWEST QUARTER 1/4, 66, AND EXCEPT THE NORTH 1/4, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845

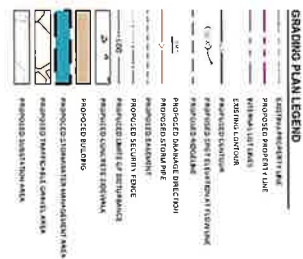
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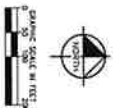
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Kimley»Horn
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THREE GALAXY RD. SUITE 200, APPLE VALLEY, MN 55124
PHONE: 612-454-1111
WWW.KIMLEY-HORN.COM



811
Know what's below.
Call before you dig.

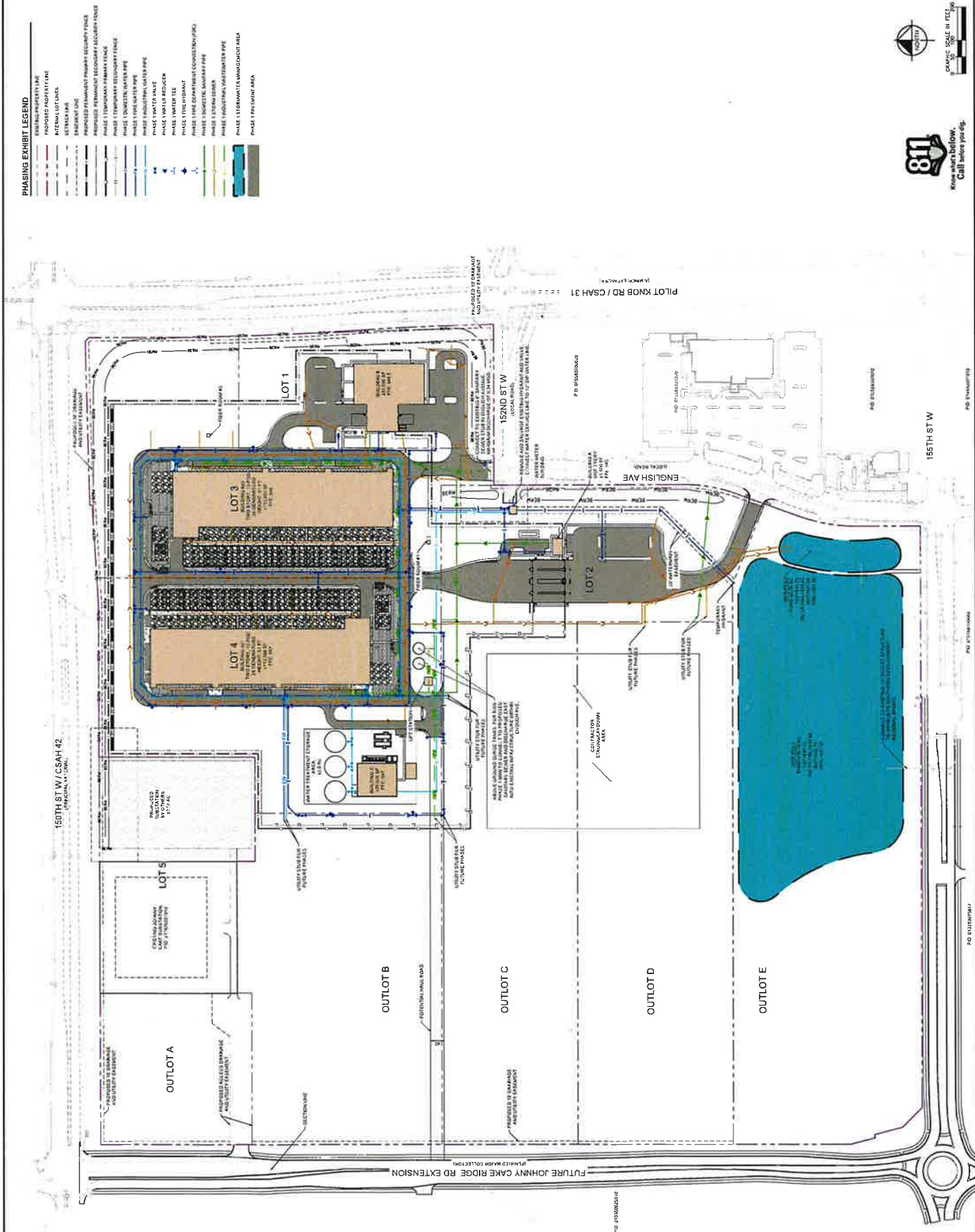


APPLE VALLEY TECHNOLOGY PARK
PREPARED FOR
OPPIDAN INVESTMENT CO.

OVERALL GRADING EXHIBIT

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1501774065
DATE
07-21-2025
ICAT AS S-KOWN
RECEIVED BY
RECEIVED BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
HARDING AVE SUITE 200 APPLE VALLEY, MN 55121
PHONE: 651-884-4711
WWW.KIMLEY-HORN.COM



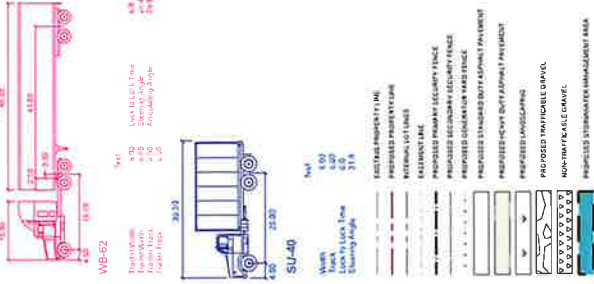


APPLE VALLEY TECHNOLOGY PARK
PREPARED FOR
OPPIDAN INVESTMENT CO.

TRUCK CIRCULATION EXHIBIT

DATE	10/1/2019
BY	W. J. HARRIS
FOR	OPPIDAN INVESTMENT CO.
PROJECT	APPLE VALLEY TECHNOLOGY PARK

Kimley-Horn
7200 Apple Valley Road, Suite 100, Apple Valley, CA 92308
www.kimley-horn.com



150TH ST W / CSAH 42
PENDING

FUTURE JOHNNY CAKE RIDGE RD EXTENSION

PILOT KNOB RD / CSAH 31
IN WINDOW, LAYDOWN

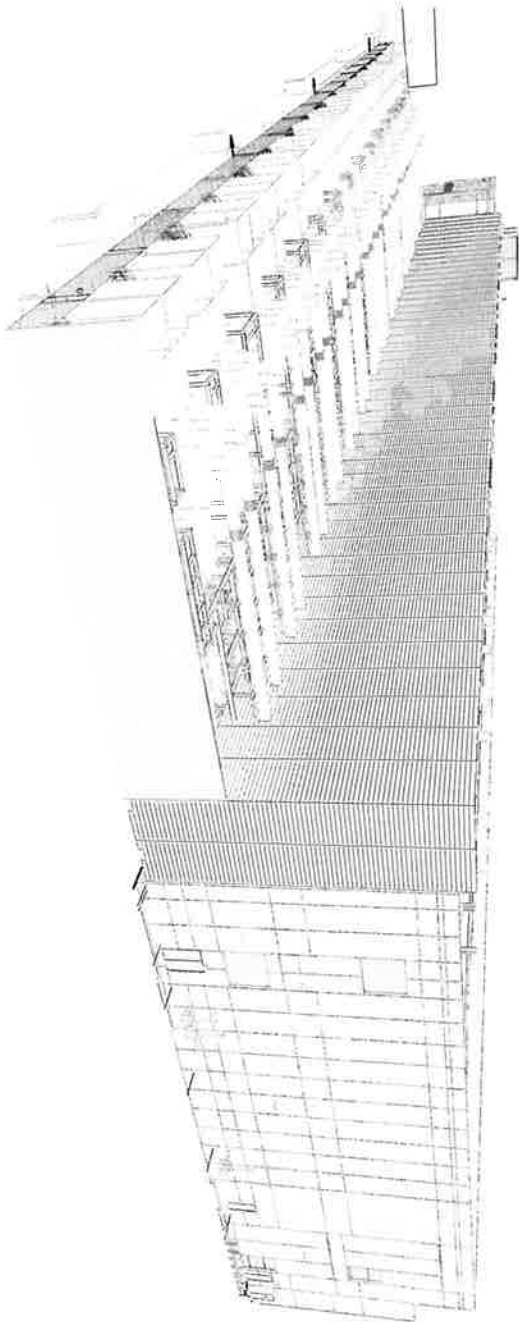
155TH ST W
PLANNED BROWN COLLECTION

PG 155/155A

PG 155/155B

PG 155/155C

PG 155/155D



1 MECHANICAL SCREEN WALL - PERSPECTIVE
SCALE

SUPERSEDED
INSPECTION PROJECT
THIS DRAWING IS NOT TO BE USED FOR THE DESIGN OF ANY PROJECT. IT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

AHJ STAMP

CONFIDENTIAL

PROJECT NUMBER: 1000000000
PERMIT

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 10/10/2023
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

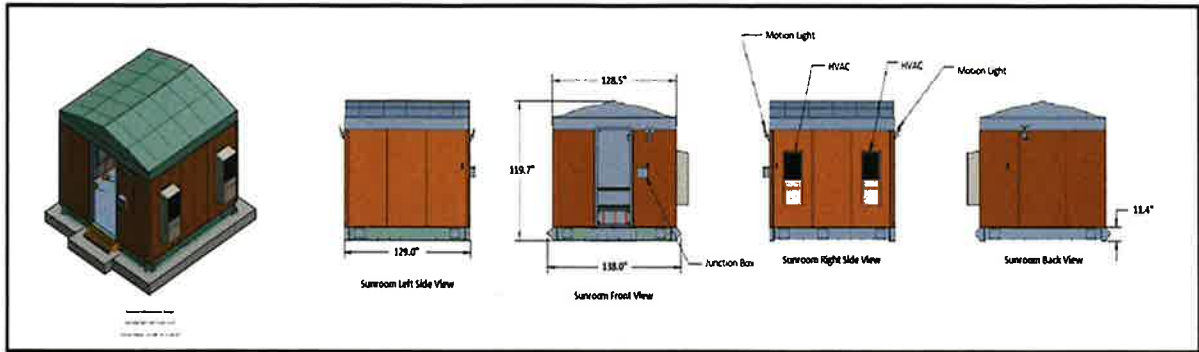
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PROJECT ZIP: [Blank]
PROJECT PHONE: [Blank]
PROJECT FAX: [Blank]
PROJECT EMAIL: [Blank]
PROJECT WEBSITE: [Blank]
PROJECT DESCRIPTION: [Blank]

Sun Room



*Design intent. Final finishes will be in accordance with Apple Valley Zoning Code

Lift Station and Meter House



*Design intent. Final finishes will be in accordance with Apple Valley Zoning Code

Access Control Building



*Design intent. Final finishes will be in accordance with Apple Valley Zoning Code



EX-9

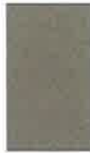
CORRUGATED METAL PANEL



PAC CLAD "STONE WHITE"



PAC CLAD 'GRANITE'



PAC CLAD 'SLATE GRAY'

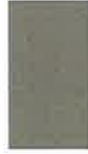


CORRUGATED METAL PANEL PROFILE

NON-CORRUGATED METAL PANEL



METL SPAN 'SNOW WHITE'



METL SPAN TUNDRA'

ALPOLIC
CNC CHARCOAL®

METL SPAN 'REGAL GRAY'



METL SPAN SLATE GRAY



METL SPAN 'SMOKE GRAY'



NETL SPAIN "BURNISHED SLATE"

**EXTERIOR PAINT - TEXTURED CONCRETE PANEL
(COIFLEX ULTRACRETE ACRYLIC TEXTURE COATING MEDIUM)**



SHERWIN-WILLIAMS
'CITYSCAPE' SW 7067



SHERWIN-WILLIAMS
VERSATILE GRAY®
SW 6072

SHERWIN-WILLIAMS
'DRIFT OF MIST' SW 9166



METAL LOUVER



CLEAR ANODIZED FINISH

[illegible]

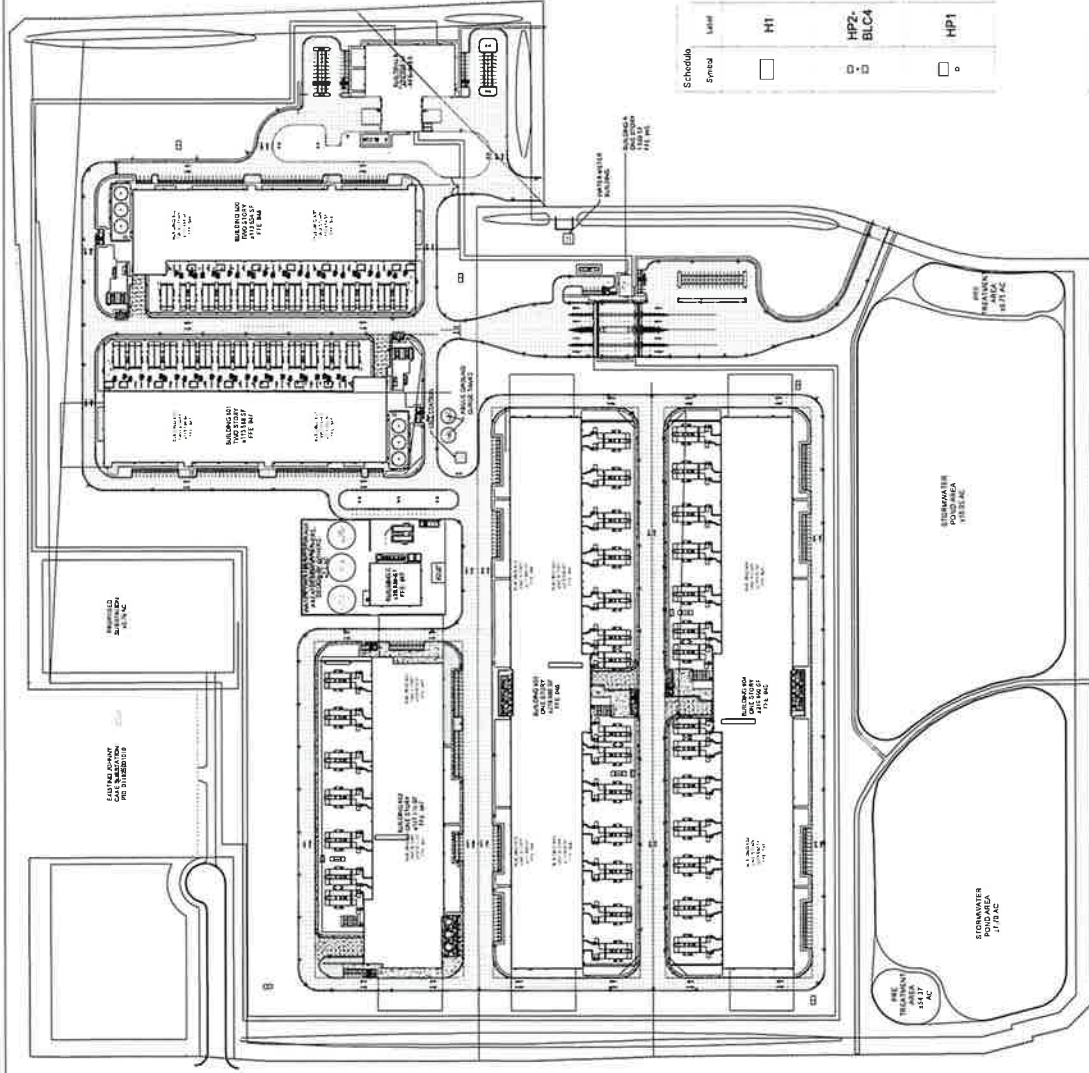
18-Feb-25

Technology Campus Traffic vs. Mixed Development Comparison

	DAILY TRIPS	AM PEAK TRIPS	PM PEAK TRIPS
Mixed Development (Office/Industrial/Retail)	19249	1323	1475
Technology Campus	1614	179	147
Difference (Less Trips)	17635	1144	1328

*Traffic based upon 2024 AUAR

Dated 2/19/25



Schedule	Symbol	Image	Quantity	Manufacturer	Model Number	Description	Manufacturer	Lumens Per Lamp	Light Loss Factor	Voltage	Phi
H1			400	Universal Lighting	100-11123-10-100-100	100-11123-10-100-100	100-11123-10-100-100	100-11123-10-100-100	0.8	200-240	0.8
HP2-BLC4			140	Universal Lighting	100-11123-10-100-100	100-11123-10-100-100	100-11123-10-100-100	100-11123-10-100-100	0.8	200-240	0.8
HP1			140	Universal Lighting	100-11123-10-100-100	100-11123-10-100-100	100-11123-10-100-100	100-11123-10-100-100	0.8	200-240	0.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building 600	+	1.9 fc	3.7 fc	1.0 fc	3.7:1	1.9:1
Building 601	+	2.1 fc	3.9 fc	0.9 fc	4.3:1	2.3:1
Building 602	+	1.8 fc	3.7 fc	0.9 fc	4.1:1	2.0:1
Building 603	+	1.9 fc	3.4 fc	0.9 fc	3.8:1	2.1:1
Building 604	+	2.1 fc	3.9 fc	1.0 fc	3.9:1	2.1:1
Building B North Lot	+	1.9 fc	4.0 fc	1.0 fc	4.0:1	1.9:1
Building B South Lot	+	2.1 fc	3.8 fc	0.9 fc	4.2:1	2.3:1
Driveway North	+	2.0 fc	3.7 fc	0.9 fc	4.1:1	2.2:1
Driveway South	+	2.4 fc	5.5 fc	0.9 fc	6.1:1	2.7:1
Property Line	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
Security Gate	+	4.5 fc	7.1 fc	2.8 fc	2.5:1	1.6:1



February 25, 2025

Drew Johnson
Senior Vice President of Development

Subject: ***Apple Valley Technology Campus – Noise Study***
 Apple Valley, Minnesota

Executive Summary

The purpose of this technical memorandum is to summarize the measured existing noise levels and the evaluated noise levels associated with the operational equipment expected to be located at the proposed Apple Valley Technology Campus in Apple Valley, MN. The proposed facility is generally located north of 157th Street W, west of Pilot Knob Road, east of Flagstaff Avenue, and south of 150th Street W. The proposed Apple Valley Technology Campus will be located on an existing gravel mine that is surrounded by County and City streets with residential and commercial land uses beyond. The closest residential structure is across Pilot Knob Road, which is approximately 250 feet east of the property line. The location of the proposed Apple Valley Data Center is shown in **Figure 1**.

Analysis Findings

- *The proposed Apple Valley Technology Campus will be located on an existing gravel mine that is surrounded by County and City streets with residential and commercial land uses beyond. A L_{50} noise level goal of 50 dB(A) and L_{10} noise level goal of 55 dB(A) at the noise-sensitive land uses around the site was established based on the nighttime code limits for the receivers in accordance with Minnesota rules.*
 - *Operational noise levels are anticipated to be approximately 40 dB(A) at the closest noise-sensitive land uses around the site during normal operations, which is compliant with Minnesota rules.*
 - *Existing conditions near residential receivers were monitored and observed to have sound levels above the current nighttime code limits due to nearby roadway noise.*
- *It should be noted that the City of Apple Valley's ordinance does not have an exemption for generator maintenance or emergency conditions (power outages) so those conditions were evaluated in addition to typical operations.*
 - *During generator maintenance activities, noise levels are anticipated to be approximately 46 dB(A) at the closest noise-sensitive land uses around the site.*
 - *During an emergency generator usage scenario caused by an electrical grid failure, noise levels are anticipated to be approximately 56 dB(A) at the closest noise-sensitive land use.*
- *Based upon these findings, the Site is compliant with Minnesota rules for typical and maintenance operations. During emergency situations, noise levels for the sensitive receptors along Pilot Knob Road are within Minnesota daytime limits but are above nighttime limits. However, the noise levels during emergency situations are still below existing noise levels from the surrounding street network.*

Project Description

The proposed Apple Valley Technology Campus will consist of five data center buildings located on approximately 134 acres of unused land in Apple Valley, MN. It was assumed that the primary noise on the site will consist of emergency generators located in generator yards adjacent to the proposed data center buildings, fans located on the roofs of the data center buildings, and louvers located on the sides of the proposed buildings.

Figure 1: Site Location and Vicinity



Characteristics of Noise

Noise is generally defined as unwanted sound. It is emitted from many natural and man-made sources. Sound pressure levels are usually measured and expressed in decibels (dB). The decibel scale is logarithmic and expresses the ratio of the sound pressure unit being measured to a standard reference level. Most sounds occurring in the environment do not consist of a single frequency, but rather a broad band of differing frequencies. The intensities of each frequency add together to generate sound. Because the human ear does not respond to all frequencies equally, the method commonly used to quantify environmental noise consists of evaluating all of the frequencies of a sound according to a weighting system. It has been found that the A-weighted decibel [dB(A)] filter on a sound level meter, which includes circuits to differentially measure selected audible frequencies, best approximates the frequency response of the human ear.

The degree of disturbance from exposure to unwanted sound – noise – depends upon three factors:

1. The amount, nature, and duration of the intruding noise
2. The relationship between the intruding noise and the existing sound environment; and
3. The situation in which the disturbing noise is heard

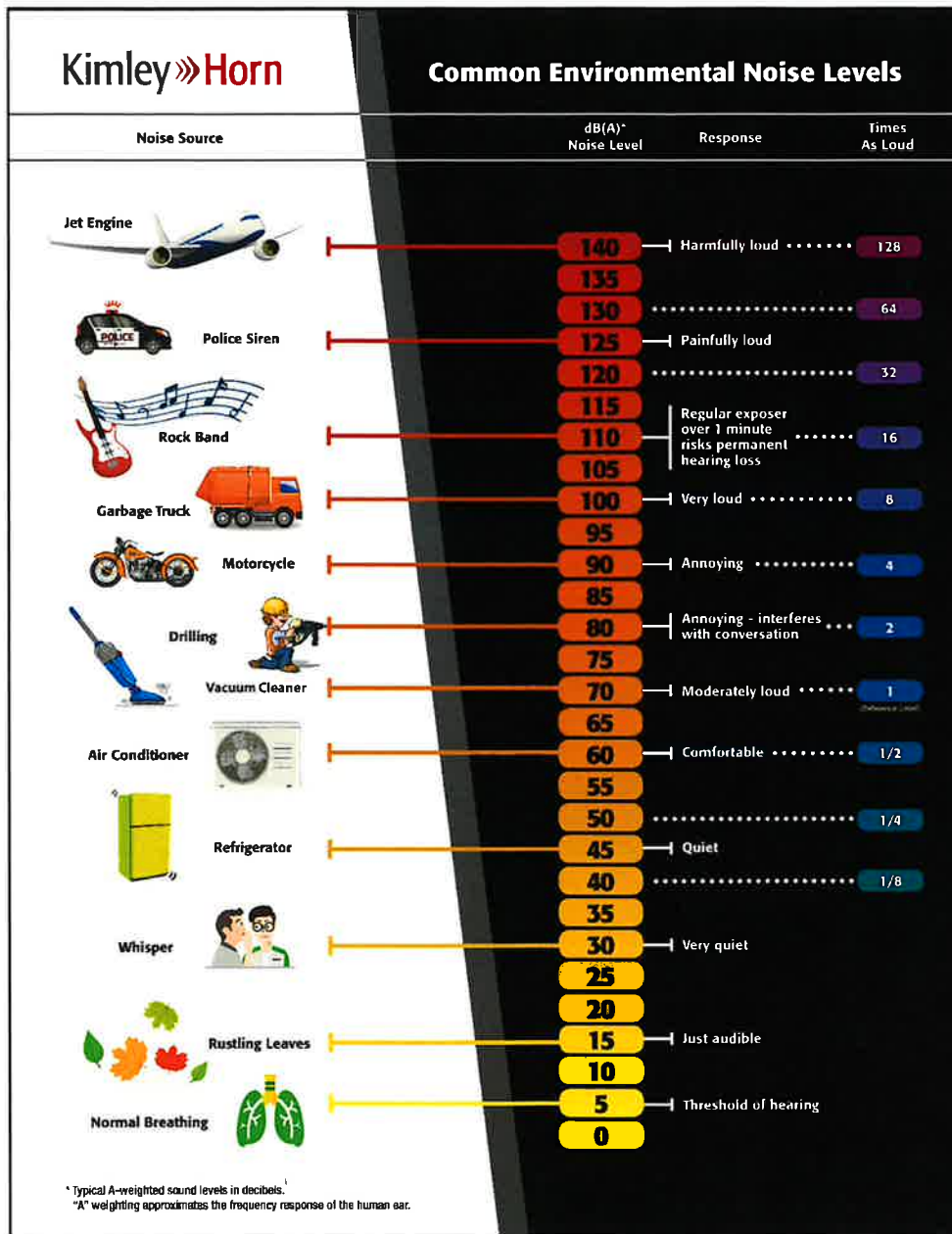
In considering the first of these factors, it is important to note that individuals have varying sensitivity to noise. Loud noises bother some people more than other people, and some individuals become increasingly upset if an unwanted noise persists. The time patterns and durations of noise(s) also affect perception as to whether or not it is offensive. For example, noises that occur during nighttime (sleeping) hours are typically considered to be more offensive than the same noises in the daytime.

With regard to the second factor, individuals tend to judge the annoyance of an unwanted noise in terms of its relationship to noise from other sources (background noise). A car horn blowing at night when background noise levels are low would generally be more objectionable than one blowing in the afternoon when background noise levels are typically higher. The response to noise stimulus is analogous to the response to turning on an interior light. During the daytime an illuminated bulb simply adds to the ambient light, but when eyes are conditioned to the dark of night, a suddenly illuminated bulb can be temporarily blinding.

The third factor – situational noise – is related to the interference of noise with activities of individuals. In a 60 dB(A) environment such as is commonly found in a large business office, normal conversation would be possible, while sleep might be difficult. Loud noises may easily interrupt activities that require a quiet setting for greater mental concentration or rest; however, the same loud noises may not interrupt activities requiring less mental focus or tranquility.

As shown in **Figure 2**, most individuals are exposed to fairly high noise levels from many sources on a regular basis. To perceive sounds of greatly varying pressure levels, human hearing has a non-linear sensitivity to sound pressure exposure. Doubling the sound pressure results in a three decibel change in the noise level; however, variations of three decibels [3 dB(A)] or less are commonly considered “barely perceptible” to normal human hearing. A five decibel [5 dB(A)] change is more readily noticeable. A ten-fold increase in the sound pressure level correlates to a 10 decibel [10 dB(A)] noise level increase; however, it is judged by most people as only sounding “twice as loud”.

Figure 2: Common Noise Levels



Over time, individuals tend to accept the noises that intrude into their lives on a regular basis. However, exposure to prolonged and/or extremely loud noise(s) can prevent use of exterior and interior spaces and has been theorized to pose health risks.

Another common misconception about sound is that sound levels are linearly additive. Since the decibel scale is logarithmic, decibel values must be converted to sound pressure levels before being added and then being converted back to a decibel. For example, adding a 65-decibel sound level to a 70-decibel sound level equates to a 71.2 decibel sound level.

Existing Conditions

An ambient sound level survey was completed in Apple Valley, MN from April 23rd through April 25th, 2024, and from May 7th to May 9th, 2024. The survey included three sound level measurement (SLM) locations as shown in **Figure 3**. Weather conditions were generally conducive to the measurement of sound levels, except for some strong winds and trace precipitation during the evening of April 23rd.

The predominant sources of noise in the vicinity of the proposed data center were observed to be traffic along Pilot Knob Road and 150th Street, as well as frequent sounds of construction vehicles and other heavy vehicles from the mining operations. Other sources of noise included ambient environmental noise, which includes wind, birds chirping, insects, etc.

Long-term noise measurement hourly Leq values obtained in the field ranged between approximately 39 dB(A) and 72 dB(A). A summary of the long-term noise field data is shown in **Table 1**.

Table 1: Long-term Noise Measurement Data

Setup	Location Description	Measurement Time	24-hr Leq Noise Level [dB(A)]	24-hr L ₅₀ Noise Level [dB(A)]	24-hr L ₁₀ Noise Level [dB(A)]	Average Daytime Leq Noise Level [dB(A)]	Average Nighttime Leq Noise Level [dB(A)]	Maximum Hourly Leq Noise Level [dB(A)]
SLM1	Along the eastern edge of the proposed site, along Pilot Knob Road	10:30 AM (4/23) – 10:30 AM (4/25)	69.1	65.3	73.6	70.6	63.9	72.1
SLM2	Along the southern edge of the proposed site, along 157 th Street	11:00 AM (4/23) – 11:00 AM (4/25)	53.4	48.6	55.8	54.7	48.6	59.0
SLM3	Southwest of the proposed site along nearby residences	12:00 PM (5/7) – 12:00 PM (5/9)	59.3	50.3	63.4	60.9	53.7	64.1

The measurements were taken using the A-weighted scale and are reported in decibels [dB(A)]. Data collected by the noise meters included time, average noise level (Leq), maximum noise level (Lmax), and instantaneous peak noise level (Lpk) for each interval. Hourly average noise levels (Leq(h)) were derived from the Leq values. Pictures of the field monitoring setups are seen in **Table 2**.

Figure 3: Measurement Site Locations



Table 2: Noise Measurement Setup Pictures

LT 1: Facing South

LT 2: Facing North

LT 3: Facing West


Noise Regulations

The Apple Valley Technology Campus is located in the City of Apple Valley, MN, and therefore subject to the State of Minnesota Administrative Rules and the City of Apple Valley Zoning Ordinance. The City of Apple Valley does not include any noise limits in the zoning ordinance and defers to limits set in the state code. Minnesota Administrative Rule 7030.0040 'Noise Standards' contains the regulations that will be observed at this site. The regulations set standards based on the noise area classification (NAC) and set limits based on the L_{50} and L_{10} dB(A) values for both daytime and nighttime. Daytime is defined as 7:00 AM to 10:00 PM and nighttime is defined as 10:00 PM to 7:00 AM by these regulations. **Table 3** below provides the state noise standards. There are no limits set for NAC 4.

Table 3: Minnesota Noise Standards

Noise Area Classification	Daytime		Nighttime	
	L_{50}	L_{10}	L_{50}	L_{10}
1	60	65	50	55
2	65	70	65	70
3	70	80	75	80

The types of noise area classifications are defined by land use and include the following:

1.
 - a. Household Units (includes farmhouses)
 - b. Hotels, motels, or other overnight lodging
 - c. Mobile home parks or courts
 - d. Other residential units
 - e. Motion picture production
 - f. Medical and other health services
 - g. Correctional institutions
 - h. Educational services
 - i. Religious activities
 - j. Cultural activities and nature exhibitions
 - k. Entertainment assembly
 - l. Camping and picnicking areas (designated)
 - m. Resorts and group camps
 - n. Other cultural, entertainment, and recreational activities.
2.
 - a. Railroad terminals (passenger and freight)
 - b. Rapid rail transit and street railway passenger terminals
 - c. Bus passenger terminals (intercity and local)
 - d. Other motor vehicle transportation
 - e. Airport and flying field terminals (passenger and freight)
 - f. Marine terminals (passenger and freight)
 - g. Automobile parking

- h. Transportation services and arrangements
 - i. Wholesale trade
 - j. Retail trade, including restaurants and bars
 - k. Finance, insurance, and real estate services
 - l. Personal services
 - m. Business, legal, or other professional services
 - n. Repair services
 - o. Contract construction services
 - p. Governmental services (except correctional institutions)
 - q. Miscellaneous services (except religious activities)
 - r. Public assembly (except entertainment assembly and race tracks)
 - s. Amusements (except fairgrounds and amusement parks)
 - t. Recreational activities (except designated camping and picnicking areas)
 - u. Parks
- 3.
- a. Manufacturing
 - b. Transportation (except passenger terminals)
 - c. Highway and street right-of-way
 - d. Communication
 - e. Utilities
 - f. Race tracks
 - g. Fairgrounds and amusement parks
 - h. Agricultural and related activities
 - i. Forestry activities and related services (including commercial forest land, timber production, and other related activities)
 - j. Fishing activities and related services
 - k. Mining activities and related services
 - l. Other resource production and extraction
 - m. All other activities not otherwise listed.
- 4.
- a. Undeveloped and unused land area
 - b. Noncommercial forest development
 - c. Water areas
 - d. Vacant floor area
 - e. Under construction

No exemptions are mentioned for the usage of emergency generators is the code, and therefore all operating scenarios were evaluated using the limits in **Table 3**.

Noise Analysis

Operational sound levels from the proposed Apple Valley Technology Campus were evaluated using CadnaA. This program computes predicted sound levels at noise-sensitive areas through a series of adjustments to reference sound levels. CadnaA also accounts for topography and intervening

structures. Sound levels generated from operations and emergency generators are anticipated to be the main sources of sound from the proposed data center.

It should be noted that noise from surrounding roadways was not modeled in this analysis, although 150th Street, Pilot Knob Road, and other nearby roadways are anticipated to contribute to the ambient noise environment throughout the entire day. Other sources of noise which were not modeled in this analysis included ambient environmental noise, which includes wind, birds chirping, insects, household appliances, landscaping equipment, idling engines, etc.

Normal Operations

Mechanical equipment can generate steady, unvarying sound that may create issues when located near noise-sensitive areas. According to the current site layout, fans and louvers will be distributed on the sides of the proposed data center buildings. It should also be noted that fans were assumed to be operating at 100% load.

Sound produced by the fans is expected to be partially mitigated by the parapets of the data center buildings, which are anticipated to partially shield and disperse some of the sound emitted by the chillers. It should also be noted that based on the provided profiles exhibit, approximately 9-foot-tall parapet walls along the edge of the roof of each data center building are proposed, which are designed to screen and attenuate sound.

Generator Maintenance and Emergency Generators

Generators can generate steady, unvarying sound that may create issues when located near noise-sensitive areas. According to the current site layout, it was assumed that emergency generator yards were placed adjacent to the data center buildings. During generator maintenance testing, one generator for each building was assumed to be running, and the worst-case scenario generator, the generator closest to sensitive receivers, was studied. The emergency generators scenario has all generators on the site running at 100% load. 25-foot noise barrier walls were used as end caps on the generator yards to mitigate sound. Both scenarios also include the normal operations scenario noise levels running simultaneously with the generators.

Results

The CadnaA-predicted maximum equivalent operational noise levels are anticipated to remain near or below approximately 40 dB(A) at the closest noise-sensitive land uses around the site during normal operations. During generator maintenance scenarios, the equivalent operational noise levels are anticipated to remain near or below approximately 46 dB(A) at the closest noise-sensitive land uses around the site. Finally, when running all emergency generators, the equivalent operational noise levels are anticipated to remain near or below approximately 56 dB(A). Fans and louvers from the normal operations scenario are anticipated to be the consistent noise source from the site, with emergency generators only being operational during testing and maintenance periods and emergency situations.

The CadnaA-predicted maximum equivalent operational noise levels from normal operations and emergency generator scenario at the nearest noise-sensitive land uses around the site are

anticipated to remain below the site noise regulations during daytime and nighttime hours for all the residential receivers. For the urgent care medical center to the southeast of the site, the site may go over the nighttime sound limits during an emergency generator scenario, but the urgent care center does not operate at night and therefore this limit can follow the daytime limit. To get operational and generator noise levels to meet these limits, noise abatement measures such as berms, generator noise barrier walls, and quieter generators were used.

The anticipated operational noise contours for the data center site with normal operations are shown in **Figure 4**. The anticipated operational noise contours for the Technology Campus during worst-case generator maintenance for the generators are shown in **Figure 5**. The anticipated operational noise contours for the data center site during worst-case emergency generator usage during a power outage are shown in **Figure 6**.

Figure 4: Normal Operations Sound Contours

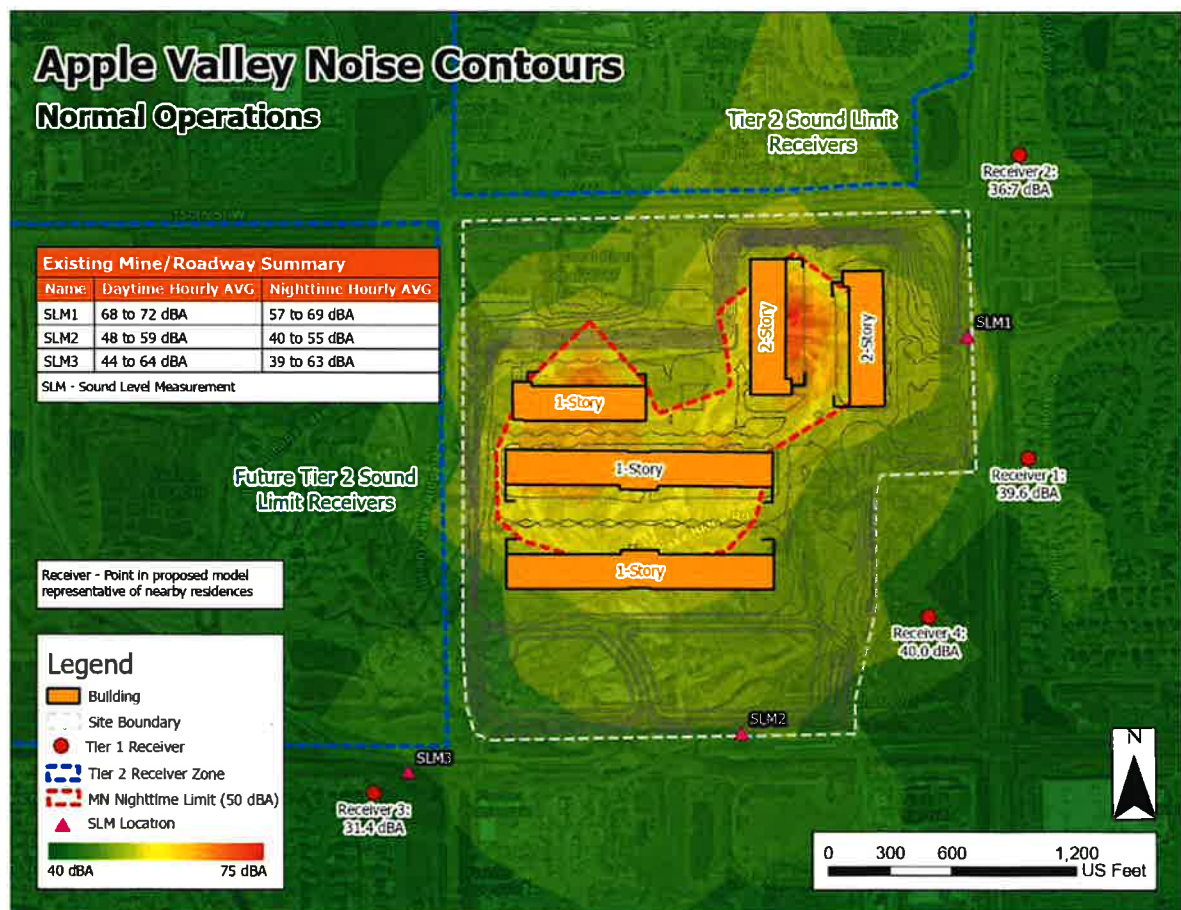


Figure 5: Generator Maintenance Sound Contours

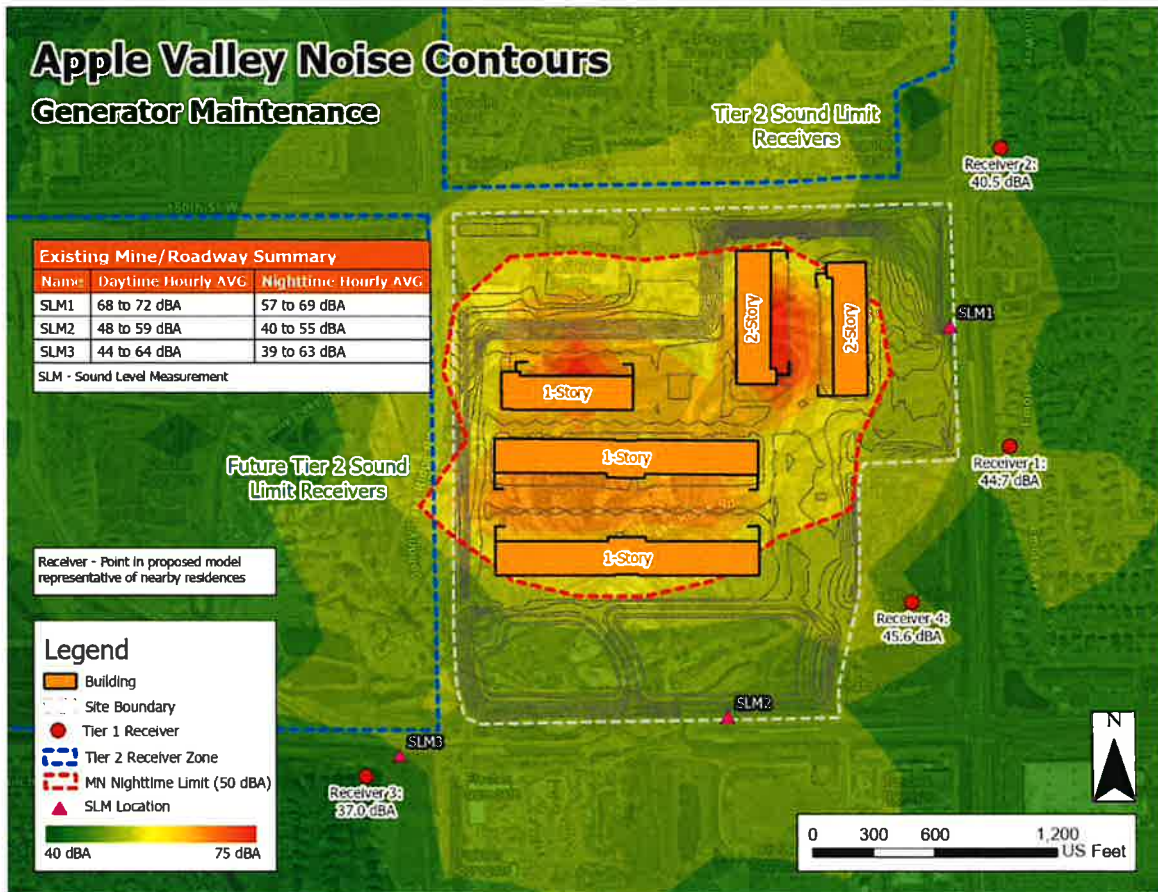
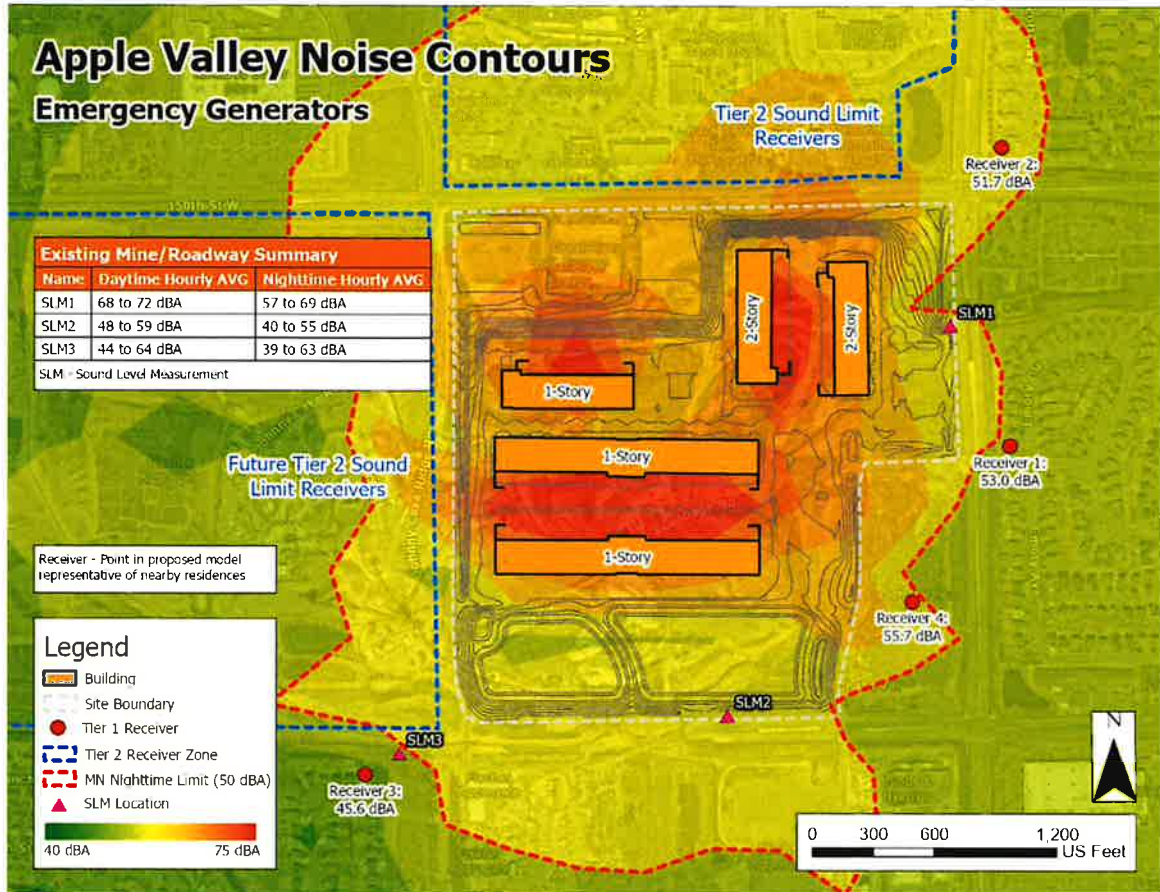


Figure 6: Emergency Generators Sound Contours



Conclusions

The proposed facility is generally located north of 157th Street W, west of Pilot Knob Road, east of Flagstaff Avenue, and south of 150th Street W. The proposed Apple Valley Technology Campus will be located on an existing gravel mine that is surrounded by County and City streets with residential and commercial land uses beyond.

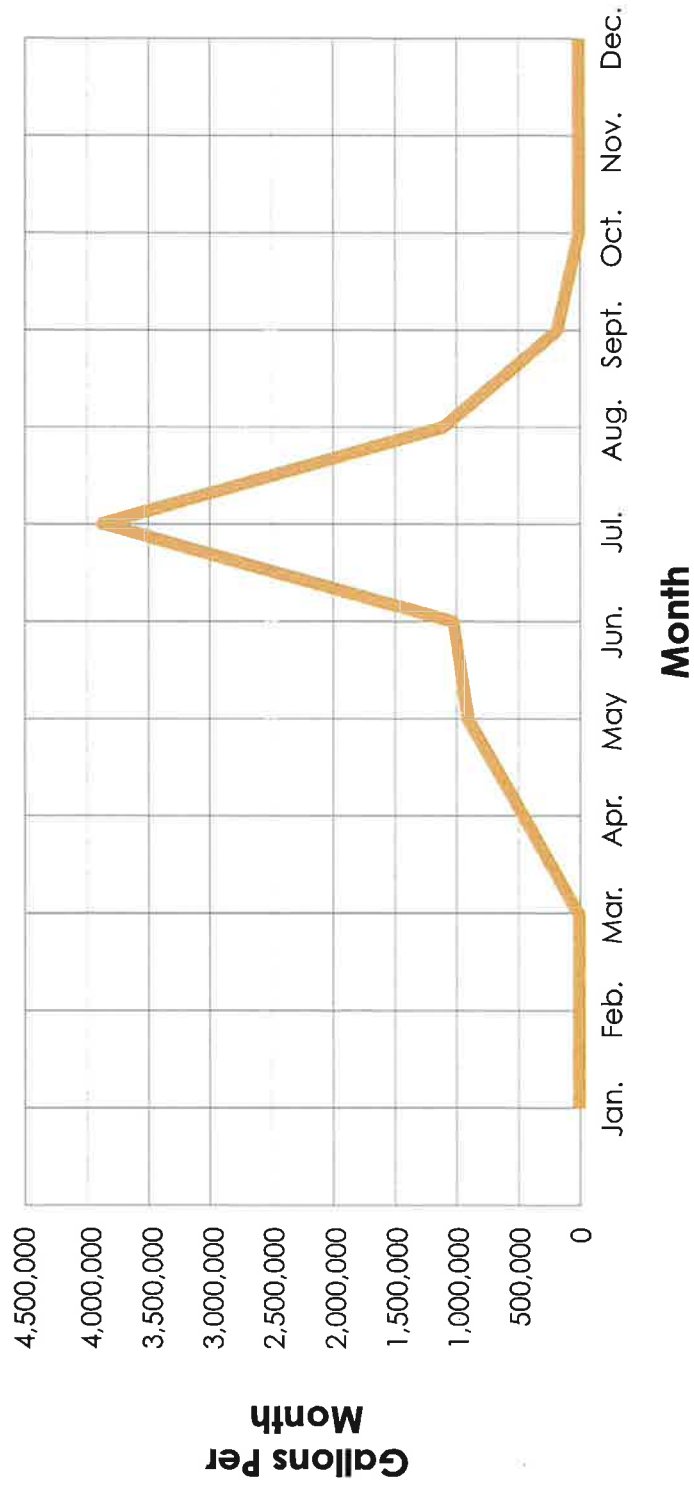
An L₅₀ project noise goal of 50 dB(A) and an L₁₀ project noise goal of 55 dB(A) at the surrounding noise-sensitive land uses was established for this site. It should be noted that operational noise from generator equipment is not exempt from this noise goal in the state regulations.

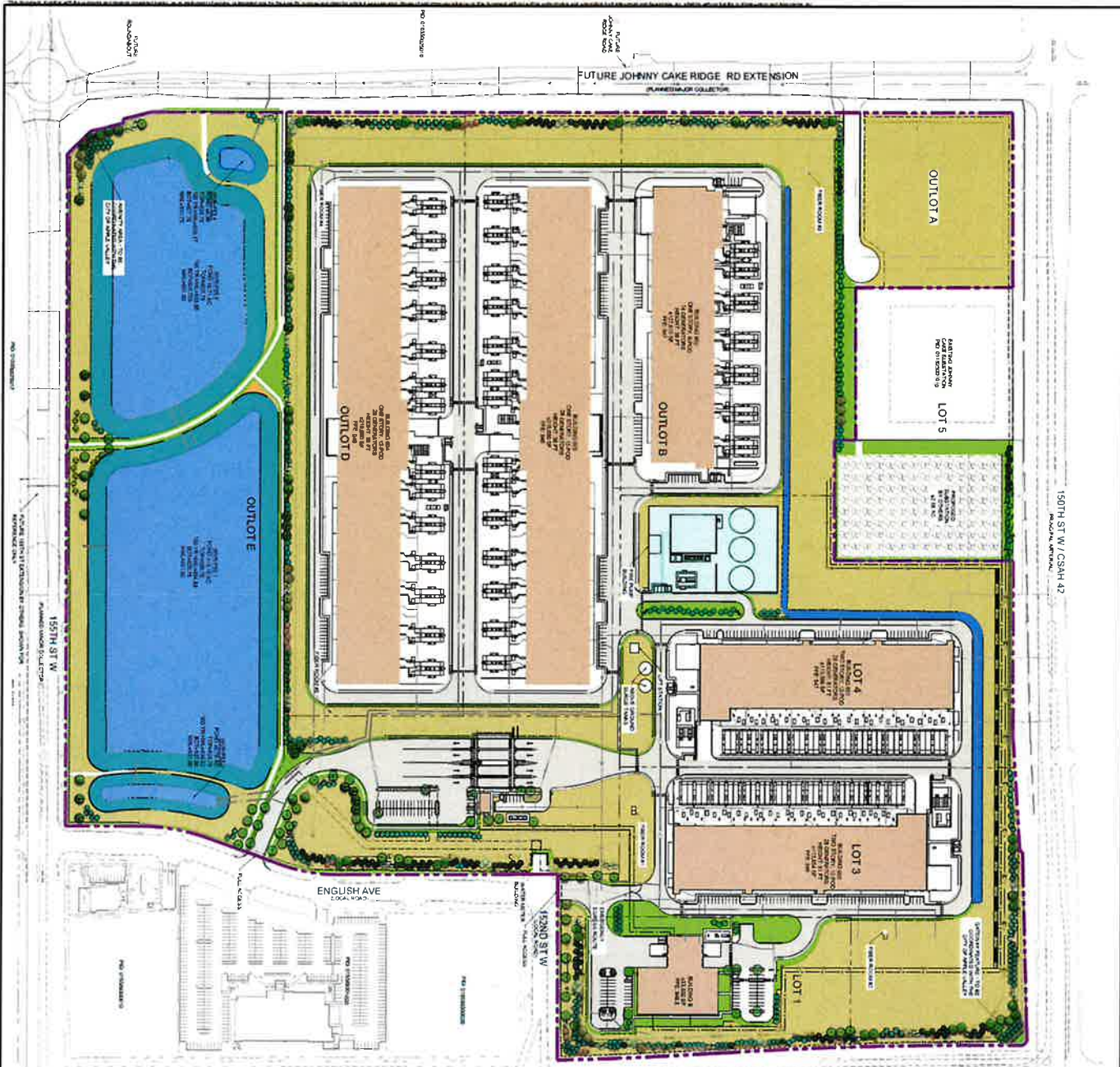
After modeling and analyzing the anticipated operational noise levels at the proposed Apple Valley Technology Campus, it was determined that CadnaA-predicted maximum equivalent operational noise levels are anticipated to remain near or below approximately 40 dB(A) at the closest noise-sensitive land uses around the site during normal operations. During generator maintenance

scenarios, the equivalent operational noise levels are anticipated to remain near or below approximately 46 dB(A) at the closest noise-sensitive land uses around the site. Finally, when running all emergency generators, the equivalent operational noise levels are anticipated to remain near or below approximately 56 dB(A). During emergency situations, noise levels for the sensitive receptors along Pilot Knob Road are within Minnesota daytime limits but are above nighttime limits. However, the noise levels during emergency situations are still below existing noise levels from the surrounding street network.

The CadnaA-predicted maximum equivalent operational noise levels from normal operations and emergency generator scenario at the nearest noise-sensitive land uses around the site are anticipated to remain below the site noise regulations during daytime and nighttime hours for all the residential receivers. For the urgent care medical center to the southeast of the site, the site may go over the nighttime sound limits during an emergency generator scenario, but the urgent care center does not operate at night and therefore this limit can follow the daytime limit. The urgent care center also has a back-up generator and would likely also be running it in the event of an electrical grid failure. To get operational and generator noise levels to meet these limits, noise abatement measures such as berms, generator noise barrier walls, and quieter generators were incorporated into the design.

Cooling Water Use – Annual Curve





LANDSCAPE SUMMARY

PROJECT SITE INFORMATION

150TH ST W / CSAH 42

150TH ST W / CSAH 42

150TH ST W / CSAH 42

PLANTING NOTES

1. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
2. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
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10. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.	10. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

APPLE VALLEY TECHNOLOGY PARK

PLANNING STAFF REPORT

FEB. 05, 2025

(Reduced Version - Full Copy is available on
the City's Website)



ITEM:

4.B.

PLANNING COMMISSION MEETING DATE:

February 5, 2025

SECTION:

Public Hearings

Description: Apple Valley Technology Park		
Staff Contact: Alex Sharpe, AICP, City Planner		Department / Division: Community Development Department
Applicant: Oppidan Investment Company		Project Number: PC24-23-BCSZ
Applicant Date: 12/30/2024	60 Days: 2/28/2025	120 Days: 4/29/2025

ACTION REQUESTED:

Open the public hearing, receive comments and continue the public hearing. It is the policy of the Planning Commission not to act on a public hearing item the night of the public hearing.

SUMMARY:

For the Commission's consideration is a land use application from Oppidan Investment Company, applicant, and Rockport, LLC, property owner, for a rezoning of an approximately 134-acre parcel from "SG" Sand and Gravel to "MUBC" Mixed Use Business Campus, subdivision by preliminary plat of the proposed parcel into 4 lots and 2 outlots and a Site Plan/Building Permit Authorization for a proposed "Technology Park."

Included in the subdivision will be the dedication of right-of-way (ROW) for the extension of Johnny Cake Ridge Road from CSAH 42 south to the intersection of 155th St. W. and the extension of 155th St. W. west to meet Johnny Cake Ridge Road (JCCR).

The site is part of the Fischer Sand and Aggregate mining operation, which has a conditional use permit (CUP) that allows the extraction and processing of aggregate materials from the site. The mining area east of the future JCCR is no longer being mined and is in the process of reclamation. The proposed project is contained entirely within the area currently being reclaimed.

Oppidan, the developer, is proposing to construct a "Technology Park" campus with five data center buildings with a building footprint of approximately 794,232 sq. ft. and several ancillary campus buildings with a footprint of approximately 65,928 sq. ft. The total building footprint for the site is approximately 860,160 sq. ft. or 19.7 acres. Two buildings are noted as "two story," which may mean that the total building area exceeds the footprint. Staff is working with the applicant to clarify this detail. Additionally, there are several small buildings such as lift stations and fiber rooms.

The Planning Commission is currently reviewing a Comprehensive Plan amendment submitted by the property owner, Rockport, LLC, that includes the subject property of this

application. The Commission is also reviewing a new "MUBC" Mixed Use Business Campus ordinance that would create a new zoning classification that aligns with the comprehensive guiding of the property.

This application for the "technology park" with data center structures is predicated upon the approval of the proposed Comprehensive Plan amendment and the City's adoption of the draft MUBC ordinance. The City must adopt a MUBC ordinance that is consistent with the currently adopted Comprehensive Plan, not based on the proposed Comprehensive Plan amendment. If the Comprehensive Plan amendment is approved, the MUBC ordinance will require an update to allow the flexibility in uses sought by the property owner.

The draft MUBC ordinance allows for data centers as a conditional use with performance standards. The applicant has applied for a CUP to allow the data center. However, as the zoning district does not yet exist, a future hearing on the CUP to allow a data center will be required.

Attached to this report are public comments received and are included as part of the public record.

BACKGROUND:

Alternative Urban Areawide Review: Prior to this land use application, the applicant and property owner were required to update the Alternative Urban Areawide Review (AUAR). This document required that the adopted AUAR for this area be updated to study the impacts of this proposal.

The Alternative Urban Areawide Review (AUAR) process is a hybrid of the Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS) review processes and is typically completed for larger site development over a significant period of time. The original AUAR for this site was completed in 2016 and evaluated the area for a mix of uses including office, corporate office campuses, medical campus, light industrial manufacturing, hotels and ancillary retail and restaurants to serve the area.

The City adopted the 2024 Rockport, LLC, AUAR in December 2024. The adoption of the AUAR is not an approval or action of support for the proposed development. When cities adopt an AUAR, they are adopting the findings of the report on a series of proposed potential land uses. Additional applications, such as the land use actions as part of this application, require approval before a use could operate.

Comprehensive Plan: The subject property is guided "MBC" Mixed Business Campus. As the Commission is aware, a Comprehensive Plan amendment is currently under review that would allow for a greater flexibility of uses throughout the "MBC." The majority of the subject property totaling approximately 70 acres currently allows "light industrial" uses. However, a 29-acre area in the northeast corner of the site at CSAH 42 and Pilot Knob is currently designated for "office, hotel, and medical" uses.

The proposed amendment must have a recommendation from the Planning Commission to the City Council, and then Council is required to authorize submission of the proposed amendment to the Metropolitan Council for their review. Once the Metropolitan Council has provided their findings on the proposal, the proposed amendment requires a final determination from the City Council. As stated, this application is predicated on the proposed amendment's approval.

Zoning: The site is currently zoned "SG" Sand and Gravel and is ready for reclamation. The City has seen significant acreage of the community reclaimed from aggregate mining operations, including Fischer Marketplace and Cobblestone.

The applicant has applied to rezone the subject property to MUBC. As previously noted, the MUBC ordinance does not yet exist and is under current review by the Planning Commission. By state statute, the City must adopt a MUBC ordinance that is in alignment with the currently adopted Comprehensive Plan. If the comprehensive plan amendment is adopted the Commission can anticipate future updates to the MUBC ordinance.

Preliminary Plat: The preliminary plat anticipates 4 lots and 2 outlots. The current draft also notes a third outlot for the ROW for Johnny Cake Ridge Road and 155th St. W. When a roadway is dedicated on the plat, the correct/accepted format is through the dedication of ROW, not an outlot. This will require correction by the applicant.

Staff has further reviewed the plat and noted the following corrections and/or discussion items:

- Outlot B is intended to be a regional stormwater pond and will be dedicated to the City. A blanket drainage and utility easement is required covering the full lot.
- The preliminary plat proposes to dedicate half of the ROW required for Johnny Cake Ridge Road and 155th St.
 - The City will require the full dedication of the ROW for these roadways either through additional platting of adjacent properties, or through another form of dedication acceptable to the City to ensure that the full roadway width is obtained as part of this project.
- Due to the secure nature of the proposed project, staff is recommending that 10' drainage and utility easements be provided when adjacent to public roadways. Typically the City has required that interior lot lines have 5' drainage and utility easements. However, as this site will not allow outside utilities access, these are unnecessary.
- The preliminary plat and proposed site plan are inconsistent. The following items will

require the applicant to work with the City to clarify and/or correct prior to staff seeking a recommendation from the Commission:

- Outlot A is anticipated to be further subdivided into several different lots.
 - The site plan anticipates a commercial lot west of the existing Great River Energy substation. Staff suggests that this plat note this lot as a separate outlot.
 - The Great River Energy substation is a platted lot with a dedicated half ROW. The City and the applicant will need to continue discussions on how these properties will be served with access from Johnny Cake Ridge Road. Either a new public roadway will be created or a private driveway with utility easement will be required.
 - The site plan proposes a future Great River Energy substation to the east of the existing site. Staff and the applicant have begun discussions on whether it would be more efficient to combine this proposed lot with the existing substation rather than create a separate parcel. This will allow for greater efficiency, fewer easements, and a better use of the land available.

Dakota County Plat Commission: Dakota County requires that when a property adjacent to a County roadway is platted that their plat commission review the project. On January 15, 2025, the Plat Commission formally reviewed this project, and their official memo is attached to this report. Dakota County will require additional ROW adjacent to CSAH 42, but will not require any additional land adjacent to Pilot Knob Road. The preliminary plat has been updated to reflect this additional need.

Grading Plan: A condition of the sand and aggregate mining CUP requires that the site be bermed to screen the mining operations from adjacent roadways. The grading plan proposes to retain the majority of these berms to screen the site. However, with the additional ROW adjacent to CSAH 42 sought by Dakota County, the berm adjacent to this roadway will be removed. Staff has communicated to the applicant that a berm of similar height to the existing berm must be installed to ensure screening is maintained.

The existing berm adjacent to Pilot Knob Road is to be retained. There is a small area adjacent to Building B on the site plan where the berm is no longer shown. Staff has stated that this berm shall be continued with a consistent height for the entire length adjacent to Pilot Knob Road.

Berming along Outlot B and building 604 must be on the subject parcel, not on Outlot B, which will be dedicated to the City as a regional stormwater pond area.

Planning and Engineering staff have reviewed the remaining grading plan and found it to be sufficient for screening from adjacent sites, including the future Johnny Cake Ridge Road and 155th St. W extensions. The intention of this screening is not to screen the full buildings, but it will screen parking areas and internal operations from adjacent roadways.

Site Plan: The sheer size of this 134-acre site can distort how the site is perceived. To provide the Commission and the public with a more informed perspective, the applicant has been encouraged to shadow in adjacent buildings such as Health Partners and ChafinVet.

It is common at this stage of the review process for a site plan to have a number of corrections. Due to the size of this site, the number of items that need correction or clarification is significant, but not out of proportion when compared to other smaller sites.

Site Access, Phasing and Security

This site plan proposes to be constructed in multiple phases over 3-5 years. Site access is from English Ave. and as previously noted, the site has controlled secure access. The initial access point from English Ave. will lead to a security building labeled "Building A" on the site plan. Visitors will go through this security checkpoint to enter the site.

A second access to the site from 152nd St. W. for deliveries is also provided. This access will primarily be for larger vehicles such as box trucks and a small number of semis. These vehicles will deliver machinery, servers, and other items necessary for the data center to "Building B," also named the "Technology Assembly Building," where they will be unloaded. This product is then loaded onto a second vehicle within the secure perimeter and delivered to the individual buildings within the site.

The following items related to the site plan will require updates prior to this item being brought back before the Planning Commission:

- The site plan must show all proposed property lines.
- Setbacks for all buildings must be shown on all sides to the closest property line.
- Setbacks from residentially zoned properties shall be shown. Staff suggests this be completed in a separate diagram.
- The site plan must include the location and general number of generators proposed on site.
- Building coverage and impervious area shall be shown for each proposed lot in addition to the site total.
- Building "B" currently does not meet the required setback of 100' in the draft ordinance.
- The setback of the fence from the property line shall be shown.
 - The distance between the dual fences shall be shown to better illustrate that the site will have a two-layer fence system.
- Drive-aisle widths and turning radius of a fire truck shall be provided.
- Buildings are labeled "one story" and "two story." This could cause confusion as these buildings are 40' - 72' tall. Staff recommends noting the total height of each building to the top of the parapet walls.
 - Interior plans showing the area of each floor are required to properly determine park dedication. Actual layout of the interior space is not required.
- A site plan detailing the massing of the buildings and screenwalls shall be provided.

The draft ordinance requires the following:

- *"All building facades that are in public view must avoid the use of undifferentiated facades and long, plain wall sections by including a combination of the following design elements: change in building height, building step-backs or recesses, windows, doors, changes in building material, patterns, textures, colors, or use of accent materials."*
- There are several small ancillary buildings such as fiber rooms and lift stations. The area, materials, height and setbacks from property lines for these buildings shall be provided.
 - Staff recommends a separate site plan or document be prepared.
 - These ancillary buildings shall be included in site calculations for impervious surface, building footprints, etc.
 - Include the area of the surge tanks and water treatment storage areas.
- All gravel areas are considered impervious. Clarify whether these areas are included within the impervious surface coverage of each site/total site.

Site Traffic: The findings of the AUAR note that the proposed use as a data center resulted in a significant reduction in the total number of vehicles to the area. This reduction in vehicles may result in a redesign of Johnny Cake Ridge Road as the reduction is significant enough that a larger roadway may not be required. The City Engineer's memo provides additional details on this design and notes that further study may be required to determine the ROW needs.

Conditional Use Permit: As previously noted, this project will require a public hearing for the Conditional Use Permit (CUP) at a later date once the draft MUBC ordinance has been adopted. Provisions within the draft ordinance provide for performance standards related to the following items:

- Increased setbacks from property lines in comparison to the general MUBC setbacks.
 - Increased setback from residentially zoned properties.
- Building design
 - Due to the size of these buildings, the draft ordinance includes provisions to break up building massing and prohibits "undifferentiated facades and long, plain wall sections."
 - These wall sections must be broken up by design elements such as changes in color, height, recesses and material.
 - Requirement to perform a noise study to ensure state noise standards are met.
 - Fence/security provisions.
 - Requirements that prevent long stretches of mono-material sections.
 - Requirement for differentiated materials and elevations.
- Required screening of mechanical equipment including but not limited to HVAC, water cooling towers, utility substations, and generators.
- Required berming.
- Requirement for a photometric plan to ensure the site meets lighting requirements

consistent with other sections of ordinance.

- Maximum building heights.
- Vibration and or other potential negative impacts must not be discernable without instruments at the property line.
- Phasing of the project and the required dedications to the City.

Landscape Plan: The landscape plan places the vast majority of landscaping around the perimeter of the site on the berms to provide additional screening. The applicant has not provided a landscape list for staff to evaluate species mix and diversity requirements. The applicant has proposed that most of the site be planted with low-maintenance grass species and has expressed willingness to work with staff to plant native prairie grasses and seed mixes. The applicant should be aware that these species often require several years of initial maintenance to become established. The applicant will be required to ensure that these areas become established with these species to ensure invasives and other undesirable species do not become the predominant species.

The site will be required to meet the 1.5% means construction value of the buildings, which shall go towards the cost of site landscaping. The applicant has stated that the building value of these buildings and their size should provide for a significant amount of landscaping on the site. Staff would see additional information on the proposed building value, an estimate on the total number of trees, shrubs, etc., that will be installed as part of each phase and the final buildout of the site.

Staff also has the following comments/corrections:

- Landscaping on the commercial property west of the existing substation shall be moved onto the subject property.
- Additional landscaping shall be provided along the northern property line adjacent to CSAH 42. There are gap areas east of the proposed substation.
- Additional landscaping shall be provided along the southern property line adjacent to the future city ponding areas. There are gaps in the landscaping along this property line where additional screening to the adjacent trail is sought.
- All landscaping utilized for screening shall be installed on the subject property and outside of easements.
- Conifer species are known to reduce noise impacts. The applicant should consider the installation of additional conifers to reduce potential noise impacts on adjacent properties.

Site Parking: The draft ordinance allows for a reduction in required site parking for data centers if the applicant provides a parking and traffic study which provides documentation that the need for parking at a data center use is reduced from standard industrial sites.

Based on initial study completed by staff, the need for parking at other data center sites has been significantly less than other comparable sites. The site plan currently has 351 stalls on

site, which may be significantly more stalls than the number of people at the site at any one time. Staff would encourage the applicant to reduce parking and provide areas for proof of parking rather than pave significant areas of land that will not be utilized.

Building and Fence Elevations: Staff has the following comments on the building and fence elevations provided by the applicant:

- The building elevations provided do not provide sufficient details to clearly determine where or which building is being depicted.
- There are no building materials provided.
 - Building materials for each building, including smaller ancillary buildings shall be provided.
 - Screenwall materials shall be identified.
 - Staff strongly recommends that the applicant provide material samples for the Commission, Council, and the public to comment on and review.
 - Photographs and other real-life material depictions shall be provided.
- Renderings shall be provided.
- Sight line studies shall be provided.
 - Staff has provided the applicant with a map of locations to generate sightline studies. These areas are from prominent roadways, homes, and adjacent properties.
- The current renderings appear to have significant lengths of single/mono-materials, lack of discernable breakup of building massing, and building sections that will be highly visible from off-site.
 - The size of the site, particularly along the southern side, will assist with breaking up massing as the southern building (building 604) will be approximately 500+' from 155th St. W.
 - Screenwalls along the northern property line may be highly visible from CSAH 42 and Pilot Knob.
 - Building B, the closest building to residential homes, does not appear to have significant material variation or alteration of building facade. This building in particular will require additional consideration from the applicant as it faces the rear of several homes, is 48' tall, and is at an elevation above the homes across Pilot Knob Rd.
- The applicant did not provide details or elevations/renderings of the site fencing. The applicant will be required to provide elevations that detail how the double fencing will appear from off-site.
 - The proposed fencing does not include any material alterations, changes in orientation or other means to break up long sections as required by the draft ordinance. The applicant will be required to provide details and distances between features that break up the significant distances this fencing will stretch.
 - The applicant is advised to focus on breaking fence massing where the fence will be most visible, particularly adjacent to the future trails on the City's ponding property.

Building Height: The maximum building height permitted in the draft ordinance is 75'. This height may be increased to 100' when no more than 40' of vertical building elevation is visible from adjacent arterial roadways such as CSAH 42 and Pilot Knob. At this time staff is unable to determine if there are sections of building which exceed 40' of vertical building elevation.

Building 600 and 601 are 72' tall to the top of the parapet wall and 81' tall to the roof of the elevator shaft, which is a minimal area of the building and excepted in the draft ordinance for the calculation of building height.

The short buildings vary between 28' - 48' tall. The sightline studies requested by staff will help demonstrate how these heights affect the view from off-site.

Job Creation and Employee Count: As the Commission is aware, this area of Apple Valley has been long intended to be a job creation zone. The applicant is encouraged to provide additional details on the job creation and ancillary jobs created by this land use.

Tax Benefit: The applicant has shared with staff that the value of these buildings presents Apple Valley with a significant tax benefit for the community. Staff has not been provided sufficient information to evaluate this. That said, typically, land use approvals do not consider the tax benefit a land use can provide the community. In this instance, staff would encourage the applicant to provide these details, as they are seeking a Comprehensive Plan amendment and a custom ordinance for data centers to be developed by the City, and have stated that the proposed use is not a significant job creator, which has been the City's stated goal for the site.

BUDGET IMPACT:

Park dedication will be required as part of this development. Staff has provided the applicant with an initial estimate based upon current industrial rates. The Commission should be aware that industrial uses are not a significant generator of park funds as they are seen as creating the least amount of needs for parkland. Park dedication, particularly when the applicant is electing cash-in-lieu must have a nexus between the amount collected by the City and the need created by the proposed land use. As these sites are not significant employment generators, the park dedication fee is anticipated to be minimal.

ATTACHMENTS:

Location Map
Comp Plan Map
Zoning Map
Memo
Preliminary Plat

Plan Set

Plan Set

Site Plan

Grading Plan

Plan Set

Demolition Plan

Utilities Plan

Plan Set

Elevations

Landscaping Plan

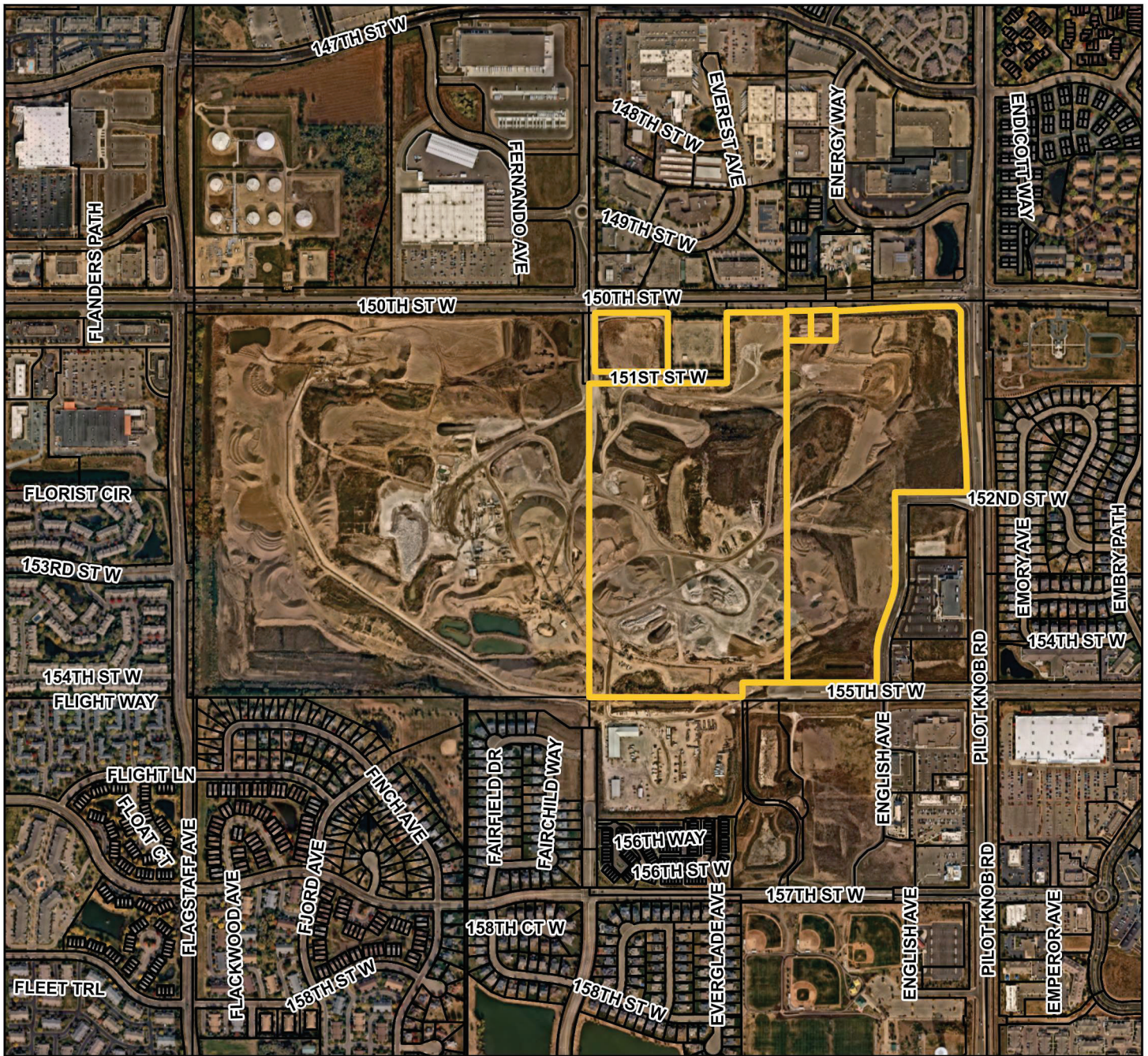
Memo

Memo

Memo

Public Hearing Comments

Public Hearing Comments



Apple Valley Technology Park Location Map

CSAH 42 & Pilot Knob Rd

 Subject Property

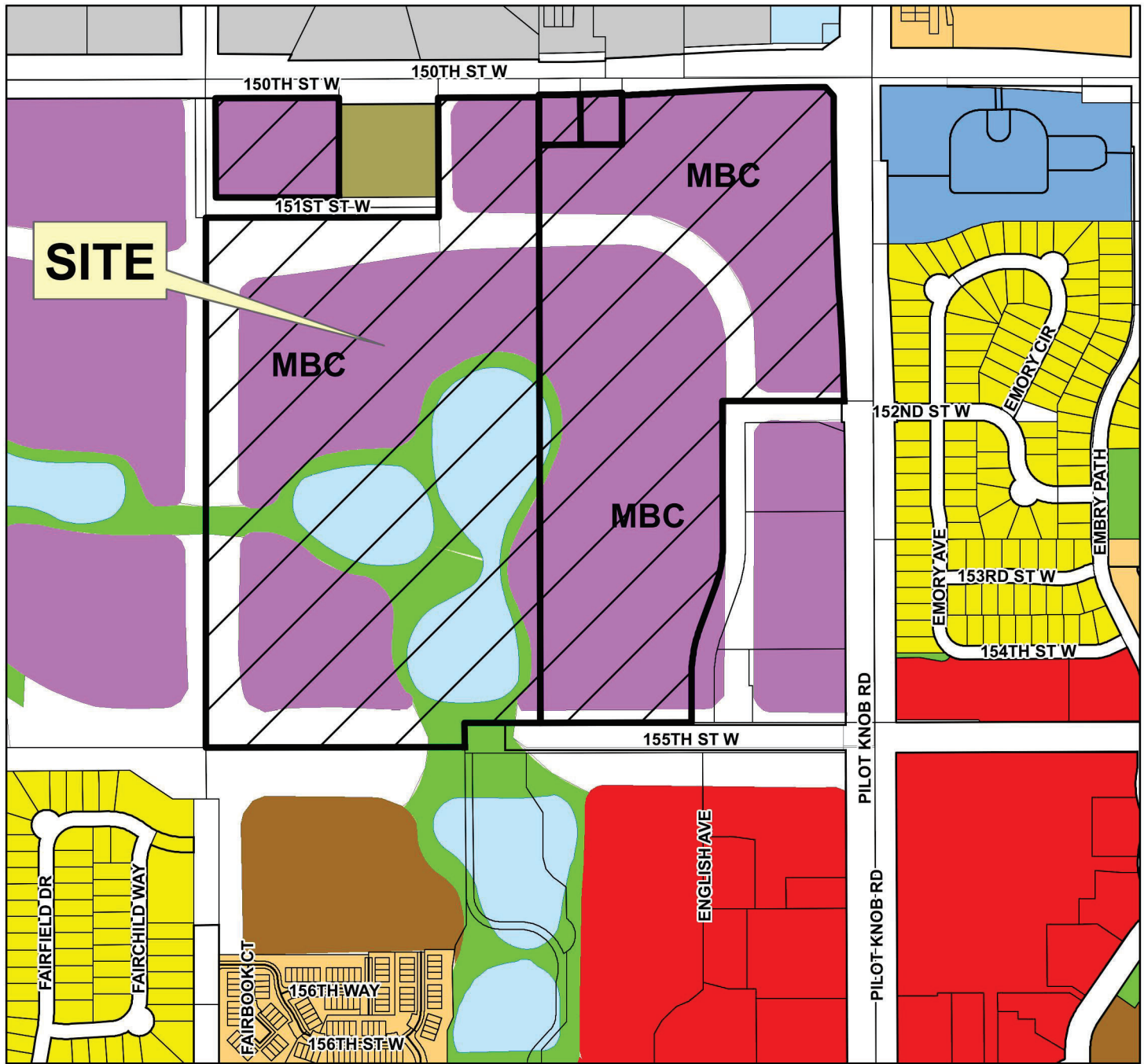


0 500 1,000 Feet



A horizontal scale bar with markings for 0, 500, and 1,000 feet.





Apple Valley Technology Park CSAH 42 & Pilot Knob Guided "MBC" Mixed Business Campus



0 200 400 Feet





Apple Valley Technology Park **CSAH 42 & Pilot Knob** **Zoned "SG"** **Sand and Gravel**



0 200 400 Feet

A scale bar showing distances of 0, 200, and 400 feet.





MEMORANDUM

Date: December 18, 2024
REVISED 1/31/2025

To: Mr. Tim Benetti and Alex Sharpe
City of Apple Valley Community Development and Planning
7100 147th St W
Apple Valley, MN 55124

From: Drew Johnson, SVP Oppidan Investment Company

Subject: Apple Valley Technology Park - Land Development Narrative

Dear Mr. Benetti and Sharpe,

On behalf of project proposer, Oppidan Development Co., Penny Design Group and Kimley-Horn and Associates, Inc. has prepared the attached submittal for a Conditional Use Permit (CUP), Rezone, Site Plan Review, and Preliminary Plat for the Apple Valley Technology Park project located in the Southwest quadrant of Pilot Knob and CSAH 42. We look forward to working with you on the submittals.

Project Overview

The Apple Valley Technology Park project proposes the development of approximately 134 acres of land located at the southwest corner of CSAH 42 (150th Street) and CSAH 31 (Pilot Knob Road) in Apple Valley, Dakota County, Minnesota. The proposed development includes three one-story data center buildings and two two-story data center buildings, along with ancillary buildings for office space, security, logistics, and centralized utility services. The project will also incorporate necessary utilities, drives, landscaping, and other related infrastructure as outlined in the project documents.

The Apple Valley Technology Park project will be replacing the eastern portion of the current mining operations. In partnership with the city, the project will fund the extension of Johnny Cake Ridge Road and 155th St. W to aid in future development of the area. As part of the site plan, Oppidan will be dedicating 20 acres on the south side of the project to the city for region storm water ponds and will be constructing walking paths that will connect to the city trail system. In total, the project will be planting over 2,000 trees and shrubs to help with screening as well as improve the aesthetics of the overall area. A comprehensive landscape plan is being developed to retain topsoil, lower irrigation needs, and increase natural pollinators presence. The project is requesting zero variances to the MU-BC zoning code and will exceed setbacks required. The northeast portion of the site plan will remain as a commercial lot for future development.

Annually the water consumption of the cooling system will be under 8 million gallons per year, a 85% decrease from current mining operations per the DNR water appropriation website. Given Minnesota's climate, the cooling system is expected to run 3% to 5% of a calendar year and reuses water 3 – 4 times before discharging into city sewer. Inclusive to the thousands of construction jobs this project will create, it is anticipated that over 200 full-time jobs will be created directly from the Technology Park. It is expected that ancillary jobs created will be 3 times that amount. Ancillary jobs include, but are not limited to, HVAC Technicians, Electrical Technicians, Network Engineers, Deisel Mechanics, and Property Maintenance vendors.



Rockport LLC Alternative Urban Areawide Review (AUAR) was adopted by the City Council on December 26, 2024. Additionally, a Comprehensive Plan text amendment is underway and being led by the City of Apple Valley in coordination with the Metropolitan Council. The City of Apple Valley staff is drafting the official Mixed Use – Business Campus District (MU-BC) zoning code for consideration of adoption by the Apple Valley City Council. The proposed development is applying to rezone to MU-BC, as stated in the Apple Valley Comprehensive 2040 plan, as part of this submission.

Schedule

In anticipation of the AUAR update adoption on December 26, 2024, it is the design team's understanding that the current comprehensive plan amendment, MU-BC zoning adoption, and this land-use application can run concurrently through Apple Valley's land use process.

Conditional Use Permit

As stated in the draft MU-BC zoning, Data Center is an approved use, but subject to a Conditional Use Permit. This site plan is conforming to the base MU-BC ordinance and requires no deviations.

The project team greatly appreciates the City of Apple Valley's consideration of this Conditional Use Permit, Rezone, Site Plan Review, and Preliminary Plat application. If you have any questions or concerns, please feel free to reach me at Katelyn.Olson@kimley-horn.com or 507-216-0362.

Sincerely,

Drew R. Johnson

SVP – Oppidan Investment Company



PROPERTY SUMMARY	
LOT 1	6.10 AC
LOT 2	8.49 AC
LOT 3	13.25 AC
LOT 4	14.66 AC
OUTLOT A	53.29 AC
OUTLOT B	24.31 AC
RIGHT-OF-WAY DEDICATION A	6.14 AC
RIGHT-OF-WAY DEDICATION B	6.64 AC
TOTAL PROPERTY AREA	132.86 AC

COUNTY ROW:  

CITY ROW:  

DEVELOPER
CORPORDIAN INVESTMENT COMPANY
200 WATER ST. SUITE 200
MINNEAPOLIS, MN 55331
TEL: (952) 294-0353

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
167 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TEL: (507) 216-0982
E-MAIL: KATELYN.OLSON@KIMLEY-HORN.COM
CONTACT: KATIE OLSON, P.E.

LEGAL DESCRIPTION:

ABSTRACT PROPERTY:
PARCEL 1:
THE EAST HALF OF THE NORTHEAST QUARTER, EXCEPT THE WEST 20 RODS OF THE EAST HALF OF THE NORTH 16 RODS, IN SECTION 35, TOWNSHIP 115, RANGE 20 WEST OF THE 10TH PRINCIPAL MERIDIAN, DAKOTA COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF INCLUDED IN ORCHARD PLAT 2ND ADDITION, EXCEPT THAT PART THEREOF INCLUDED IN ORCHARD PLAT 4TH ADDITION, EXCEPT THAT PART THEREOF INCLUDED IN ORCHARD PLAT 4TH ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, DAKOTA COUNTY,

PARCEL 2:
ABSTRACT PROPERTY:
 THE WEST 10 RODS OF THE
 NORTHEAST QUARTER IN

PARCEL 3:
SUBTRACT PROPERTY;
THE EAST 10 RODS OF THE WEST 20 RODS OF THE NORTH 16 RODS OF THE EAST 1/4 SECTION 36, T18N, R19E, S17W,
WITH PRINCIPAL MERIDIAN, DAKOTA COUNTY, MINNESOTA.

PARCEL 4:
ABSTRACT PROPERTY.

THE WEST HALF OF THE NORTHEAST QUARTER, LESS AND EXCEPT THE NORTH
S FEET THEREOF, IN SECTION 35, TOWNSHIP 11S, RANGE 20 WEST OF THE 5TH
PRINCIPAL MERIDIAN, DAKOTA COUNTY, MINNESOTA;
EXCEPT THAT PART THEREOF INCLUDED IN THE PLAT OF COOPERATIVE
SECTION, ACCORDING TO THE RECORDS PLAT THEREOF, DAKOTA COUNTY.

MINNESOTA;
ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, DAKOTA COUNTY,
MINNESOTA.

PARCEL 5: (ADDITIONAL LAND - NOT PART OF THIS SURVEY)
ABSTRACT PROPERTY;
THE NORTHWEST QUARTER, LESS AND EXCEPT THE NORTH 75 FEET THEREOF,
IN SECTION 36, TOWNSHIP 11S, RANGE 20 WEST OF THE 5TH PRINCIPAL,

HERIDIAN, DAKOTA COUNTY, MINNESOTA.

SITE DEVELOPMENT PLANS
FOR

APPLE VALLEY TECHNOLOGY PARK

SOUTH OF 150TH STREET WEST, WEST OF PILOT KNOB ROAD, AND NORTH OF 155TH STREET WEST
APPLE VALLEY, DAKOTA COUNTY, MN

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
CITY OF APPLE VALLEY PUBLIC WORKS
TEL: (952) 953-2400
EMAIL: PUBWORKS@APPLEVALLEYMN.GOV
CONTACT: BRANDON S. ANDERSON, P.E.
NATURAL GAS COMPANY
NORTHERN NATURAL GAS
TEL: (402) 388-7200
EMAIL: DEREK.SANDMANN@NNGCO.COM
CONTACT: DEREK.SANDMANN
POWER COMPANY
GRE/DAKOTA ELECTRIC ASSOCIATION
4300 220TH ST W
FARMINGTON, MN 55024
TEL: (612) 777-7500
EMAIL: MZIEDLER@DAKOTAELCTRIC.COM
DAKOTA ELECTRIC CONTACT: MATT ZIEDLER
EMAIL: MMACMILLAN@GREENERGY.COM
GRE CONTACT: MICHELLE MACMILLAN

ROADWAY AUTHORITY
CITY OF APPLE VALLEY PUBLIC WORKS
TEL: (952) 953-2400
EMAIL: PUBWORKS@APPLEVALLEYMN.GOV
CONTACT: JEFF LATHROP
DAKOTA COUNTY
ADMINISTRATION CENTER
1590 HIGHWAY 55
HASTINGS, MN 55033
TEL: (651) 437-3191
WETLAND
US ARMY CORPS OF ENGINEERS
332 MINNESOTA STREET, SUITE E1500
ST. PAUL, MN 55114
TEL: (651) 290-3200

PROJECT TEAM:

DEVELOPER
OPPIDAN INVESTMENT COMPANY
400 WATER ST., SUITE 200
EXCELSIOR, MN 55331
CONTACT: DREW JOHNSON
LANDSCAPE ARCHITECT
KIMLEY-HORN ASSOCIATES, INC.
767 EUSTUS STREET, SUITE 100
SAINT PAUL, MN 55114
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CONTACT: RYAN.HYLLESTED
ARCHITECT
PENNNEYDESIGNGROUP, LLC
8120 WOODMOUNT AVENUE, SUITE 750
BETHESDA, MD 20814
TEL: (301) 979-7605
EMAIL: PBEYL@PENNNEYDESIGNGROUP.COM
CONTACT: PETER W. BEYLO

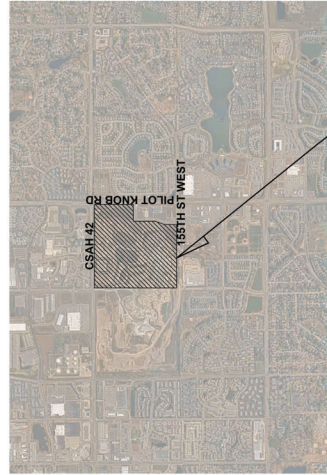
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTUS STREET, SUITE 100
SAINT PAUL, MN 55114
TEL: (612) 568-0688
EMAIL: KATELYN.OLSON@KIMLEY-HORN.COM
CONTACT: KATIE OLSON, P.E.
GEOTECHNICAL ENGINEERING
AMERICAN ENGINEERING TESTING, INC.
550 CLEVELAND AVE N
ST PAUL, MN 55114
TEL: (651) 699-1301
EMAIL: RFLICKINGER@TEAMMET.COM
CONTACT: ROB FLICKINGER
SURVEYOR
PENNNEYDESIGNGROUP & NOWAK, INC.
475 OLD HIGHWAY 8 NW, SUITE 200
NEW BRIGHTON, MN 55112
TEL: (612) 468-3300
CONTACT: ERIC ROESER, L.S.

SECTION, TOWNSHIP & RANGE

NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 11S NORTH,
RANGE 20 WEST.

BENCHMARKS

SITE BENCHMARK:
TOP OF 5/8" INCH REBAR W/ RED PLASTIC CAP LABELED
"EFN CONTROL."
SITE BENCHMARK IS LOCATED ON THE WEST SIDE OF
ENGLISH AVENUE 120 FEET NORTH OF THE
INTERSECTION OF 155TH STREET WEST.
ELEVATION ± 944.23 FEET



VICINITY
N.T.S.



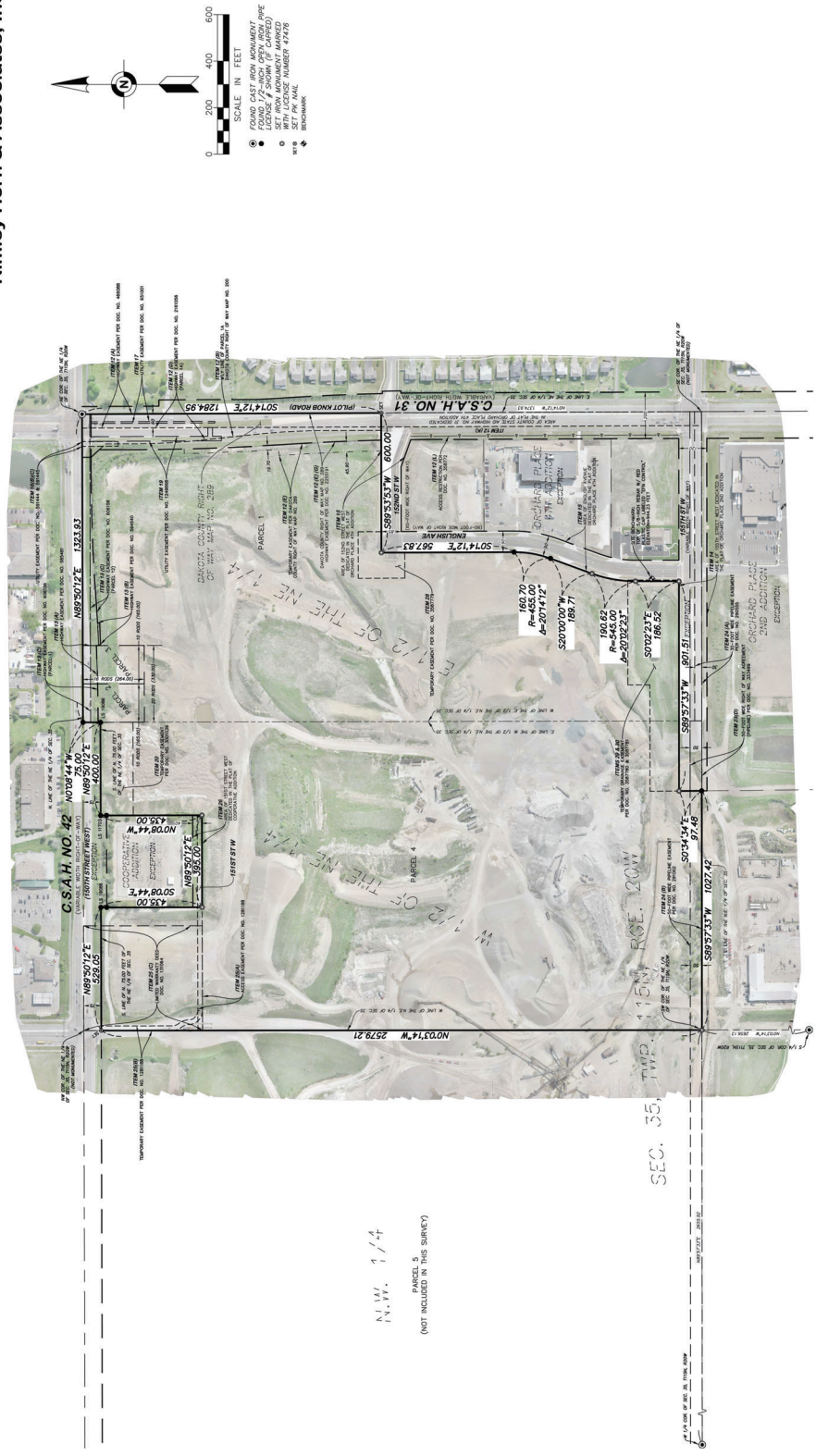
NOTES:

- CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE LOCATED ON THE MAP ARE SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
- IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A ARCH FULL BLEED E1 (30.00 X 42.00 INCHES) SHEET.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF UTILITIES, AND FINAL GRADING BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF APPLE VALLEY'S GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND EACH SANITARY SEWER SERVICE. THE DEVELOPER SHALL PROVIDE GPS COORDINATES OF EACH MARKER POST AND GPS COORDINATES OF EACH SANITARY SEWER SERVICE WYE. FINAL RECORD DRAWINGS SUBMITTED TO THE CITY SHALL HAVE A TABLE IDENTIFYING EACH SANITARY SEWER SERVICE WITH THE AFOREMENTIONED GPS COORDINATES.
- KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS INCURRED BY THE CONTRACTOR FOR ANY REVISIONS TO THE PRELIMINARY PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

SHEET LIST TABLE	
SHEET NUMBER/RANGE	SHEET NAME
C000	COVER SHEET
C010 - C010.19	GENERAL NOTES
C020	ALTA TOPOGRAPHIC SURVEY
C021	EROSION AND SEDIMENT CONTROL PLAN - TEMPORARY STABILIZATION
C030	EROSION AND SEDIMENT CONTROL PLAN - PERMANENT STABILIZATION
C030.1 - C030.12	OVERALL SITE PLAN
C040	SITE PLAN ENLARGEMENTS
C040.1 - C040.12	OVERALL GRADING PLAN
C041	GRADING PLAN ENLARGEMENTS
C042 - C043	POND GRADING PLAN
C050	POND GRADING DETAILS
C050.1 - C050.12	OVERALL DRAINAGE PLAN
C060	DRAINAGE PLAN ENLARGEMENTS
C070	SITE DEMOLITION PLAN
C070.1 - C070.12	OVERALL UTILITY PLAN
L080	UTILITY PLAN ENLARGEMENTS
L080.1 - L080.12	LANDSCAPE PLAN
C080 - C093	LANDSCAPE PLAN ENLARGEMENTS
C094 - C095	EROSION AND SEDIMENT CONTROL DETAILS
L095	SITE DETAILS
	UTILITY DETAILS
	LANDSCAPE DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

ALTANSPS LAND TITLE SURVEY FOR:
Kimley Horn & Associates, Inc.



N.W. 1/4
PARCEL 5
(NOT INCLUDED IN THIS SURVEY)



475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55124
Egan, Field & Nowak, Inc.
WWW.EFENSURVEY.COM
LONG SURVIVORS SINCE 1972

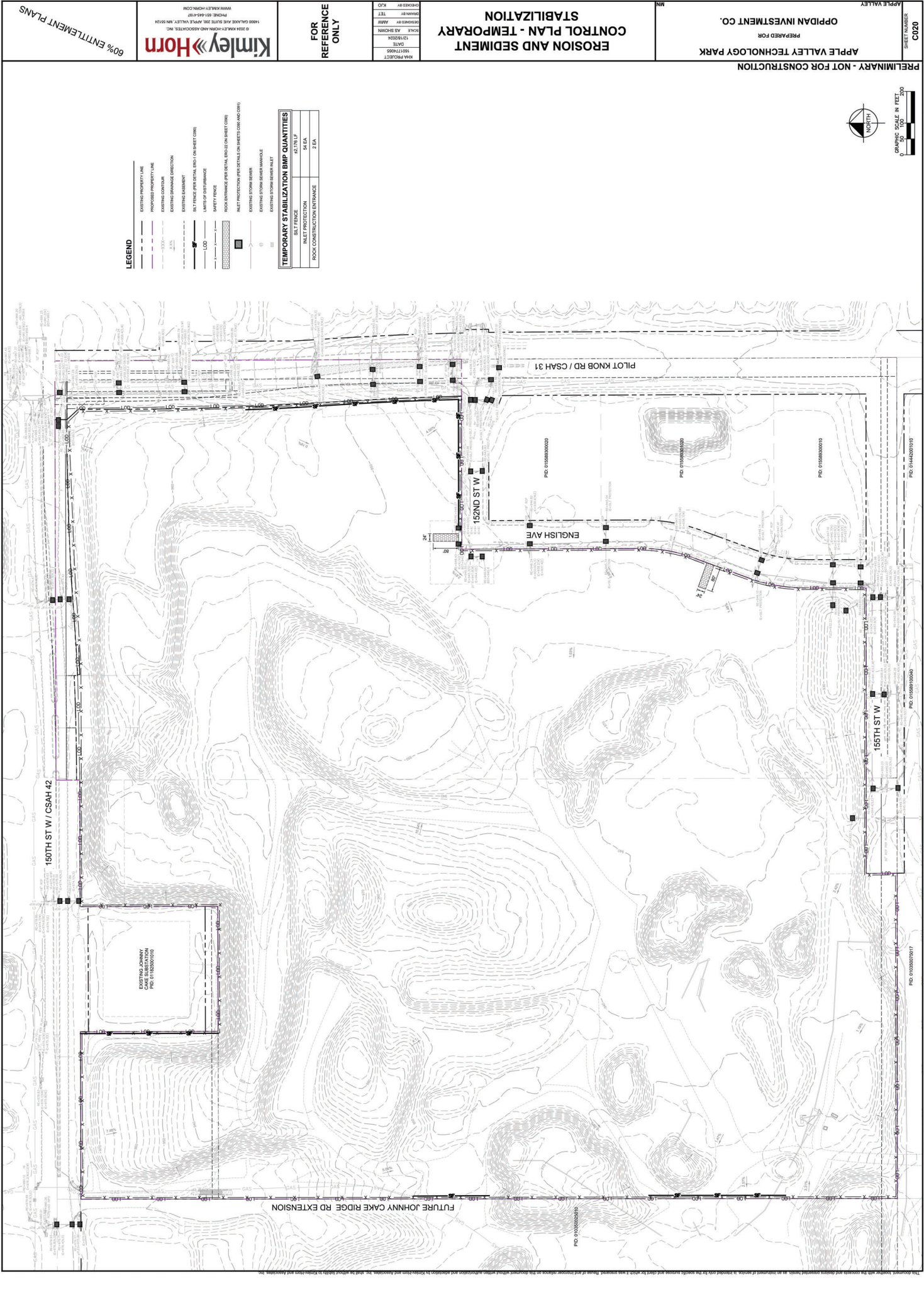
PROPERTY ADDRESS:
Unassigned Address 150th Street West
& Pilot Knob Road
Apple Valley, Minnesota 55124

SURVEY FOR:
Kimley Horn & Associates, Inc.

ALTANSPS
LAND TITLE SURVEY

FIELD BOOK	PAGE	FIELDWORK	NO.	DATE	DESCRIPTION
		DATE			
		DRAWN BY			
		CHECKED BY			
		FILE NO.			

SHEET 2 OF 20



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EASEMENT DIRECTION
- EXISTING EASEMENT
- SILT FENCE PER DETAIL (BMP ON SHEET 004)
- LIMITS OF DISTURBANCE
- ROCK CONSTRUCTION
- SAFETY FENCE
- ROCK PROTECTION PER DETAIL (BMP ON SHEET 004)
- ROCK PROTECTION PER DETAIL (BMP ON SHEET 004)
- EXISTING EROSION CONTROL MEASURE
- EXISTING EROSION CONTROL MEASURE

TEMPORARY STABILIZATION BMP QUANTITIES	
SILT FENCE	62,176 LF
ROCK CONSTRUCTION	54 EA
ROCK CONSTRUCTION ENTRANCE	2 EA

FOR
REFERENCE
ONLY

**EROSION AND SEDIMENT
CONTROL PLAN - TEMPORARY
STABILIZATION**

APPLE VALLEY TECHNOLOGY PARK
PREPARED FOR
OPPIDAN INVESTMENT CO.
APPLE VALLEY
C0200
PRELIMINARY - NOT FOR CONSTRUCTION

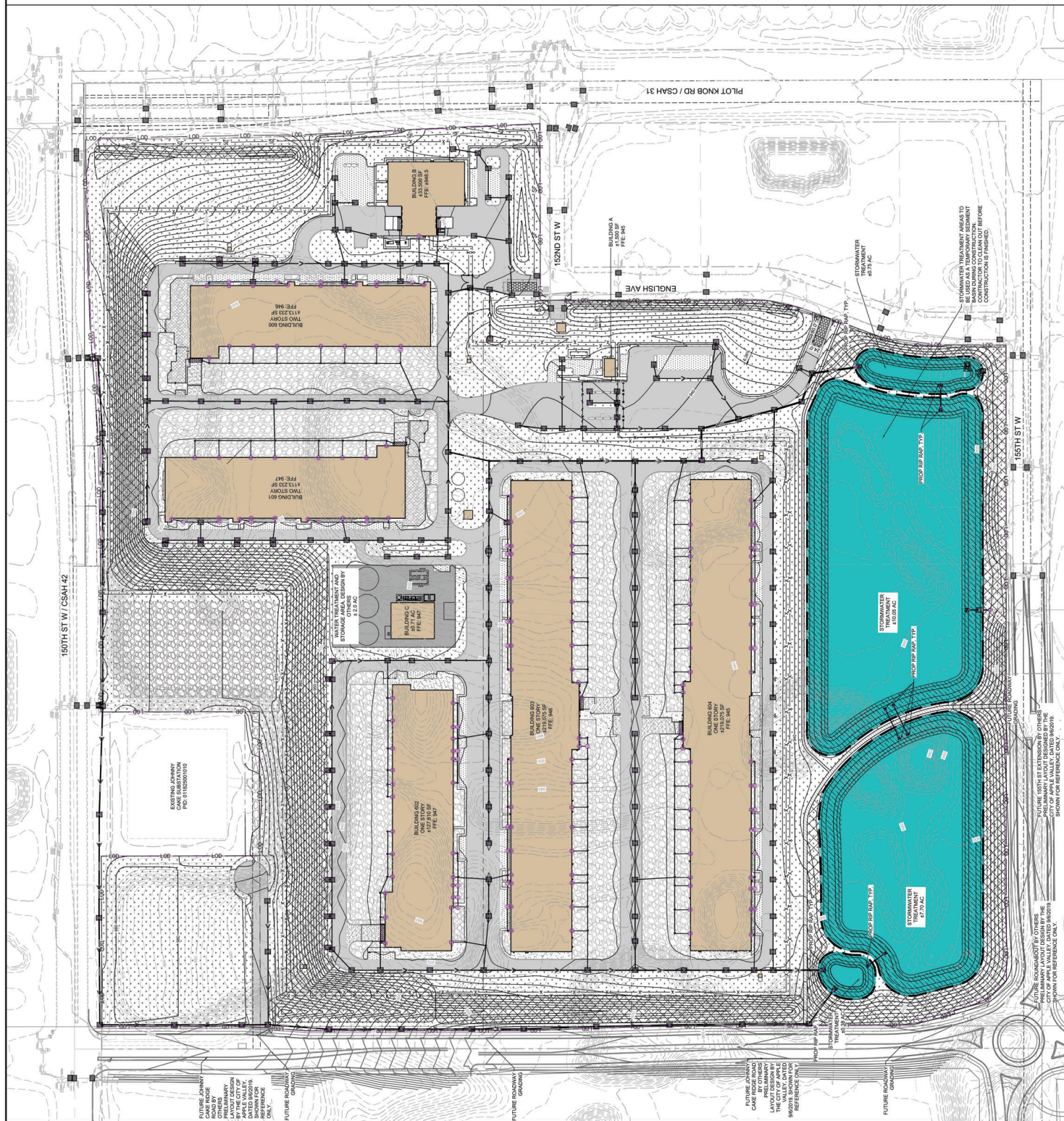


NEW

SILT FENCE	\$2,788 LF
INLET PROTECTION	256 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
EROSION CONTROL BLANKET	\$14.6 AC

urn

60% ENTITLEMENT PLANS





Know what's below.
Call before you dig.

[illegible]

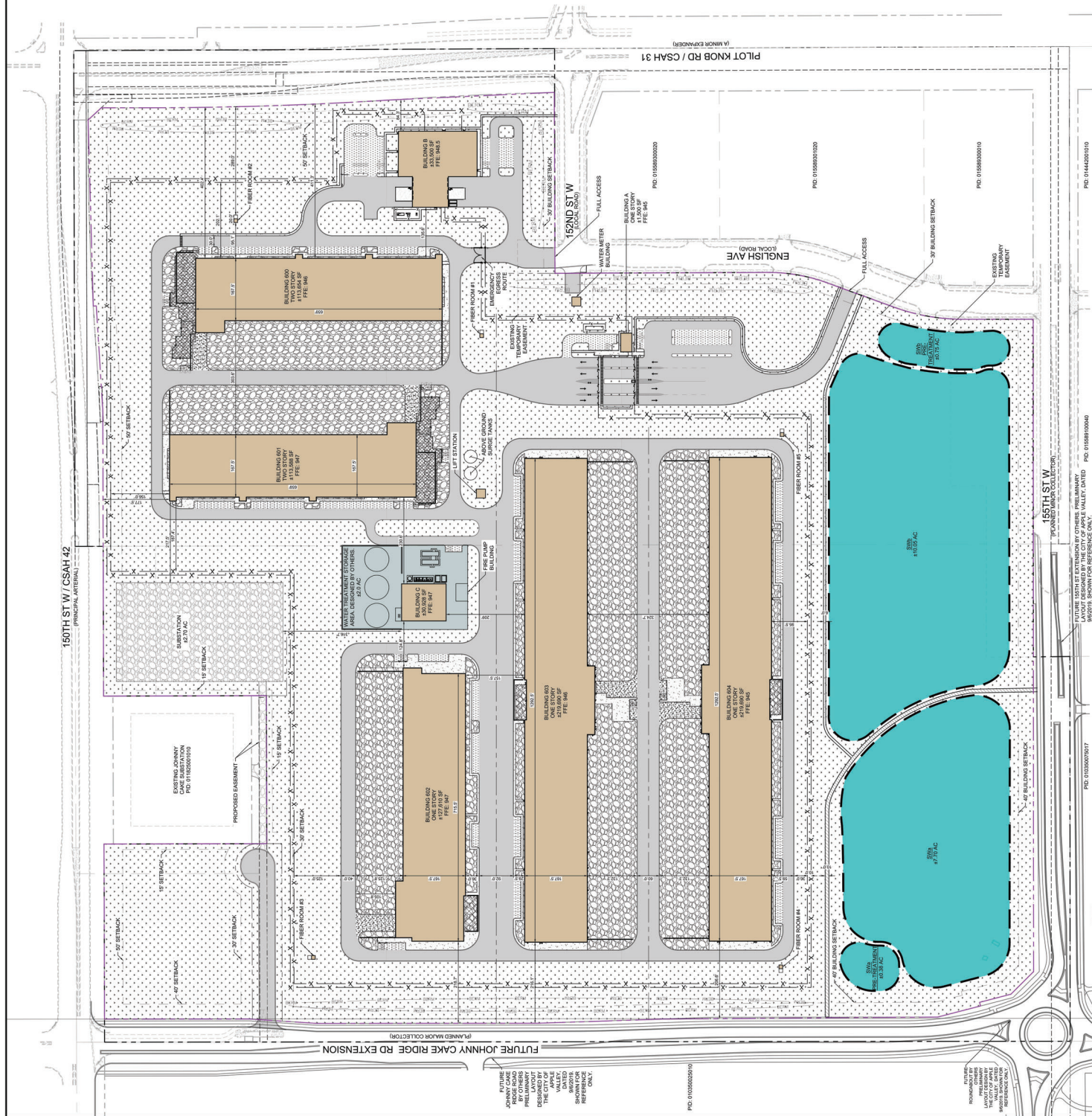
TOTAL PROPOSED PARKING	351 SPACES
REQUIRED ACCESSIBLE PARKING	15 SPACES
PROPOSED ACCESSIBLE PARKING	19 SPACES
TOTAL PROPOSED PARKING (BLDG A)	42 SPACES
TOTAL PROPOSED PARKING (BLDG B)	56 SPACES
TOTAL PROPOSED PARKING (BLDG C)	4 SPACES

TOTAL PROPERTY AREA	±133.0 AC
DISTURBED AREA	±133.4 AC
EXISTING IMPERVIOUS AREA	±0.0 AC
EXISTING PERVIOUS AREA	±133.0 AC
PROPOSED IMPERVIOUS AREA	±56.8 AC
PROPOSED PERVIOUS AREA	±76.2 AC
NET INCREASE IN IMPERVIOUS AREA	±56.8 AC
AREA OF WETLAND IMPACT	±0.0 AC

EXISTING ZONING	SAND AND GRAVEL (SG)
PROPOSED ZONING	MIXED USE BUSINESS CAMPUS (MUBC)
PARKING SETTINGS	SIDE/REAR = 5 FT PUBLIC STREETS = 20 FT ABUTTING RESIDENTIAL LOT = 10 FT
BUILDING SETTINGS	PRINCIPAL SIDE/REAR ALTERAL = 10 FT STREET = 50 FT COMMUNITY/NEIGHBORHOOD COLLECTORS = 60 FT FRONT = 15 FT REAR = 15 FT ABUTTING RESIDENTIAL = 30 FT

TOTAL BUILDING AREA	±19.7 AC
PERCENT OF TOTAL PROPERTY AREA	±14.8 %

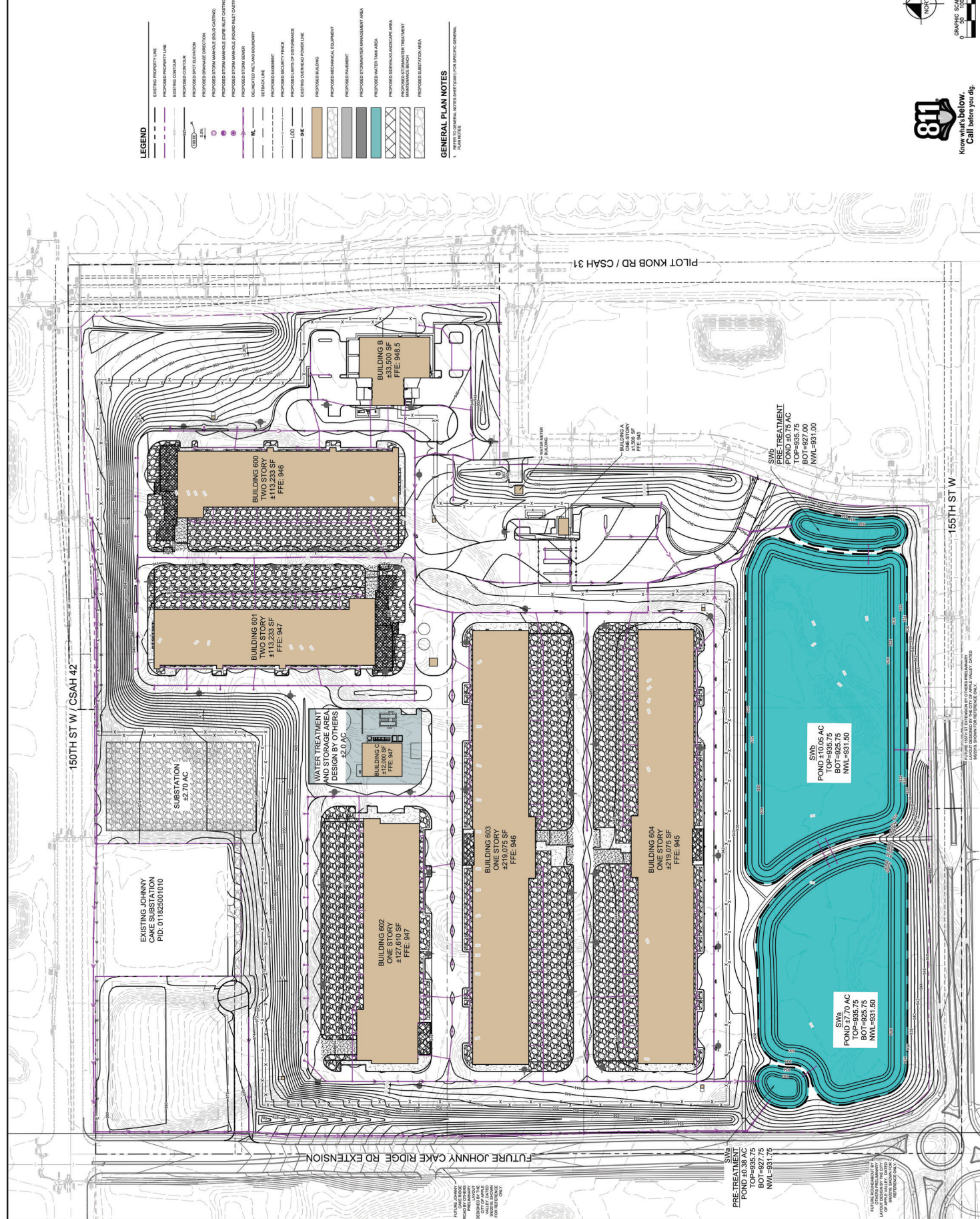
1. REFER TO GENERAL NOTES SHEET (0001) FOR SPECIFIC GENERAL PLAN NOTES



KH4 PROJECT	1601774065
DATE	12/18/2024
CALL AS SHOWN	
DESIGNED BY	JJO
DRAWN BY	JJO
CHECKED BY	KJO

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
14800 GALAXY AVE SUITE 200, APPLE VALLEY, MN 55124
PHONE: 651-645-1877
WWW.KIMLEY-HORN.COM

60% ENTITLEMENT PLANS



DRAINAGE PLAN LEGEND

PROPOSED PROPERTY LINE

- DRAINAGE PLAN LEGEND**
- PROPOSED PROPERTY LINE

- EXISTING CONTOUR
PROPOSED CONTOUR

-
- PROPOSED SLOPE
- PROPOSED STORM PIPE

-
- PROPOSED TRENCH DRAIN
- ⊙ PROPOSED STORM MANHOLE

-
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE

- PROPOSED STORM SEWER C
PROPOSED FLARED END SEC

-
- PROPOSED STORMWATER MANAGEMENT PLAN

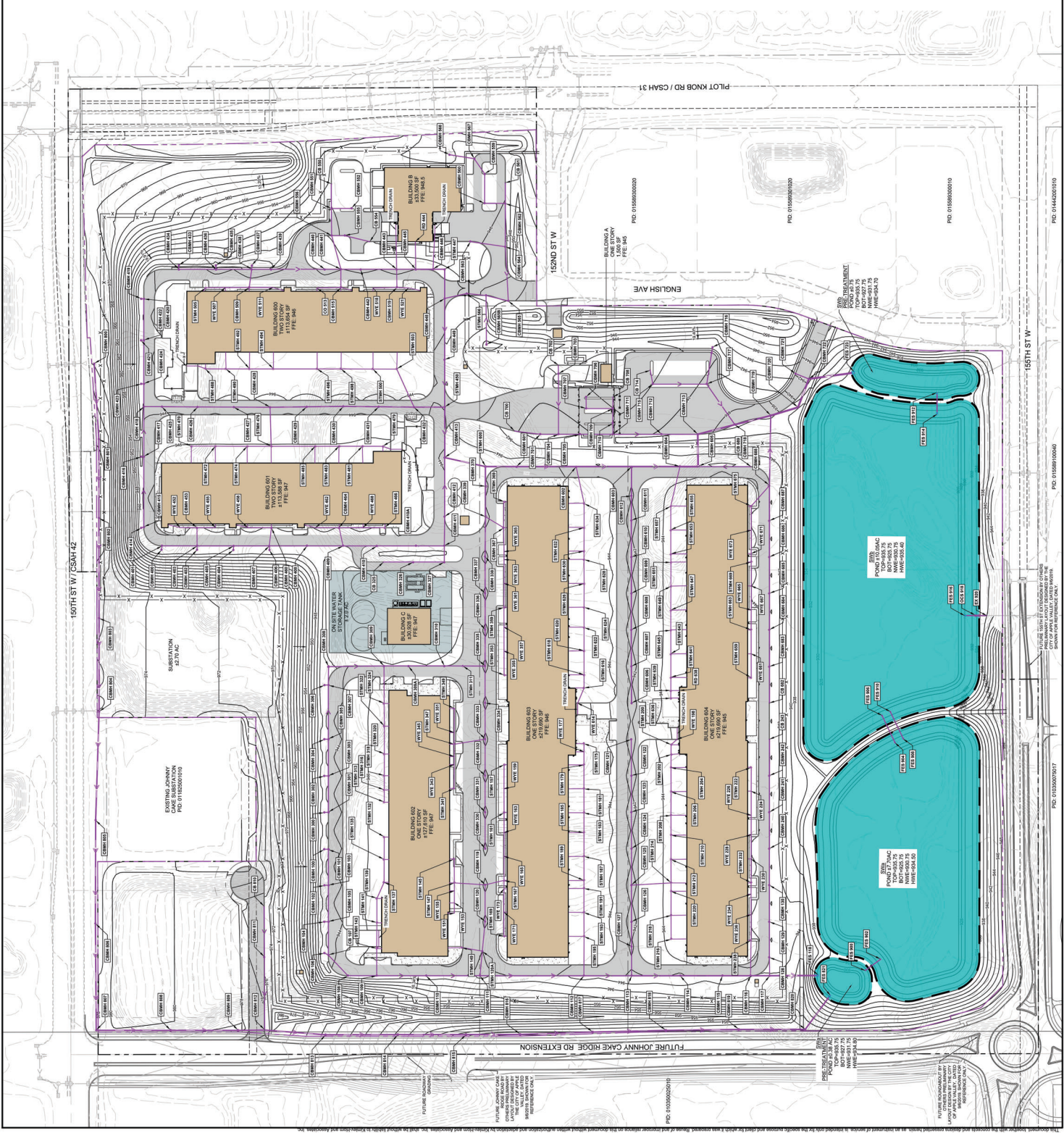
- PROPOSED WATER TANK ARE

- ## NOTES

NOTES

1. REFER TO G
PLAN NOTES

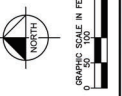
- NOTES**
1. REFER TO G
PLAN NOTES



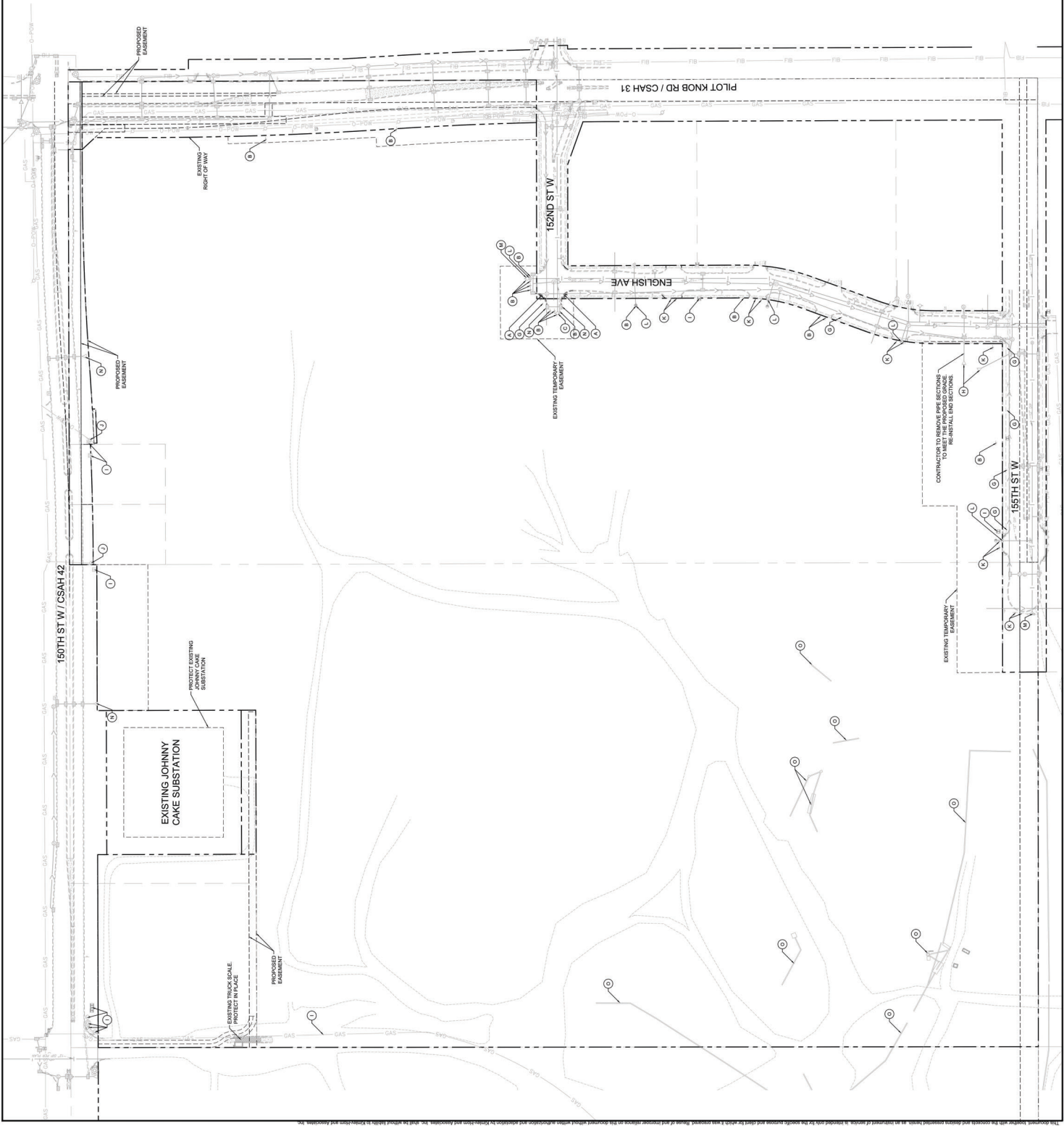
SITE DEMOLITION PLAN

DATE	10/27/2016
SCALE	AS SHOWN
DESIGNED BY	AMW
CHECKED BY	KLO

PRELIMINARY - NOT FOR CONSTRUCTION



- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING STORM SEWER
 - EXISTING STORM SEWER
 - EXISTING WATER MAIN
 - EXISTING GAS MAIN
 - EXISTING FIBER
 - EXISTING CURB & GUTTER
 - EXISTING SIGN
 - EXISTING STORM CATCHMENT
 - EXISTING GATE VALVE
 - EXISTING HYDRANT
 - EXISTING POWER ACCESS PANELS
 - EXISTING TRANSFORMERS
 - EXISTING LIGHT POLE
- KEYNOTE LEGEND**
- REMOVE EXISTING CURB
 - REMOVE EXISTING GUTTER
 - REMOVE EXISTING WATER VALVE
 - REMOVE EXISTING HYDRANT
 - REMOVE EXISTING STORM SEWER STRUCTURE
 - REMOVE EXISTING STORM SEWER
 - PROTECT EXISTING LIGHT POLE
 - REMOVE AND SALVAGE EXISTING STORM SEWER STRUCTURE
 - PROTECT EXISTING UTILITIES
 - PROTECT EXISTING POWER POLE
 - PROTECT EXISTING SIGN
 - PROTECT EXISTING WATER VALVE
 - REMOVE AND RELOCATE EXISTING HYDRANT
 - PROTECT EXISTING STORM SEWER STRUCTURE
 - EXISTING GATE VALVE TO BE RELOCATED BY AWE OPERATOR



OVERALL UTILITY PLAN

1601274006	DATE	12/18/2024	SCALE AS SHOWN	DESIGNED BY	MAY	CHECKED BY	KJO
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Kimley»Horn

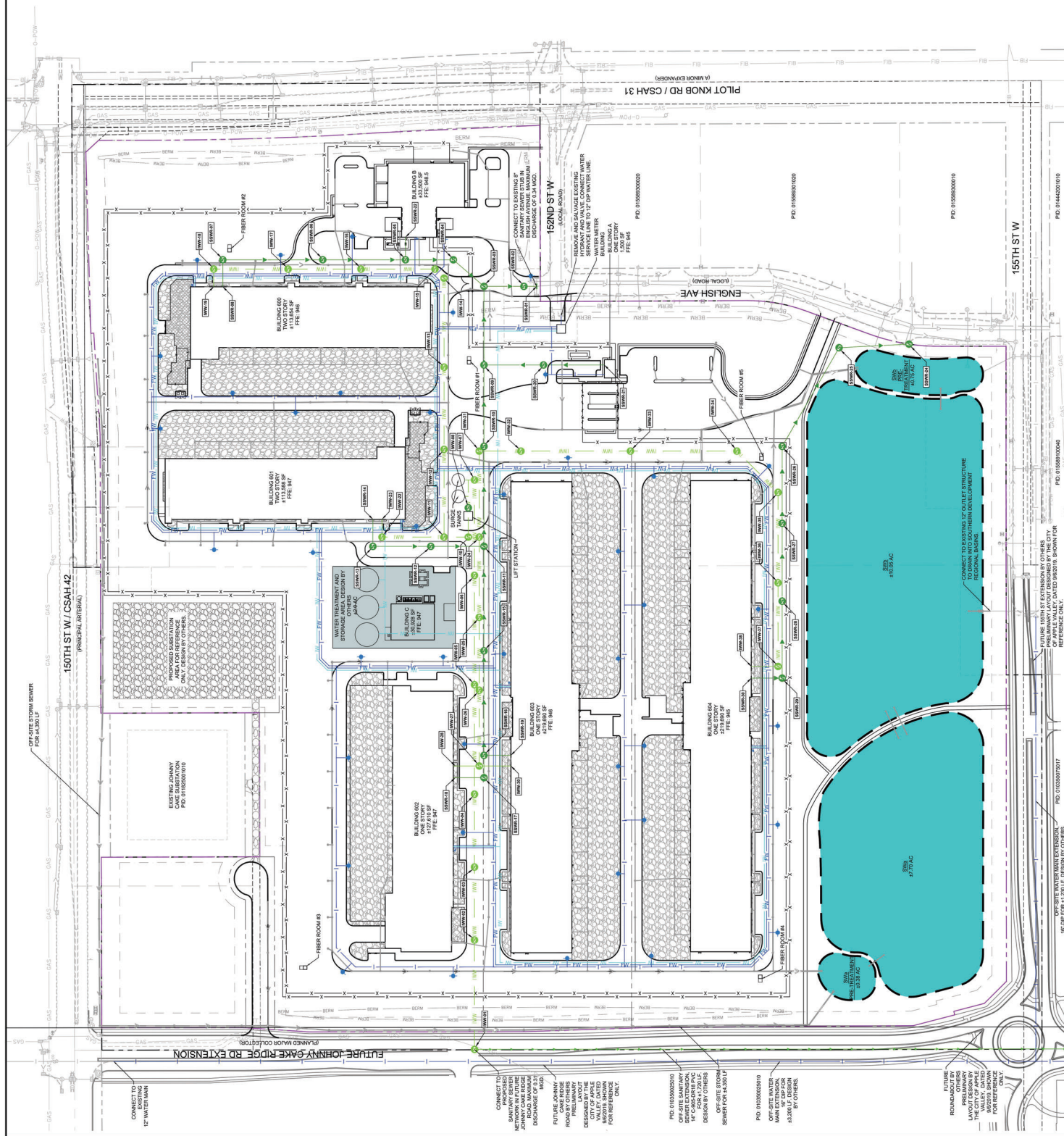
60% ENTITLEMENT PLANS

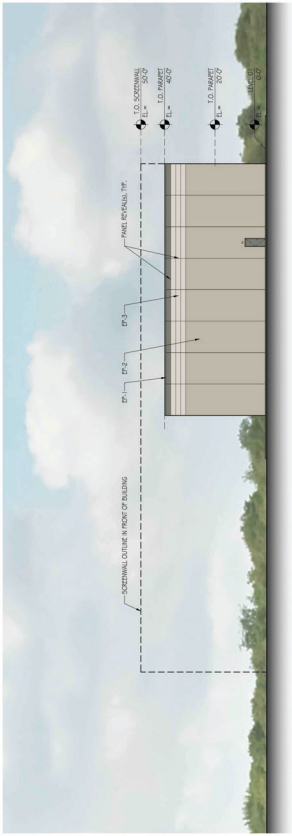
PRELIMINARY - NOT FOR CONSTRUCTION



811

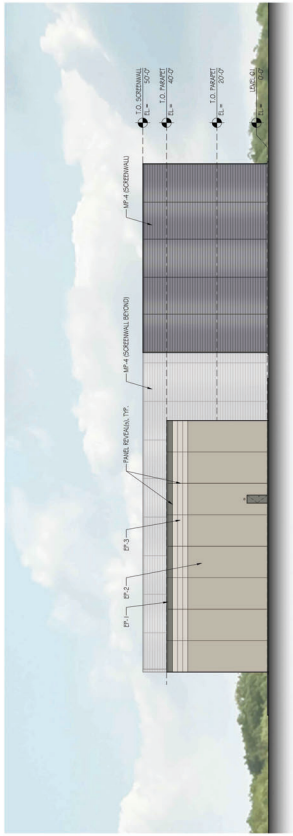
Know what's below.





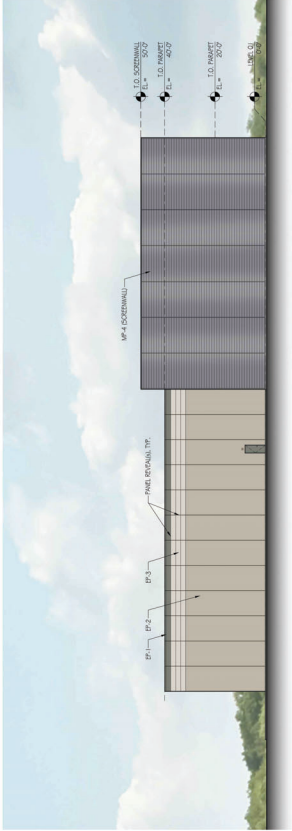
1 PROPOSED EXTERIOR ELEVATION (NORTH) - W/ SCREENWALL

Scale: 1"=20' 0"



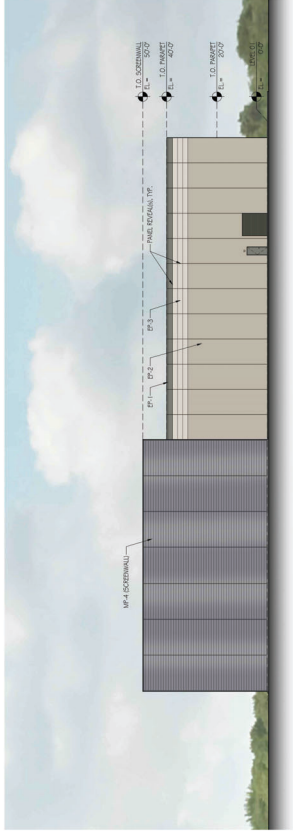
3 PROPOSED EXTERIOR ELEVATION (SOUTH) - W/ SCREENWALL

Scale: 1"=20' 0"



2 PROPOSED EXTERIOR ELEVATION (EAST) - W/ SCREENWALL

Scale: 1"=20' 0"

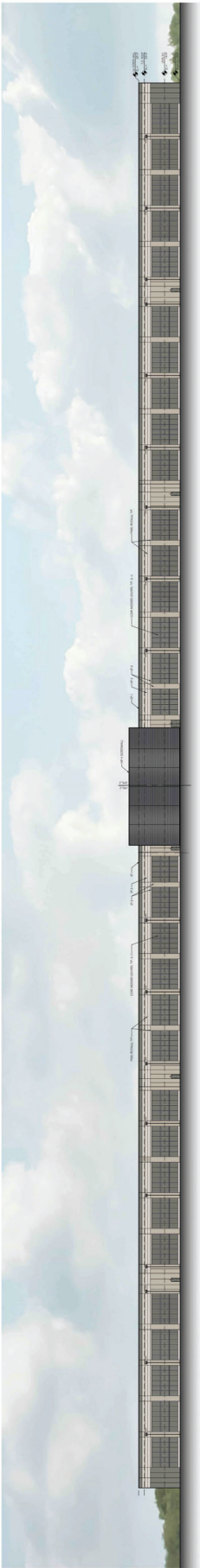


4 PROPOSED EXTERIOR ELEVATION (WEST) - W/ SCREENWALL

Scale: 1"=20' 0"

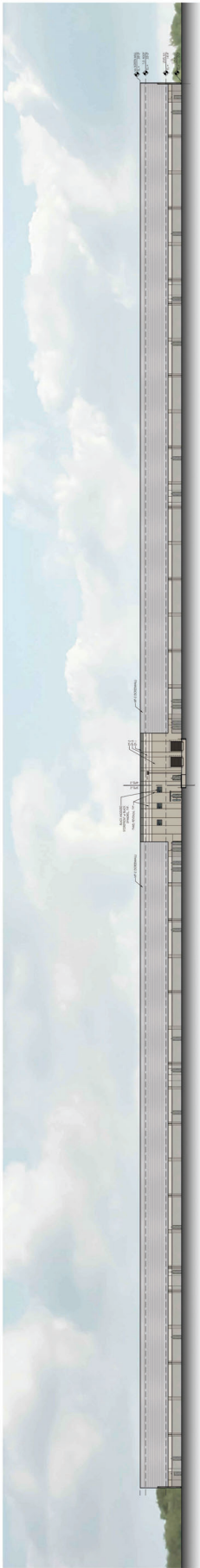
EXTERIOR MATERIALS		
NO.	MANUFACTURER	REMARKS
EP-1	SPERMIN WILLIAMS CYCLOCRAFT #807 T027	PANELS AS NOTED.
EP-2	SPERMIN WILLIAMS CYCLOCRAFT #807 T027	PANELS AS NOTED.
EP-3	SPERMIN WILLIAMS CYCLOCRAFT #807 T027	PANELS AS NOTED.
EP-4	SPERMIN WILLIAMS CYCLOCRAFT #807 T027	PANELS AS NOTED.
EP-5	SPERMIN WILLIAMS CYCLOCRAFT #807 T027	PANELS AS NOTED.
EP-6	SPERMIN WILLIAMS CYCLOCRAFT #807 T027	PANELS AS NOTED.
EP-7	SPERMIN WILLIAMS CYCLOCRAFT #807 T027	PANELS AS NOTED.
EP-8	SPERMIN WILLIAMS CYCLOCRAFT #807 T027	PANELS AS NOTED.
EP-9	SPERMIN WILLIAMS CYCLOCRAFT #807 T027	PANELS AS NOTED.
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EP-100	SPERMIN WILLIAMS CYCLOCRAFT #807 T027	PANELS AS NOTED.

NOTES: *FINAL SPECIFICATIONS TO MATCH OR BE EQUAL TO SPECIFICATION ABOVE.
*PANEL FINISH SHALL BE BOLD ORANGE CO. - HANASCOPE. MEDIUM COARSE FINISH OR EQUAL. - MATCH FINISH COLORS LISTED ABOVE.
G.C. SHALL VERIFY SHOWN AND FINISH BACKUP ON SITE FOR CORNER PROTECT APPROVAL.



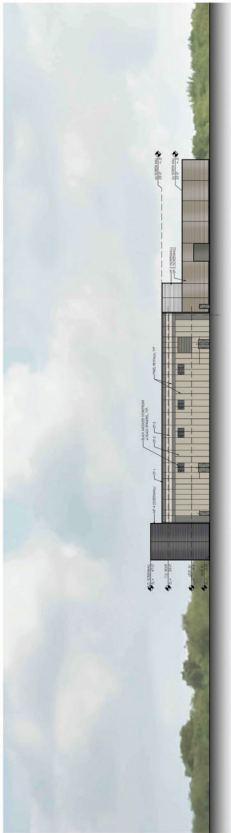
1 PROPOSED EXTERIOR ELEVATION (FRONT) W/ SCREENWALL - OVERALL

Scale: 1"=40'-0"



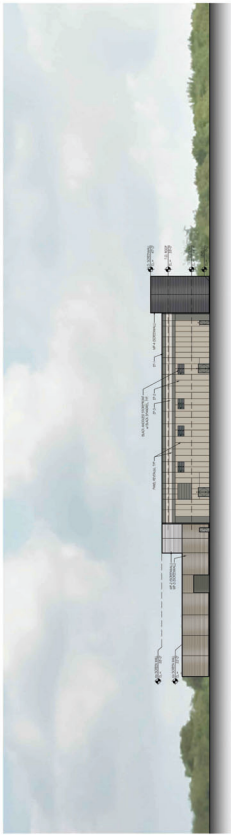
2 PROPOSED EXTERIOR ELEVATION (OFFICE/ENTRY) W/ SCREENWALL - OVERALL

Scale: 1"=40'-0"



3 PROPOSED EXTERIOR ELEVATION (SIDE) W/SCREENWALL - OVERALL

Scale: 1"=40'-0"



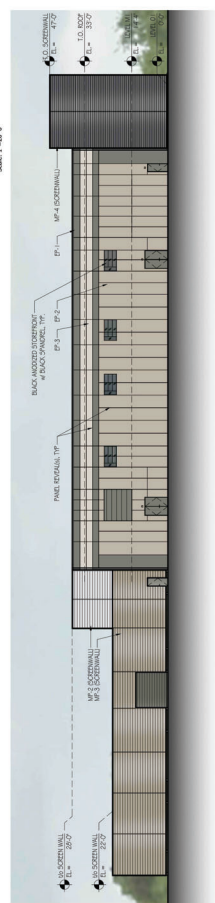
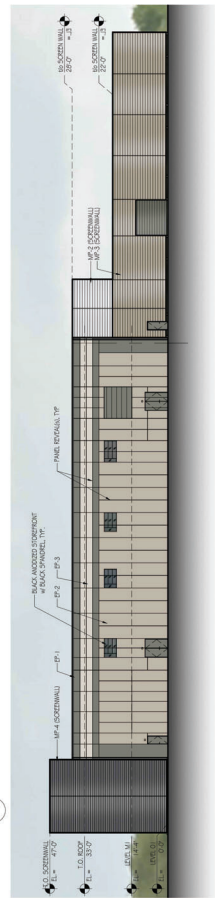
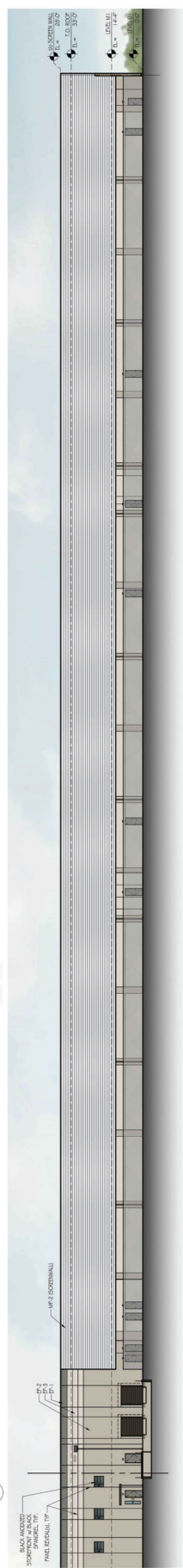
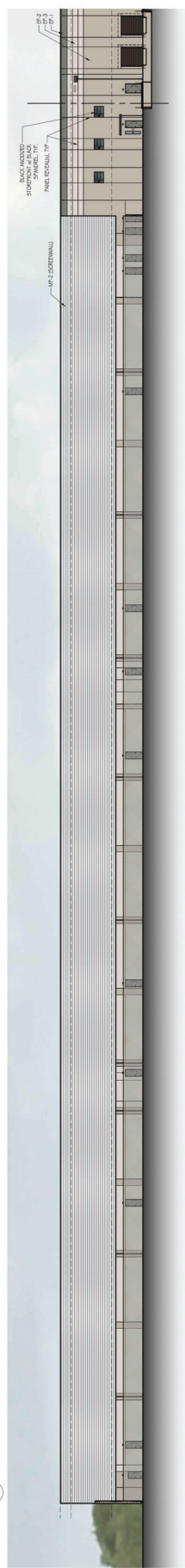
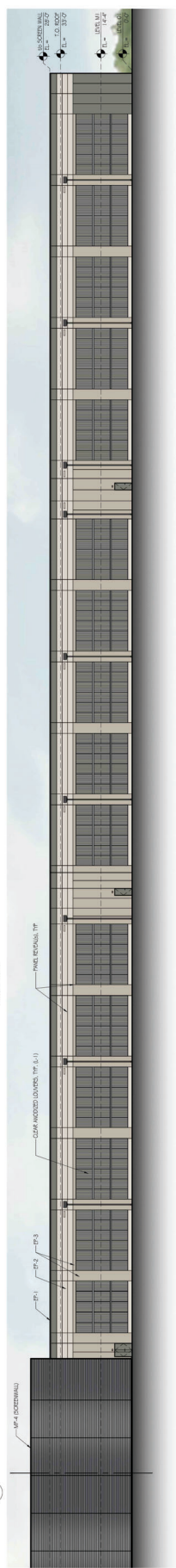
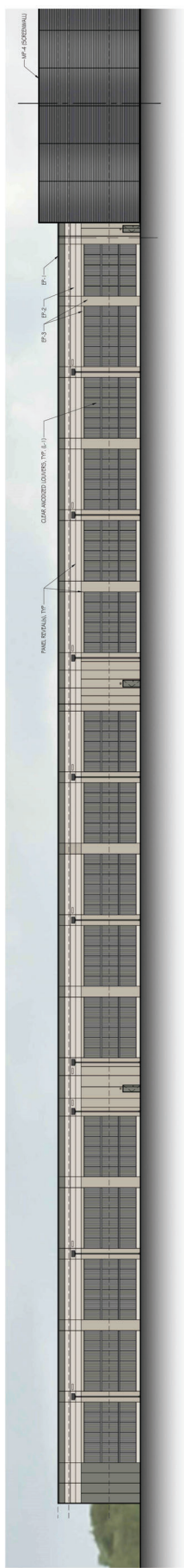
4 PROPOSED EXTERIOR ELEVATION (SIDE) W/ SCREENWALL - OVERALL

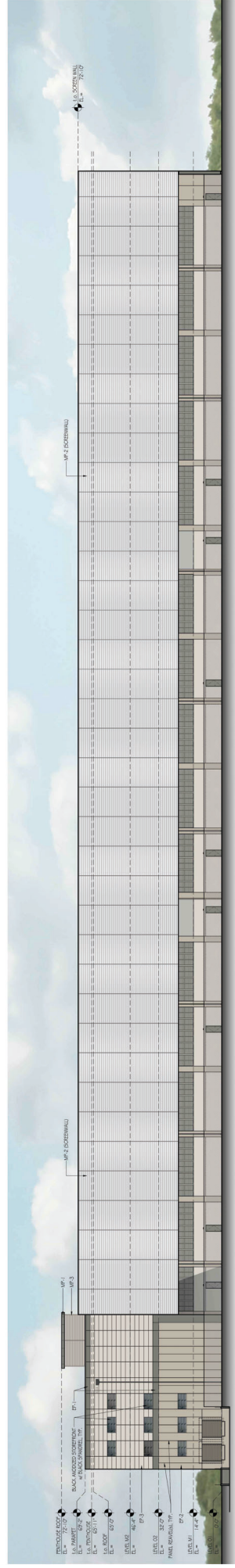
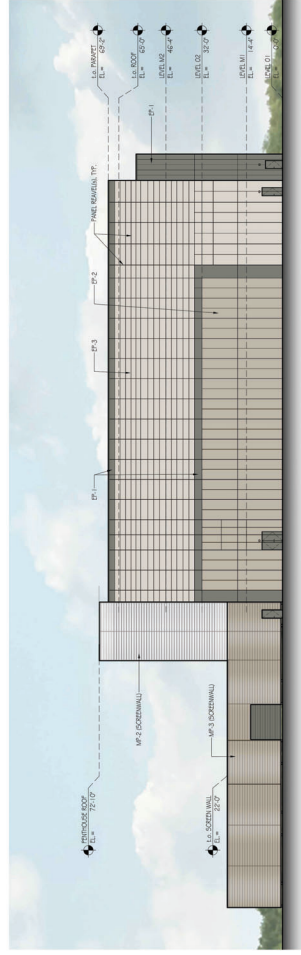
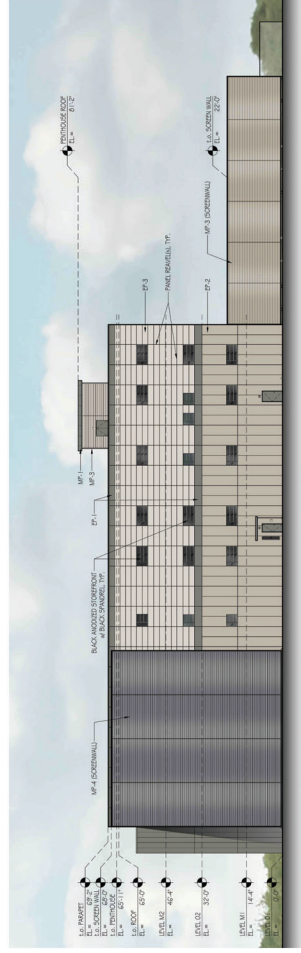
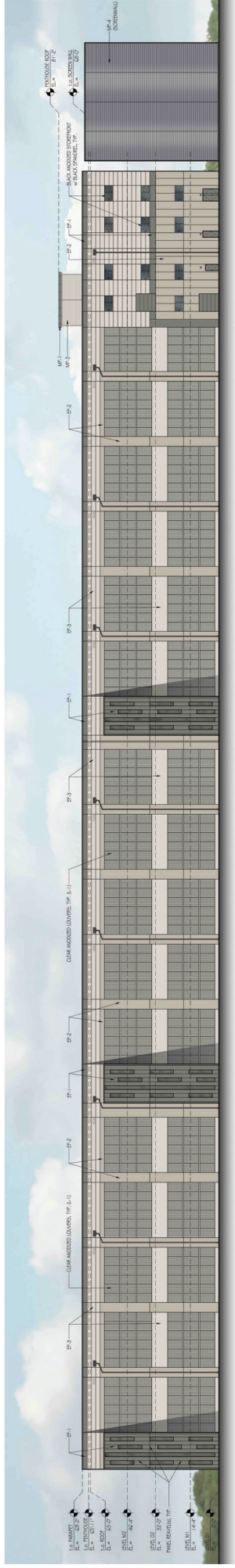
Scale: 1"=40'-0"

EXTERIOR MATERIALS

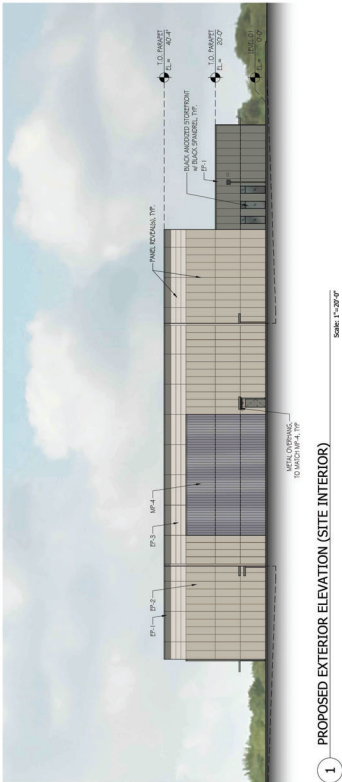
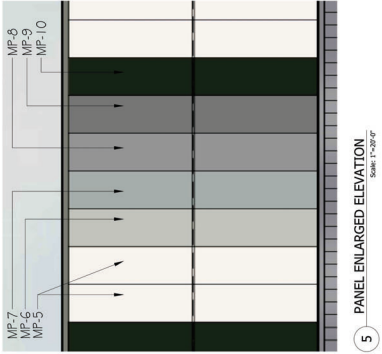
TAG	MANUFACTURER	REMARKS	TAG	MANUFACTURER	REMARKS
MP-1	METAL PANEL	AS NOTED	EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS "CHOCOLATE" #40 7027
MP-2	METAL PANEL	CORRUGATED METAL PANEL - PAC CLAD STONE WHITE	EP-2	EXTERIOR PAINT	SHERWIN WILLIAMS "VESUVIUS GRAY" #90 4072
MP-3	METAL PANEL	CORRUGATED METAL PANEL - PAC CLAD GRANITE	EP-3	EXTERIOR PAINT	SHERWIN WILLIAMS "VEIST OF MIST" #90 4166
MP-4	METAL PANEL	CORRUGATED METAL PANEL - PAC CLAD SLATE GRAY	LI-1	METAL LOUVER	CLARK MOORE FINISH

NOTES:
1. MATCH PANEL COLORS TO SHOWN IN ARCHITECTURAL ELEVATIONS.
2. MATCH PANEL COLORS TO SHOWN IN ARCHITECTURAL ELEVATIONS.
3. MATCH PANEL COLORS TO SHOWN IN ARCHITECTURAL ELEVATIONS.
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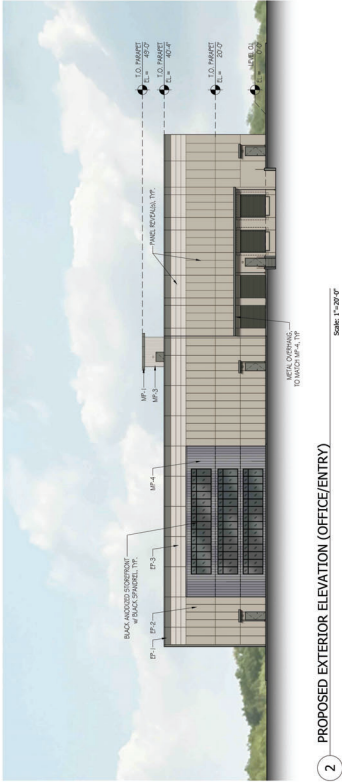




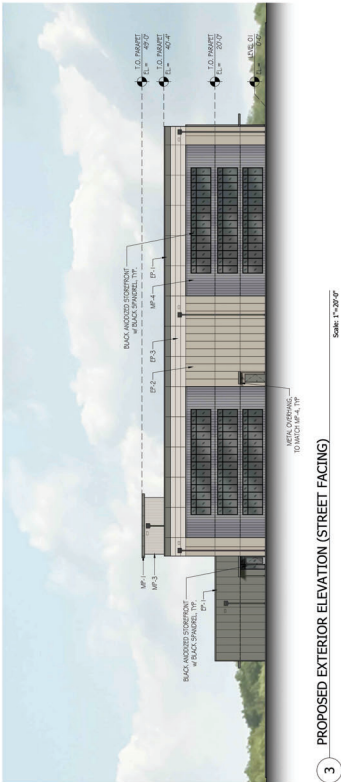
EXTERIOR MATERIALS						
	TAG	MANUFACTURER	RELEASE	TAG	MANUFACTURER	RELEASE
M#1	METAL PANEL	AFLUC - ONE CHROMAL	AS NOTED	E#1	OUTDOOR PAINT	PANELS AS NOTED
M#2	CORRUGATED METAL PANEL - TAC CLAD STONE WHITE		SOREN WALLS AS NOTED	E#2	OUTDOOR PAINT	PANELS AS NOTED
M#3	METAL PANEL		SOREN WALLS AS NOTED	E#3	SHERRIN WILLIAMS VESTIGED GRAY #PM 6772	PANELS AS NOTED
M#4	METAL PANEL		SOREN WALLS AS NOTED	E#4	SHERRIN WILLIAMS VERMILION GRAY #PM 6776	PANELS AS NOTED
M#5	CORRUGATED METAL PANEL - TAC CLAD SALT GRAY		SOREN WALLS AS NOTED	E#5	CLEAR WOODROD FINISH	TY THROUGHOLES



1 PROPOSED EXTERIOR ELEVATION (SITE INTERIOR)



2 PROPOSED EXTERIOR ELEVATION (OFFICE/ENTRY)



3 PROPOSED EXTERIOR ELEVATION (STREET FACING)



4 PROPOSED EXTERIOR ELEVATION (OFFICE/ENTRY)

EXTERIOR MATERIALS		MANUFACTURER	FINISH	REMARKS
MP-1	METAL PANEL	ATLANTIC - DUC CHROMAL	AS NOTED	
MP-2	METAL PANEL	CORRUGATED METAL PANEL - PAC COLO DABITE	SHERMAN WALLS + FENESTRAZE AS NOTED	
MP-3	METAL PANEL	CORRUGATED METAL PANEL - PAC COLO DABITE	AS NOTED	
MP-4	METAL PANEL	METAL PANEL - MET SPAN SLATE GRAY	AS NOTED	
MP-5	METAL PANEL	METAL PANEL - MET SPAN SLATE GRAY	AS NOTED	
MP-6	METAL PANEL	METAL PANEL - MET SPAN SLATE GRAY	AS NOTED	
MP-7	METAL PANEL	METAL PANEL - MET SPAN SLATE GRAY	AS NOTED	
MP-8	METAL PANEL	METAL PANEL - MET SPAN SLATE GRAY	AS NOTED	
MP-9	METAL PANEL	METAL PANEL - MET SPAN SLATE GRAY	AS NOTED	
MP-10	METAL PANEL	METAL PANEL - MET SPAN SLATE GRAY	AS NOTED	
MP-11	METAL PANEL	METAL PANEL - MET SPAN SLATE GRAY	AS NOTED	
MP-12	METAL PANEL	METAL PANEL - MET SPAN SLATE GRAY	AS NOTED	

NOTES:
* FINAL SPECIFICATIONS TO MATCH OR BE EQUAL TO SPECIFICATION ABOVE.
* PANEL PAINT SHALL BE COLOR CHROMAL CO. - TAMMCOOK, MEDIUM COARSE FINISH OR EQUAL - MATCH PAINT COLORS LISTED ABOVE. 6-G. SHALL SUBMIT SAMPLER AND PROVIDE MOCKUP ON SITE FOR OWNER + ARCHITECT APPROVAL.

TO: Alex Sharpe, AICP, City Planner

FROM: Evan Acosta, Assistant City Engineer

DATE: January 31, 2025

SUBJECT: Apple Valley Technology Park Site Plan Building Permit Plans dated 12/18/2024

Alex,

The following are comments regarding the Apple Valley Technology Park Preliminary Plans dated December 18, 2024. Please include these items as conditions to approval.

General

1. Provide a narrative and site plan showing how the expansion will be constructed and any impacts prior to building permit authorization. The narrative and plan shall include the following:
 - Material storage and staging
 - All material storage to be onsite and indicated on plan.
 - Haul routes to and from the site.
 - Haul routes and access should be limited to signalized intersections on major roadways or Future JCRR
 - AVR maintenance facility would require access to public road
 - AVR west side of pit would require access off JCRR along with relocation of weigh station
 - Contractor and subcontractor parking locations
 - Onsite trade parking should be provided.
 - Phasing Plan
 - Lighting Plan
2. All work and infrastructure within public easements or right of way shall be to City standards. A public improvement project will be required for:
 - sanitary sewer, water main and storm sewer improvements in Johnny Cake Ridge Road (JCRR) and 155th Street
 - roadway extension of Johnny Cake Ridge Road (JCRR) from Fairfield Drive to CSAH 42 and 155th Street West including a multi-lane roundabout.
 - Waiver of Objection to Special Assessments should be executed for cost share if public improvements are requested to be assessed to the benefiting properties.
 - A Feasibility Study prepared by City of Apple Valley for Public improvements per 429 process is required by MN State Statute

- A design agreement will be required for the design of the public streets and utilities by City Staff.
 - A Private Installation Agreement will be required for inspection and construction of the proposed Stormwater Pond. Construction Documents for grading plan are proposed to be completed by applicant engineer.
 - Groundwater/DWSMA study will be required by BARR for suitability of infiltration in DWSMA
 - All Trails within Outlot B shall be 8' in width
 - All screening landscaping shall be on private property.
 - Landscaping within Outlot B shall be approved by the Natural Resources Coordinator.
3. Funding of all internal private streets and base utilities is expected to be the responsibility of the developer. Funding for collector streets and trunk utilities will be included as part of the development agreement and will be shared with the City of Apple Valley in accordance with a Feasibility Study.
- No Trunk Utility reimbursement is anticipated due to project demands.
 - Additional funding for water treatment plant upgrades are needed.
 - The difference in comprehensive plan water demand from the addition of technology campus is approximately 1.0 MGD Maximum Day Demand (MDD).
 - Consideration should be given to utilizing other technologies that reduce the water demands from municipal supply.
 - Dakota County JPA may be required for installation of NCGT underpass at JCRR south of future roundabout or for trail construction along the south side of CSAH 42 from Johnny Cake Ridge Road to Pilot Knob Road.
4. Access Restriction Easement will be required along Pilot Knob Road, 155th Street W, Johnny Cake Ridge Road, CSAH 42 and English Avenue as part of the Development Agreement in accordance with access spacing guidelines set by City Engineer and Dakota County.
5. Future 155th Street requires a Right-of-way Width of 120'.
6. Future Johnny Cake Ridge Road Right-of-Way Width shall be 150' from future 152nd to future Roundabout. Per AUAR traffic memo, additional traffic study is required to determine JCRR roadway needs and intersection control (including ROW) at future 152nd and JCRR along with 155th and JCRR.
7. Future Johnny Cake Ridge Road Right-of-Way Width shall be 150' (and align with JCRR North of CSAH 42)
8. Per Dakota County - CSAH 42 will require 100' half ROW on south side
9. Per Dakota County - CSAH 31 will require 100' half ROW on west side
10. Preliminary Plat for:
- Lots 1-4 should include required minimum 10' drainage and utility easements along right of way per city code.
 - Outlot A should include 60' ROW dedicated for public roadway (cul-de-sac) to provide access to future Lot at SE corner JCRR/CR 42 and for access to DEA substation property.

(Site Plans indicate private roadway while right of way is partially platted – since multiple lots are being served by access this should be public)

- Access shall be limited to a RIRO at spacing allowable per City Engineer.
- Access easement may be required across PID 011825001010
- Site Plan indicates this is a private access roadway, but underlying documents reflect this is public ROW.
- Sanitary Sewer and Watermain service will need to be extended to future commercial lot at SE corner of JCRR and CR 42. The area that includes the storm water ponds is shown as Outlot B and shall be dedicated to the City. All of Outlot B shall be designated as a permanent drainage and utility easement.
- The area that includes the storm water ponds is shown as Outlot B and shall be dedicated to the City. All of Outlot B shall be designated as a permanent drainage and utility easement.
- Johnny Cake Ridge Road Right of Way and 155th Street Right of Way should be dedicated on the preliminary and final plat. This requires including the following PID as part of the preliminary Plat:
 - Parcel ID 010350025010.
 - Parcel ID 010350075017.
 - Parcel ID 010350052015.
- Misc. temporary easements need to be reviewed for vacation
- Identify pipeline easement per doc no. 291002

Permits

11. Provide a copy of the executed Minnesota Department of Health, Minnesota Pollution Control Agency, Met Council, Department of Labor and any other required permits prior to construction.
12. Department of Labor and Industry (DOLI) shall review private utilities.
13. A right of way permit will be required for all work within public easements or right of way.
14. A Natural Resource Management Permit (NRMP) will be required prior to any land disturbing activity commences.
15. The City of Apple Valley will procure a sanitary sewer extension permit from the MPCA and an approval from the Minnesota Department of Health for public water main as part of public improvement project associated with public sanitary sewer and water main extension.
16. A copy of the executed Encroachment Agreement with Magellan Pipeline for work occurring within easement area as indicated on plans prior will need to be obtained prior to any construction activity.

Erosion and Sedimentation Control

17. Provide detail for Temporary Sediment basin(s) if different from proposed final basin(s).
 - The sediment basins must be inspected and cleaned annually.
18. A wheel wash station is required while more than 30% (by site area) of the site are

actively being disturbed.

Site

19. Site Plan and Preliminary Plat do not match. Revise to match.
20. Provide details for proposed fencing around the perimeter of property.
21. City Standard Details and Construction Specifications are being updated for 2025 and will need to be incorporated into final construction plans, as applicable.
22. Include Auto turn drawing for service and emergency vehicles entering and leaving the site.
23. Access Road at JCRR/CSAH 42 to DEA substation(s) may be a public street.
 - Provide dimension for Cul de Sac bulb.
 - If public, use and make reference to City Detail Plate STR 14 (or 14A) in the detail sheets
 - If private, ROW vacation may be necessary.
24. As part of Final Phase of construction, 155th Street will be extended from western access of the Orchard Place commercial development to the roundabout. The full street corridor with landscaped medians, left turn lanes, and walkways will be constructed.
 - Minor roadway alignment adjustment from 155th Street to roundabout could be provided to avoid impacts to AVR maintenance facility.
25. As part of Final Phase of construction, Johnny Cake Ridge Road will be extended from CSAH 42 to Fairfield Drive. The full street corridor with landscaped medians, left turn lanes, and walkways will be constructed.
 - Review of past pending assessments for future traffic signals at 157th and JCRR and JCRR and CSAH 46 should be confirmed as part of feasibility report
 - The intersection of the northwestern east/west roadway (approximately 151st Street) and the potential access to the Technology Park may also be suited for a roundabout control, depending on the distance between the access and CSAH 42. A roundabout at this location may help serve as a gateway to the development area and slow travel speeds and will be included for analysis in feasibility study.
 - Johnny Cake Ridge Road is likely best suited for a three-lane facility between CSAH 46 and CSAH 42 and should be reviewed as part of Technology campus with completion of feasibility study.
26. Pavement section for public roadways shall match existing roadways and be shown on the plans.
27. Show the location of hydrants on the site plan.
28. Show existing easements on the site/grading and utility plans. Permanent structures are not allowed in drainage and utility easements or private storm water facilities.
29. Driveway Apron shall be per City of Apple Valley standard detail plate STR-5.
30. Show locations of proposed lighting fixtures for parking lots and site.
31. Site plan should show site line triangles at access entrances as well as on the landscape plan
32. Drainage and utility easements should be shown on Plans.
33. Unused Driveway aprons shall be removed and shown on the plans.

Grading & Drainage Plan

34. Final Storm Water Pollution Prevention Plan (SWPPP) shall be included with plans and shall be reviewed and approved by City Engineer. A berm is required south of CR 42.
35. Additional berm is required north of 152nd street along CR 31 as screening for Building B.
36. A 6'-8' berm is required along CSAH 42.
37. Final Grading Plans shall be reviewed and approved by City Engineer.
38. Provide the overall site composite Curve Number (CN) along with the impervious % on the area tabulation.
39. Label the EOF's on the grading plan.
40. Provide elevations for top & bottom of all retaining walls.
41. Provide rim elevations for each of the catch basins on the grading plan.
42. The NWL, 100-year HWL and EOF should be indicated on plan sheets for storm water ponds.

Storm Sewer

43. A storm sewer memo prepared by Bolton and Menk, Inc. is attached. Additional comments related to stormwater are below.
44. Final locations and sizes of Storm Sewer shall be reviewed with the final construction plans and approved by City Engineer.
45. Add details STO-9A and STO-10A to the detail sheets (New 2025 Detail Plate)

Sanitary Sewer and Water main

46. Final sanitary sewer and watermain design and construction plans shall be completed by the City of Apple Valley.
47. Domestic and Fire services to each building shall be per detail SER-6.
 - Add detail SER-6 to the detail sheets.
48. New 12" ductile iron pipe (DIP) water main will be extended through the Orchard Place commercial development up to 155th Street. This water main will connect to the existing 12" DIP water main stub at the south end of the property near 157th Street and English Avenue. This 12" water main is not part of the City's water distribution system and is being constructed only to provide service to the Orchard Place commercial development.
49. All watermain shall be a min depth of 8.0'.
50. Identify Irrigation service location(s) if applicable per SER-4.
51. Provide additional drawing showing required hydrant coverage for site.
52. Domestic water and fire service shall be split outside the existing building and the valves shall be located 1.5 times the height of the building away from the building or placed in location readily accessible per City of Apple Valley standard detail plate SER-6.
53. Unused watermain stubs, water service stubs, and sanitary sewer stubs shall be removed back to the main and indicate on plans.

Landscape and Natural Resources

12. Applicant should provide detail on snow storage locations and any planned locations to store deicing materials.
13. Pond side slopes should include 6 inches of topsoil. Exception would be for any proposed infiltration areas.
14. A stormwater maintenance agreement will be required for any onsite stormwater features, such as sumps, hydrodynamic separators, etc.
15. The City requires vegetated buffer zones of at least 16.5 feet in width to be established for stormwater ponds. Buffer signage and a minimum 3 year maintenance plan will be required as part of any private install agreement. More information is available under section 152.57.
16. Applicant shall work with Public Works Staff on appropriate placement of trees and maintenance access around stormwater ponds.
17. The City recommends contacting a native plant supplier or local specialist to help select appropriate seed mixes and in establishing a plan for establishing the seed mix through appropriate site preparation methods. The sandy soils in this location present issues in establishing native plants and have a high occurrence of invasive species, such as spotted knapweed. Spotted knapweed is difficult to control and mowing can cause the seed to spread further.



Real People. Real Solutions.

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Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: (651) 704-9970
Bolton-Menk.com

MEMORANDUM

Date: January 31, 2025

Subject: Apple Valley Technology Park – Stormwater Management Plan Review Memo
City Project No.: 2024-185

On behalf of the City of Apple Valley, Bolton & Menk, Inc. has conducted a stormwater management plan review for the proposed Apple Valley Technology Park development submittal package, dated December 18, 2024.

The City of Apple Valley is the MS4 Permittee and administers the MS4 requirements to their public improvement projects. Therefore, the conducted review is based on applicable MS4, City, and State stormwater management requirements.

This memo summarizes the review of the stormwater management plan documents submitted to the City of Apple Valley by Kimley Horn and Associates, Inc. including:

- Civil & LA Drawings
- Stormwater Management Report

1. Rate Control

- The City of Apple Valley's Surface Water Management Plan (SWMP) requires that post-construction peak runoff rates not exceed pre-project runoff rates for the 1-year, 2-year, 10-year, and 100-year critical storm event.

Due to the existing site being a landlocked zero-discharge site, demonstrating that pre-project runoff rates will not be exceeded is considered infeasible. Therefore, following regional flow assumptions defined within the City's 2007 Surface Water Management Plan, the allowable peak discharge rate for the 100-year storm event is 2.3 cfs (as noted in the submitted Stormwater Management Report memo). This maximum allowable discharge rate should continue to be met with subsequent submittals as the stormwater design is updated.

Please provide a summary table within the narrative demonstrating proposed peak rates will not exceed the allowable 2.3 cfs discharge rate for the 1-year, 2-year, 10-year, and 100-year critical storm events.

- The "Pond 19P" outlet configuration within HydroCAD model appears to have an error. 6" Vertical Orifice device with invert 931.50 does not appear to convey flows during the 2- and 10-year events, which both have HWL elevations exceeding 931.50.
- Per the City's 2007 SWMP, WVR-P53 is anticipated to receive regional outflows from the future upstream regional basin WVR-P52 (west of the proposed Johnny Cake Ridge Road) at an allowable 100-year peak flow rate of 2.4 cfs. Please account for upstream regional flows within the proposed HydroCAD model.

- The existing storm sewer pipe crossing 155th Street is a 30" RCP. The plan and model currently show it as a 24" pipe. Please revise the plans and model.

2. Volume Control Requirement and Vulnerable Infiltration

- Per the MS4 permit requirements, infiltration is prohibited when the system would be constructed within an area outside of an ERA but within a DWSMA classified as high or very high vulnerability, unless the permittee performs or approves a higher level of engineering review sufficient to provide a functioning treatment system and to prevent adverse impacts to groundwater.

Based on Figure 2-4 of the City's SWMP, the project site resides within a High Vulnerability DWSMA. Therefore, infiltration is prohibited without further investigation.

The 2024 AUAR indicates that "An additional groundwater/infiltration analysis will be required to be completed for future stormwater guidance as it relates to proposed infiltration practices within the DWSMA." City staff will initiate this additional analysis.

If the evaluation indicates adverse impacts are probable, please remove deep sand section through the vegetated buffer and replace with a minimum 6" of topsoil. Demonstrate how the site's alternate design, without infiltration, will satisfy applicable water quality requirements with summary tables and water quality model results.

If the evaluation indicates that infiltration is feasible without adverse impacts, the orifice controlling the stormwater basin outlet should be raised above the NWL to provide a defined infiltration volume. This should be updated on the drawings and in the stormwater model.

3. Water Quality

- The City of Apple Valley's SWMP requires developments over 0.2 acres shall have no net increase in annual TSS or TP loading compared to pre-development standards.
- The Stormwater Management Report memo indicates that the wet ponds exceed the MPCA recommended permanent pool volume where phosphorus load reductions are a priority of 3,600 cubic feet per acre of drainage.
- Due to the existing site being a zero-discharge site, achieving a no-net increase is considered infeasible. Therefore, to demonstrate that water quality is being achieved on site to the maximum extent practical, the City will require the site to demonstrate a minimum of 90% Total Suspended Solids (TSS) and 60% Total Phosphorus (TP) reductions compared to post-construction without-BMP site condition loading rates (equivalent to a Design Level 3 Pond Design per MPCA guidelines).

Please provide applicable summary tables and water quality model results to demonstrate water quality goals are being met to the maximum extent practical.

4. Project within TMDL/Impaired Subwatershed

- A Total Maximum Daily Load (TMDL) study was completed for the Vermillion River Watershed which identified an impairment for Total Phosphorus (TP) loads within the East Lake subwatershed, and as a result defined an Estimated Load Reduction goal of 36% for the City of Apple Valley.

- Due to the existing site being a zero-discharge site, achieving a 36% existing loading rate reduction goal is considered infeasible. Therefore, in order to demonstrate water quality is being achieved on site to the maximum extent practical, the City of Apple Valley will require the same water quality treatment described above.

5. Stormwater Management Report Calculations:

- Follow the City's naming convention for stormwater basins. Rename the east wet basin and east pretreatment basin to WVR-P53.1 and WVR-P53.2 respectively. Rename the west wet basin and west pretreatment basin to WVR-P53.3 and WVR-P53.4 respectively. Maintain consistent naming convention between civil plan set, drainage figures, and HydroCAD model.
- Identify main outfall locations, general drainage patterns, and BMP labels/locations, within drainage figures for existing and proposed conditions.
- Curve numbers in the HydroCAD model reflect soils in hydrologic soil group (HSG) A. The City of Apple Valley's SWMP calls for HSG B soils according to Table 4-3. Please update curve numbers accordingly or provide documentation justifying hydrologic soil group.
- Stormwater Basin Elevations
 - Starting Water Surface Elevations of basins 18P and 19P defined in the HydroCAD model do not match NWLs defined within the civil plan set.
 - There are discrepancies in the critical basin elevations between the grading sheets, the drainage sheets, and the HydroCAD model. Confirm all elevations match on the plan sheets and stormwater model.
 - The original design NWL of the east pretreatment basin was 932.0, and the existing 27" and 54" flared end sections are installed for a NWL of 932.0. Unless the existing flared end sections are to be modified, the NWL of the east pretreatment basin should be updated to 932.0 to reduce erosion potential.
- Confirm the HydroCAD model outlet configuration of Pond 18P matches the plans. The HydroCAD model indicates 2-5" vertical orifices that convey flows from a 48" horizontal orifice/grate, while civil plans indicate dual 18" pipes.
- The HydroCAD output report indicates multiple locations where resultant velocities exceed 6 feet per second (fps) at basin inlets. Please evaluate the following basin inlet pipes and adjust design to ensure maximum velocities are not exceeded:
 - Proposed 24" Round Culvert Outlet of Pond 20P (east pretreatment basin)
 - Proposed 24" Round Culvert Outlet of Pond 17P (west pretreatment basin)
 - Proposed 5" Vertical Orifice Outlet of Pond 18P (west wet basin)
- The HydroCAD output report indicates the HWL of the east pretreatment basin is lower than the HWL of the downstream east wet basin. Please revise the proposed HydroCAD model to account for anticipated backwater effects.
- The HWL of downstream regional basin WVR-P54.2 is 937.5, which is higher than the HWLs of the P53 basins. Please revise the proposed HydroCAD model to define a downstream boundary condition to account for anticipated backwater effects created by the downstream regional basin's HWL. The original planned HWL of WVR-P53 was 937.75.

- Provide the stage vs. time graph and table from the HydroCAD model so basin draw-down times can be reviewed.

6. Pond Grading Details

- Basin Typical Sections provided within civil plans will need to be revised to reflect updated design and configuration.
- Please confirm all elevations within the Basin Typical Sections. Invert elevations of pipes between the pretreatment and primary basins indicate lower elevations than the defined wet basin NWLs, however, are shown to be perched above the basin's NWL. Additionally, equalizer pipes between wet basins SWa and SWb appear to match the basin's NWLs, however are shown to be above. Please revise accordingly.

For example, on sections A-A and D-D, the downstream pipe end between the pretreatment and wet basin has an invert of 930.75, but the basin NWL is 931.5, and basin slope elevation of the pipe end would be 933.5.

- Main outlet structure
 - Clarify the intention of the 2' sump shown on the lower structure of the Pond Grading Details.
 - The rate control device should be on lower structure. The higher structure would only be used as a redundant overflow structure if the lower structure has an obstruction.
- Please define berm overtopping crest elevations between pretreatment and main basins.

7. Pretreatment for BMPs

- Per the MPCA Design Criteria for Stormwater Ponds, it is recommended that the forebays be sized to contain 10% of the water quality volume in a pool that is four to six feet deep. As noted in the submitted Stormwater Management Report memo, this recommendation is met.

It is also recommended that the forebays be designed with a surface area equivalent to 10 percent of the pond permanent pool surface area or equivalent to 0.1 percent of the drainage area. The City of Apple Valley would also like to see this recommendation met.

- Per the MPCA Design Criteria for Stormwater Ponds, it is recommended that a fixed vertical sediment depth marker be installed in the forebays. City staff are evaluating this recommendation for these pretreatment basins.

8. Building & Relevant Elevations

- City freeboard requirements are as follows:
 - Lowest floor (including basement) shall be:
 - 1' above 100-year water surface elevation
 - 3' above seasonal high local groundwater elevation
 - Lowest opening shall be:
 - 3' above 100-year water surface elevation
 - 1' above the stormwater facility emergency overflow elevations

- Based on the provided plans, freeboard requirements of lowest floor and opening relative to 100-year water surface elevations appear to be met, however additional information is needed:
 - Confirm if any of the proposed buildings will have basements and provide basement elevations if applicable
 - Provide geotechnical information to confirm freeboard requirements to the seasonal high local groundwater elevation are satisfied
- In addition, it is anticipated that resultant HWLs will change due to requested design updated. Please confirm freeboard requirements will continue to be met based on revised design.
- Add vertical and horizontal datum names to title page for reference.

9. City Standards for Storm Sewer Design

- Per current City Design Standards, design frequency for storm sewers should be designed to the 10-year critical storm event for new systems. Please provide Rational Method Analysis that demonstrates proposed storm sewer has been sized appropriately.
- Provided HydroCAD report indicates a Manning's n coefficient value of 0.012 was used. Please adjust Manning's n coefficient values to 0.013 for pipe and 0.24 for open channel conveyance systems.
- The provide plans indicate multiple structures having depths less than 3-feet. The following table provides examples of certain structures not meeting minimum depth criteria (but does not include all). Please conduct a comprehensive review of the storm sewer network and update structure depths to maintain a 3-foot minimum depth.

Structure ID	Rim Elev	Invert Elev	Structure Depth
CBMH 812	Unknown	861.6	-
CB 810	874.78	872	2.78
CBMH 419	942.13	939.44	2.69
CBMH 437	942.41	939.82	2.59
CBMH 435	942.92	940	2.92
CBMH 433	943.4	941	2.4

- The City of Apple Valley requires sump structures with SAFL Baffle to be installed immediately upstream of all basin inlets. Convert existing manhole structures to a sump structure or add dedicated sump structures behind curblin if the current last structure is a catch basin or a structure with multiple inlet pipes.
- Additional measures to prevent transportation of fuel and oil to the stormwater basins will be required in the vicinity of generators where spills could occur. Possible measures could include the installation of hydrodynamic separator structures downstream of potential spill areas.
- The City of Apple Valley is considering adjusting the storm sewer alignment between CBMH 807 to CBMH 820 to run underneath the future Johnny Cake Ridge Road east curblin. This system would be combined with the future Johnny Cake Ridge Road storm sewer to limit parallel pipes and outfalls into basin. This will be determined based on resultant pipe and structure sizes and depths.

- Tie the northern storm sewer system (between CBMH 800 and CBMH 807) directly into the existing CSAH 42 storm sewer by removing existing flared end structures and taking drainage underground. The storm sewer alignment will need to be adjusted to be contained within right-of-way or dedicated drainage and utility easement.
- General notes indicate 4" minimum topsoil thickness. City requires 6" minimum thickness per current standards. Please revise the typical section and/or general notes to reflect proper thickness within City ROW and City property around the stormwater basins.
- Confirm sanitary sewer between SSWR-24 and SSWR-26 is outside the HWL of the updated basins.
- Confirm that the trail around the basins is above the HWL of the updated basins.
- Display the required 16.5' protective buffer zone from the NWL of the basins.

10. Maintenance Access:

- Adequate inspection and maintenance access is required for basins and pre-treatment basins. Display the anticipated maintenance routes to access all structures around the basins and access to the pretreatment basins for routine sediment removal. Per the MPCA Design Criteria for Stormwater Ponds, it is recommended that maintenance access be 10' wide and have a maximum running slope of 15%.

11. Emergency Overflow and Spillways

- Identify and label Emergency Overflow and Spillway locations and elevations for the site's catch basins and stormwater basins.

12. Snow Storage Plan

- Please provide a snow storage plan to ensure BMPs will not be affected.

13. Stormwater Pollution Prevention Plan

- Please provide maps/figures that identify the project boundary, 1-mile project boundary radius, receiving water bodies, impaired waterbodies, steep slopes, adjacent wetlands, and underlying soils.
- The SWPPP of the final construction plans should include all the provisions listed in the MPCA SWPPP Checklist

14. Geotechnical Information

- Geotechnical information and soil boring logs should be provided to demonstrate stormwater analysis assumptions correlate with actual site characteristics as noted above.

15. Property Lines and Easements

- Proposed property line boundaries depicted on sheets C020 and C021 do not match. Please review plans to ensure existing and proposed property lines and easement lines are consistent.
- Show the proposed property line of Outlot B to verify that the entire stormwater basin footprint and HWL are within the property.

16. As-Builts and Record Plans

- Record plans of the installed improvements in PDF format, and as-builts for constructed basins in CAD and GIS format will be required to be submitted to the City Engineer.

17. Stormwater Basin Contribution Summary Table:

Owner	Total Area (ac)	Total 100-Year Runoff Flow (cfs)	Percent of Total Area	Percent of Total Flow
Development	137.89	618.17	80.7%	74.1%
City	16.32	136.85	9.5%	16.4%
County	16.73	79.34	9.8%	9.5%
Total	170.94	834.36	100.0%	100.0%

TO: Alex Sharp (AICP) City Planner

FROM: George Dorn, Building Official

DATE: January 2, 2025

SUBJECT: Apple Valley Technology Park east of the future Johnny Cake Ridge Road, north of 155th St. W South of CSAH 42 and East of Pilot Knob Road.

- SAC determination is required from Met Council prior to permit issuance from the city.
- Geotechnical Report, Boring Log and Special Inspector Agreement are required prior to permit and soil corrections on site.
- Indicate Trash and recycling area calculations, Per MSBC 2020 1303.1500 Subpart 1, recycling space is required in accordance with Table 1-A on plans issued for permit. Please designate this recycling space at the time of permit submittal.
- Per MSAC 1104.4.1 at least one accessible route shall connect each accessible story, mezzanine, in multilevel buildings.
- Submit plans to Minnesota Department of Labor, Plumbing Division for review of proposed plumbing, sanitary and storm design.
- Platting the property lines must be completed prior to permit issuance.
- Architectural, Structural and Civil plans are required to be signed with the permit application.
- The domestic and fire suppression water supply is required to be split outside the building with separate shut off valves. Contact our City Engineer for acceptable connections.
- The allowable area and building heights will be determined once the code analysis has been completed.
- Mechanical equipment and appliances on roofs or elevated structures shall be accessed in accordance with the 2020 Minnesota Mechanical Code 306.5. Depict on your plans how you intend to access mechanical equipment if it is to be elevated.
- Include roof top screening drawings with the plan submittal.
- The City of Apple Valley has adopted the 2020 MSBC 1306, subpart 3 Special Fire Protection systems. This section would require the buildings to have an automatic sprinkler system installed based on occupancy type and square footage.
- Separate sign permits are required. Signed structural drawings will be required for review with the Building Permit application.
- Per MSAC 502.4.4, the access aisles for the accessible areas shall be marked with a designation sign that says "no parking. Review areas under consideration for accessible parking areas.
- Accessible parking required will be required per the Minnesota State Accessibility Code Table 1106.1.

- Provide energy and lighting compliance calculations at the time of permit submittal.

APPLE VALLEY
TECHNOLOGY PARK

PUBLIC COMMENTS

F [REDACTED]

From: Dana Penkivech [REDACTED]
Sent: Sunday, December 22, 2024 12:13 PM
To: Community Development <Community.Development@applevalleymn.gov>
Subject: Data Center

[REDACTED]

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Hello-

I'm not sure it is factually accurate but there are rumors going around about a potential data center being added to AV. I would be very much opposed to this, for multiple reasons. 1st and foremost, I'm under the impression that they do not generate a significant number of long term jobs. 2nd-I understand they utilize a very significant amount of water and energy. I am not supportive of utilizing our resources to subsidize a company that does not produce a significant return to our community.

Please advise if these comments are inaccurate.

dana

Dana Penkivech

[REDACTED]
[REDACTED]

From: Tim Benetti
Subject: FW: Public Comment: Apple Valley Data Center Proposal
Date: Friday, January 17, 2025 3:39:50 PM

From: Mike Nistler [REDACTED]
Sent: Friday, January 17, 2025 1:33 PM
To: Community Development <Community.Development@applevalleymn.gov>
Subject: Public Comment: Apple Valley Data Center Proposal

[REDACTED]
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Hi, I saw State Senator Maye-Quade's newsletter that Public Comment is available.
Here is my comment:

If the data center is lawful and complies with regulations, then approve it and let commerce happen. State Senator Maye-Quade notes that data centers can be used for illegal or shady purposes. Yes, that is true of any data center anywhere, but not a reason to subject it to additional scrutiny different from any other business.

Mike Nistler
13750 Hanover Way
Apple Valley, MN 55124
[REDACTED]

From: [Community Development](#)
To: [Tim Benetti](#)
Cc: [Alex Sharpe](#)
Subject: FW: AUAR & Possible Data Center
Date: Friday, January 17, 2025 8:07:50 AM

-----Original Message-----

From: Susan Wehrenberg <[REDACTED]>
Sent: Thursday, January 16, 2025 6:52 PM
To: Community Development <commdev@applevalleymn.gov>
Subject: AUAR & Possible Data Center

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Hello Tim,

I heard you mention last night that the “other” Rockport issue will be discussed at a future Planning Commission meeting or meetings. Can you please share when you will have items related to a data center on the agenda?

I’m new to this and only know what I’ve read in the papers. From this point, what are the steps for a data center to get approved for that space?

For the record, I am not opposed to data centers. We need them. But I am very hopeful that any new ones built will use renewable energy, as the President’s recent executive order requires for data centers on federal land.

I also believe data centers should use best water conservation practices since we know our aquifer is slowly being exhausted.

My overarching goal is to leave the planet in somewhat decent shape for my grandkids.

Thanks in advance for any info you can share.

Sue Wehrenberg
13550 Hershey Ct
[REDACTED]

Breanna Vincent

From: Monique Strong <[REDACTED]>
Sent: Friday, January 24, 2025 2:32 PM
To: Community Development
Cc: Darcy Strong
Subject: Proposed data center

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I'm writing with concern for the land use application received for a technology park/data center. I see many potential demands: water use, electricity use, and potential noise generated by the proposal, but I'm not seeing the benefit. As an Apple Valley resident for 15 years, I'm not interested in seeing this built 2.5 miles away from me unless I see clear benefits, of which at this point there are none.

Thanks for your consideration,
Monique Strong
12640 Eveleth Path

Breanna Vincent

From: Denise Siewert <[REDACTED]>
Sent: Monday, January 27, 2025 11:51 AM
To: Community Development
Subject: Rockport LLC Hearing

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To whom it may concern,

I have received notice of the hearing and I am unable to attend. I wanted to point out that there is an active Eagles nest in the area in or next to the property being discussed. The nest is in a tree on the boundary of the quarry and Regatta Park. It is a young nest that I had the pleasure of watching the Eagles build. I wanted to make sure that the city was aware as I believe that is where the eventual expansion of 155th street will be.

We enjoy being able to watch the eagles and photograph them. We just want to be sure that the appropriate actions are taken to protect them.

Denise Siewert
15579 Finch Ave

Breanna Vincent

From: ROBERT J LINDA CRAWFORD <[REDACTED]>
Sent: Wednesday, January 29, 2025 8:41 PM
To: Community Development
Subject: Proposed Data Center

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I believe the proposed data center/technology park should not be built, it will use a tremendous amount of electricity and water, bottom line I do not feel it is the right fit for Apple Valley.

Thank you,

RJ Crawford
12024 Gantry Lane
Apple Valley, Mn 55124

Alex Sharpe

From: Charles Grawe
Sent: Sunday, February 2, 2025 3:12 PM
To: Tom Lawell; Tim Benetti; Alex Sharpe
Subject: Fw: Online Form Submittal: Bergman Contact

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, February 1, 2025 7:05:20 AM
To: Charles Grawe <cgrawe@ci.apple-valley.mn.us>; John Bergman <John.Bergman@AppleValleyMN.gov>
Subject: Online Form Submittal: Bergman Contact

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Bergman Contact

Return e-mail address

[REDACTED]

Subject

Data Center proposal

Message

I am an Apple Valley resident who is very concerned about the proposed Data Center. The real strain on our water supply is being underestimated. MN continues to struggle with year over year droughts: Summer 2022, Summer 2023, Winter 2023-2024, Fall 2024 and now currently Winter 2024-2025. We must guard our precious natural resources. A very large Data Center is already being built nearby in Rosemount. We don't need another one so close to us.

The other concern is the constant noise they produce for homeowners living nearby. Rezoning an area to allow an industry in, at the detriment to the neighborhood, is horrible. The Apple Valley Council Members are supposed to represent and advocate for its residents. To value industry tax dollars over residents' needs is frustrating. I have been following the Farmington residents' concerns over the proposed Data Center being built in their backyard. Farmington council members decided money was more important than residents' needs. Now the entire project is on hold as Castle Rock is suing Farmington. Sadly, it was Castle Rock who listened to

Farmington residents' concerns. A residents' home is supposed to be a place of refuge, of peace and often a person's greatest asset. Don't devalue the home of a tax paying, voting resident of Apple Valley!! Please LISTEN to your residents and advocate for our best interests.

Jill Dunbar
Apple Valley Resident

Name	Jill Dunbar
Phone Number	

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Alex Sharpe

From: Charles Grawe
Sent: Sunday, February 2, 2025 3:12 PM
To: Tim Benetti; Alex Sharpe
Subject: Fw: Online Form Submittal: Council Contact

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, February 1, 2025 11:08:04 AM
To: Charles Grawe <cgrawe@ci.apple-valley.mn.us>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@AppleValleyMN.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Tom Goodwin <Tom.Goodwin@AppleValleyMN.gov>; Tom Lawell <tlawell@ci.apple-valley.mn.us>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

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--

Council Contact

Return e-mail address	[REDACTED]
Subject	Data centers
Message	I spent last evening with a longtime good friend who lives in Farmington who lives next to a proposed data center site. It was eye opening to find out that there is not any updated state supervision of data centers. Water usage can be huge with the ability to affect the water availability and quality for all of us. The long term usage of water can certainly go up over time. I feel that the city of apple valley and certainly the state of Minnesota should be aware of anticipate the short- and long-term problems involved in supporting a data center such as water usage, noise, and electricity drain. Thanks for your response on this question....
Name	Leonard A Bierlein JR
Phone Number	[REDACTED]

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Breanna Vincent

From: Len Bierlein <[REDACTED]>
Sent: Monday, February 3, 2025 1:36 PM
To: Community Development; Cathy Johnson; Susan Wehrenberg
Subject: Added questions

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commdev@applevalleymn.gov

From your Google Contacts

Add to contacts

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Start video call

Schedule event

I got a response from Alex about my input and if I had a question. I actually do, I will try to be specific... How much water will the proposed data center use? What percent is that of the use currently? The use for Apple Valley proper, and for Dakota County?

Will the data center use a closed circuit to limit water use?

When and if a cap is generated for water usage will it be unchanged in the future? I had heard that a cap was placed on the new center in Rosemount yet if they needed more at some point it was guaranteed.

How will the electricity generated by the data center be used? Will it all go to the data center?

What are the benefits for the city, for the county, for me as a long term AV resident?

What incentives are being discussed for the eventual data center?

Thanks for the opportunity to respond....Len

Len Bierlein

Breanna Vincent

From: Kelly Perrine <[REDACTED]>
Sent: Tuesday, February 4, 2025 4:03 PM
To: Community Development
Subject: Public Comment - Proposed Technology Park
Attachments: Article 13.pdf

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City of Apple Valley
Community Development
7100 147th Street West
Apple Valley, MN 55124

RE: Proposed Apple Valley Technology Park

Apple Valley Planning Commission,

Thank you for the opportunity to comment on the proposed Rockport LLC Technology Park within the Fischer Mining and Apple Valley Redi-mix site.

In reviewing the Alternative Urban Areawide Review (AUAR) published in December, 2024, I have found several concerns which should be addressed as you review the proposed technology park. Please see below.

- The area is currently zoned as Sand & Gravel, Retail Business and Limited Business, and the Planning Commission is proposing to amend Chapter 155 of the City Code of Ordinance to create a new zoning district of Mixed-Use Business Campus. This amendment is poised to pave the way to allow for the technology park to be implemented within the proposed development. However, Minnesota Sen. Bill Lieske introduced a bill that, if passed, will require data centers spanning more than 800,000 square feet to be constructed under a conditional use permit in an industrial district (see attached Pioneer Press Article). The proposed technology park is in excess of 800,000 square feet, and would, as such, be required to be built in area zoned as industrial. Approving this proposed development while there is still pending legislation that would result in this facility to not be allowed for construction in this location is not in the best interest of the public.
- The AUAR states, in Section 25. Dust, Odors, Noise, on page 64, "A site-specific noise study will be conducted to ensure that state and local requirements for noise are being met." It is not in the public's best interest for the City to approve the proposed development when there is not an updated 2024 noise study included in the AUAR. The 2007 AUAR update included a noise study for the proposed development at that time (pages 60-62).
- The AUAR states, in Section 26. Visual Impacts, pages 64-65 that the project will not create adverse visual impacts. It also states, "To the extent possible, visual impacts will be reduced by placing the structures below adjacent roadway grade, berms, building materials and other design or landscaping. Future development designs could consider incorporating the use of MnDOT Approved Products for luminaries to minimize blue light, which can be harmful to birds, insects and fish." The technology park will require extensive lighting for safety as it requires 24/7 operation. Visual Impacts will clearly result from the lighting during nighttime hours.

This will impact residential areas, as well as migratory bird and pollinator populations. The National Audubon Society, U.S. Fish and Wildlife Service (USFWS) and other agencies have done extensive studies on the negative impacts caused by light pollution relating to migratory birds. The Mississippi Flyway, of which the City of Apple Valley is within, is used by 325 bird species and roughly 40 percent of shorebirds and waterfowl in North America. Permitting the technology park to be developed in this location would cause extensive light pollution and threaten these species. In addition, the USFWS announced a proposed rule to list the monarch butterfly as threatened under the Endangered species Act, accompanied by a 4(d) rule and critical habitat designation. The Monarch Joint Venture cites recent publication indicating substantial probability for "quasi-extinction" of the Eastern monarch butterfly migratory population within 20 years if ambitious habitat restoration and conservation goals are not achieved. Several studies have been published which show that nighttime light pollution can disturb diurnal migratory monarch butterflies, disrupt the circadian clock of monarchs and induce abnormal activity.

- Oppidan Investment Company, and the subsidiary Colorado-based Tract, which are the entities proposing the technology park, have several pending litigations relating to the construction of data centers in the United States. One such litigation is against the City of Farmington, and claims that "Tract has a proven history of preying on unsuspecting small municipalities in states that have no regulation on the data center building industry." Key 1 within the 2040 Comprehensive Plan Update's Vision for Apple Valley states, "Governance in Apple Valley encourages and facilitates public involvement." The City of Apple Valley should learn from the disregard that the City of Farmington paid to public comments submitted relating to the technology park that now has pending litigation, and should reconsider if the technology park aligns with the Vision for Apple Valley.

- Section 13. Water Use, page 28 shows that expected water use is to be 2,555,548 gallons per day. However, studies have shown that 1 megawatt data centers can use up to 7 million gallons a day for cooling. What modeling was done to come up with the 2,555,548 gallons per day included in the AUAR? What mega watt size is the proposed data center going to be? The proposed development should not be approved until the applicant has done their due diligence to provide accurate water usage estimations.

I appreciate your consideration of these matters. I will also be sharing my comments with Mayor Clint Hooppaw.

Thank you,



Kelly Perrine
Apple Valley Resident

AT THE CAPITOL

Bill would restrict new data centers

Industrial zoning would be required



By Mars King

mking@pioneerpress.com

Minnesota Sen. Bill Lieske introduced a bill Wednesday that, if passed, could limit where new data centers can be built.

The bill would require data centers spanning more than 800,000 square feet to be constructed under a conditional use permit in an industrial district, a contrast to current zoning laws that allow for the centers to be built in mixed-use commercial industrial areas.

“By no means is this an anti-data center bill. It’s meant to be a guideline for where they can be placed,” said Lieske, a Republican representing parts of Dakota County including Farmington.

Lieske, chief author of the bill, said it is a bipartisan effort with co-authors including DFL Sens. Erin K. Maye Quade and Judy Seeberger.

The bill defines “industrial district” as an area of land that allows manufacturing facilities.

By restricting data centers to such properties, Lieske said, “people will not have to live within 250 feet of a data center.”

Lieske has already received praise from some Farmington residents who are suing the city over a cluster of data centers to be built near their neighborhoods.

The project, called the Farmington Technology Park, could result in up to 12 data center buildings totaling over 2.5 million square feet. Tract, the developer for the project, said at full buildout the project could approach \$5 billion.

Eight miles north in Rosemount, Meta, the parent company of Facebook, is constructing an \$800 million data center spanning some 700,000 square feet, just under the threshold described in the bill.

Data centers over 800,000 square feet are considered “hyper-scale,” Lieske said, as

they use significant amounts of water and electricity.

In terms of pushback on the bill, "Some representatives are concerned with removing the rights of local government bodies," Lieske said Wednesday.

"We need data centers, it's necessary, let's just do it wisely," he said.

If passed, the bill notes an effective date of June 20 and "applies to enterprise data centers constructed on or after that date."

Rep. Drew Roach, a newly-elected Republican representing Farmington, will carry the companion bill in the House, Lieske said.

Breanna Vincent

From: lynn baumert <lynnbaumert@hotmail.com>
Sent: Friday, February 7, 2025 9:52 AM
To: Community Development
Subject: Data center proposal

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Too many questions regarding water and energy uses. Those resources belong first to the people of Apple Valley. Thanks but no thanks to locating a data center there.

Sent from my iPhone

Breanna Vincent

From: Brad Blackett <[REDACTED]>
Sent: Friday, February 7, 2025 12:56 PM
To: Community Development
Subject: Question for the extended open comment period for Public Hearing on the Data Center Proposal

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Tim

I have a quick question about park dedication funding.

My questions stem primarily from the presentation at the Planning Commission meeting. There, the Oppiden representative made it sound that the required setbacks, landscaping berms, and native grasses, combined with the construction of required stormwater treatment ponds and paved trails to meet the project's Natural Resources Permit, also go towards satisfying the project's contribution to the Park Dedication Fund.

Also, are design and right-away allowances adequate for bike trail alignment and traffic separation for the Johnny Cake Road Greenway Corridor? Then would this easement also be considered as a concession to the Park Dedication Fund?

Is it true that the city will allow those measures in lieu of cash to support park enhancement elsewhere in the city?

Brad Blackett
457 Reflection Rd
Apple Valley

Breanna Vincent

From: Lorene'S Gmail <[REDACTED]>
Sent: Friday, February 7, 2025 2:58 PM
To: Community Development
Subject: Public comment data center

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Public comment data center: my neighborhood is bordered by 158th and Pilot Knob. The development of this large plot will impact Apple Valley for generations. The mixed use of shops and restaurants and housing so far seems to fit community needs. I am concerned about the density we have allowed so far, more green areas should be included overall and myself and my family object to a data center with large water and power usage in the middle of our city. The development teams need to know that while we accept growth, that large businesses with small employment opportunities are not where the citizens of Apple Valley want to use limited space. Please count my feedback against the data center development.

Lorene Schwab
Apple Valley resident
Sent from my iPad

Breanna Vincent

From: jean anderson <[REDACTED]>
Sent: Saturday, February 8, 2025 8:43 AM
To: Community Development
Subject: Data Center

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Long term Apple Valley resident here. I have no opposition to the new proposed data center. We need to keep up with the times. Would prefer natural gas usage for generators as opposed to diesel, cleaner and better for the environment. Jean Anderson 13362 Greenleaf Ct. Apple Valley

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Breanna Vincent

From: Karla & David McKenzie <[REDACTED]>
Sent: Sunday, February 9, 2025 5:01 PM
To: Community Development
Subject: Please, no Data Center in Apple Valley

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Hello,

There are several reasons why a data center should not be located in Apple Valley:

- Apple Valley has limited space available. The last thing that should occupy that space is a data center. We don't have the wide open areas that some of our neighboring cities do.
- A data center doesn't produce anything. It only takes up space. As I mentioned in my first point, space is a valuable commodity in Apple Valley.
- The number of jobs created by a data center is limited in regards to the amount of area it uses.
- The aesthetics of it will be minimal. It will look like a jail with huge, nondescript buildings surrounded by double fencing. This is in a very prominent area of Apple Valley. It just doesn't suit the site.

In addition to these concerns, the developer of the data center says they want to locate in Minnesota because our goal of clean energy production by 2040 matches their clean energy policies, too. Besides paying for the cost of connecting to our grid, which they said they would, they should also contribute to Minnesota's clean energy production, rather than just take from it.

There are also water concerns. Many neighboring cities are already either in the process of building or are considering data centers. Will the use of water to cool all of those computers affect the aquifer that we all depend on for our municipal water needs?

There are just too many unknowns, and the known aspects of this data center, in my opinion, just don't fit with the direction or vision of Apple Valley's future.

Thank you for your consideration,
Karla McKenzie

Breanna Vincent

From: Alex Sharpe
Sent: Wednesday, February 12, 2025 10:00 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

Please place this in the public record folder and redact email and phone number.

Thank you,
Alex



Alex Sharpe (AICP) | City Planner
☎ (952) 953-2569
✉ alex.sharpe@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Tom Lawell <tlawell@ci.apple-valley.mn.us>
Sent: Tuesday, February 11, 2025 5:26 PM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>; Alex Sharpe <Alex.Sharpe@applevalleymn.gov>
Cc: Charles Grawe <Charles.Grawe@applevalleymn.gov>
Subject: FW: Online Form Submittal: Council Contact

This one came in to the City Council tonight. Please respond back to Mr. Bierlein letting him know we received his message and noting it will become part of the official public record.

Thanks,
Tom



City of Apple Valley
Tom Lawell, City Administrator
Phone: 952-953-2578
Email: tom.lawell@applevalleymn.gov
7100 147th Street W
Apple Valley, MN 55124
www.applevalleymn.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, February 11, 2025 5:16 PM
To: Charles Grawe <cgrawe@ci.apple-valley.mn.us>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@AppleValleyMN.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Tom Goodwin

<Tom.Goodwin@AppleValleyMN.gov>; Tom Lawell <tlawell@ci.apple-valley.mn.us>; Tom Melander
<Tom.Melander@applevalleymn.gov>

Subject: Online Form Submittal: Council Contact

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Council Contact

Return e-mail address

[REDACTED]

Subject

Upcoming council meeting

Message

Sorry that I will not be able to attend the next meeting, I will be in New York spoiling two grandkids.... I did attend the last meeting of the planning commission. I was impressed with the staff for their professionalism and the discussion of having a data center in the last remaining section of AV development. I am deeply concerned about the placing of a data center which would take up half of that area. I am concerned for many reasons, the primary one is the added usage of water, I just don't think that is a good reason to have it there. With the possibility that there could be 10 data centers in Dakota County, the overuse of water is a probability. I also am not sure the why of having a data center there, of what value will it be to me as a long term resident and taxpayer of AV. The planning committee had many hard questions if that was the best use of that area which if I understand was originally planned for mixed business. I believe that more jobs would be created with the original plan, and it would be a much better use of the area. I am also concerned that a building 5 times the size of Menards would not be a facility that would be of use if it was abandoned in the future whereas replacing smaller buildings would be much easier to handle in the future as needed. A well-constructed center is already planned in Rosemount in a much more industrial site. I am also concerned about the amount of electricity that will be needed for the data center. In the planning commission there was some concern about electrical output for the other half of the section. I have always been impressed with the short- and long-term planning that the city has shown. To me this is not a change to be made for this area for a data center. I believe the developer has already failed to get a data center in Dakota County and is not necessarily trustworthy. In summary, I do not believe that the data center should be placed in that area and will be deeply disappointed if the council sees otherwise.

Thanks for the opportunity to express my opinion. Len Bierlein

Name Leonard A Bierlein JR

Phone Number



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Breanna Vincent

From: Patrick Luke <[REDACTED]>
Sent: Tuesday, February 11, 2025 11:56 AM
To: Community Development
Subject: Data center

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Comments on Planning Commission Meeting - February 5

I attended the Planning Commission meeting on February 5, where I listened to the presentation on the proposed data center. The area in question is currently being zoned as a business park.

I appreciated all the comments from Planning Commission members regarding the concerns about water availability for residents and the future implications of data centers. I believe these are crucial points that need careful consideration.

I urge the Planning Commission to give thoughtful consideration to the rezoning issues. It is known that business parks can often turn into other uses, such as churches, making future predictions challenging. I strongly believe that data centers should be zoned as utilities, regardless of the developer's perspective.

Historically, the phone company was considered a utility because it received and transferred information. Similarly, today we are transferring information through data centers. Those who utilize these centers for storage or as transfer stations pay fees, which aligns with the utility model.

There should be specific criteria to define what constitutes a business park, such as the requirement for a storefront or the way it serves the community. While utilities might have office spaces, their primary work areas may differ significantly from that of a business park.

In conclusion, I recommend that the Planning Commission carefully evaluate the zoning criteria and consider reclassifying data centers as utilities to better reflect their function and impact on the community.

Patrick Luke
13647 Holyoke Lane
Apple Valley, MN 55124

Patrick T. Luke
NEW e-mail address [REDACTED]

Breanna Vincent

From: Karla & David McKenzie <[REDACTED]>
Sent: Tuesday, February 11, 2025 3:05 PM
To: Community Development
Subject: AV Planning Commission Rezoning for Orchard Place

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Dear Tim,

After attending the Feb 5 commission meeting and reviewing the video from the 1/15 meeting, I have the following comments:

Timing

There is a strict calendar that the City needs to follow in rezoning requests, normally 120 days. The project memo stated that the time started 12/30/2024. How can the timing be considered when the submittal lacks several important documents such as traffic studies, employment goals, noise limits, hours of operations.

Also the rezoning application is for a zone that doesn't yet exist. The MUBC zoning passed the planning commission but has not yet been added to the City Council agenda. When will that happen and how long does the Met Council review take?

Submittal Application

The proposed technology campus is a single light industrial use for most of the site. This is not in the spirit of mixed use. The subdivision immediately to the east has an understanding that this development would have a commercial buffer between them and the light industry. It was also reasonable to assume building heights would be consistent with other Apple Valley light industrial uses, not 80 foot tall structures.

The proposed use doesn't come close to the anticipated job creation envisions in the comp plan for this site.

The 134 acres shown as the site is very misleading. The preliminary plat shows 95.89 acres of platted land after ponds and public right of way areas are removed. Another 6 acres should be removed for the substation and commercial lot in the northwest corner. The City staff memo correctly comments that this needs to be resolved before any action can be taken. The rezoning request that Outlot A (53.229 acres) be platted at an outlot, yet the building permit authorization and CUP shows two large buildings on this outlot.

The plan states that the building coverage will be about 15% and the floor area ratio (FAR) of about 20%. The comp plan had envisioned a FAR of 30 to 40 %.. Using a corrected plat size, the FAR would be about 25%.

The plan does not meet the proposed building setbacks in the new ordinance.

Where is the traffic study? How many trucks per day will arrive at the site? How many construction workers are expected on a per day basis? Where will they park? Where will the construction equipment be staged? Will they be required to meet the City curfew for construction work? (The 12,000 job years over 3 years quoted by Rockport translates to 2,000 to 3,000 construction personnel per day) .

The substation area should also have a screening berm.

The plan does not show any fence details..

There is about 13.5 acres of "trafficable gravel surface". There is no mention of where the backup generators will be located. but it is assumed that it will be on those large gravel parking lots. Are gravel parking lots permitted by the light industrial code? Should these areas be counted towards the square footage of the buildings? How many generators are being proposed? How often will they need to be tested? How are they screened? Will there be an hourly restriction on this testing? Will there be a limit on how many hours of week that testing will be allowed? How much diesel will be used on a daily or weekly schedule for testing? Will there be a spill containment system for the diesel storage? How much total storage of diesel will be on site?

What percentage of the buildings will be over 50' tall?

Matt Duffy from Rockport in the January 15, 2025 planning commission meeting described Orchard Place as being a "cool development" for the City and he was 95% sure that remaining undeveloped land would not be a single use. Neither of these comments are transparent. The proposed MUBC zoning district was intended to be a mixed use development allowing the developer flexibility in bringing job creating jobs to Apple Valley, not a massive single use computer center with minimal jobs.

Until many of these questions and discrepancies are addressed, the application should be delayed or rejected until a better plan is developed.

Dave McKenzie
6403 131st Street Court
Apple Valley MN 55124

Breanna Vincent

From: Josh Richards <[REDACTED]>
Sent: Thursday, February 13, 2025 8:47 PM
To: Community Development
Subject: Data Center Feedback

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To whom it may concern:

I live at 8429 134th St. I'd like to voice my concerns over the proposed Data Center in Apple Valley.

My concerns revolve around the environmental impact of the data center on Apple Valley. Specifically, water and energy usage.

I'm concerned we'll be dealing with shortages of water, especially given our city's recent history. Will the data center be doing anything to catch / reuse rain water instead of pulling from our aquifers? Can they take from other non-potable water sources?

I know other entities have tried purchasing our water and shipping it to other geos before. I know the DNR strengthened regulations, but I'm concerned this is going to become a trend. Which becomes a bigger problem if the county is adding other data centers.

Will they be building any solar panels to be able to operate on solar power? What other environmentally friendly costs will they invest in to offset their local impact?

With all the data centers being proposed in the area, do we really need one within Apple Valley? Im guessing it wouldn't be hard to buyers for the area that have less of an environmental impact.

Josh Richards
[REDACTED]

Breanna Vincent

From: mary jean charlebois <[REDACTED]>
Sent: Friday, February 14, 2025 2:25 PM
To: Community Development
Subject: Data center

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How will the water usage affect the Mpls and StPaul supply 10-20 years from now if we continue to have droughts?
Mary Jean

Breanna Vincent

From: Cindi Dayus <[REDACTED]>
Sent: Friday, February 14, 2025 5:53 PM
To: Community Development
Subject: Public Hearing: Technology Park Public Comment

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Hello,

I am wondering if the applicant has addressed potential harmonic distortion issues that could occur in our community during favorable conditions if the 300 MW data center is built. I understand that sudden changes in load demand such as that of AI data centers can contribute to voltage instability, exacerbating harmonics.

Furthermore, with the substation in such close proximity to the data center development, has the applicant studied potential Electromagnetic Interference (EMI)? I understand EMI can significantly exacerbate harmonic distortion by introducing additional noise and irregularities into power systems, leading to inefficiencies, malfunctions, and equipment failures. What mitigation measures are available to mitigate EMI exposure to avoid impacting poorly shielded electronics in homes and businesses that may otherwise experience harmonic-related issues?

Thank you,
Cindi Dayus
169 Strese Ln, Apple Valley, MN 55124
[REDACTED]

Breanna Vincent

From: David Slotten <[REDACTED]>
Sent: Friday, February 14, 2025 11:48 AM
To: Community Development
Cc: Don and Ruth Grendahl
Subject: Technology park or job creation zone?

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Tim and team,

I was reviewing the feedback from staff following the public hearing. The document posted online indicates public comments were to be attached.

I am looking for those comments but cannot locate them on the website. Please direct me to those comments. I am trying to understand what we all should be considering here: What do we get and what do we give up if the project proceeds?

As a citizen of AV and long time supplier to the data center industry, I am very concerned about this project as a weak job creator and natural resource hog, inconsistent with existing long term plans. I would like to find details shared to date on expected jobs and related tax revenue forecasts. While staff properly indicates more info is needed from the developers, I believe the limited data to date should already be public information. Perhaps I'm missing it.

The limited (and decreasing!) job density of operating data centers, especially in the context of very limited development land remaining in AV, is very concerning. Hopefully I'm missing vast, reliable tax revenue that is being guaranteed to the city and it's taxpayers. I'm definitely missing the baseline expectations for jobs and tax revenue tied to more "typical", people-dense developments underlying the existing comprehensive plan.

Please increase transparency so citizens can understand what real tradeoffs are being discussed. I understand the process requires diving into countless site details, but the more substantive tradeoffs lack supporting, urgent public information and discussion.

Sincerely,
David Slotten
7719 138th St W, Apple Valley, MN 55124

Breanna Vincent

From: John Stadler <[REDACTED]>
Sent: Friday, February 14, 2025 12:59 PM
To: Community Development
Subject: Proposed Apple Valley data center

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John Stadler, a resident of Apple Valley, MN, opposes the development of a data center near his home at 42 and Pilot Knob. I am concerned about the negative impact on property values and noise levels, water usage, future limitations of resources, electrical shortages and suggests building housing instead.

This data center will not enhance but likely reduce our home values.

John Stadler

15242 Emory Ave

Apple Valley, MN 55124

Breanna Vincent

From: Barbara Bothof [REDACTED] >
Sent: Saturday, February 15, 2025 6:54 PM
To: Community Development
Subject: Proposed Technology Park

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I would like to voice my strong opposition to the Data Center being considered in the Technology Park proposed at County Road 42 and Pilot Knob Road. The amount of water when completed will have a huge impact on the water usage of Apple Valley and surrounding area ground water. I believe water is becoming our most important resource and we should be very protective of it. There is not a guaranteed forever supply of this resource. Please Do Not put this burden on the residents and taxpayers of Apple Valley.

Barbara Bothof
14356 Heywood Avenue
Apple Valley MN. 55124

Sent from my iPad

Breanna Vincent

From: Barbara Landes <[REDACTED]>
Sent: Saturday, February 15, 2025 3:07 PM
To: Community Development
Subject: Proposed Data Center

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Dear Members of the Planning Commission,

My name is Barbara Landes. I have been a resident of Apple Valley for nearly 37 years and reside at 14398 Embassy Way. I am writing to express my concerns about the proposed data center to be built on the corner of Pilot Knob and County Rd 42.

I was able to view the Planning Commission meeting/Public Hearing on February 5, including the comments from Dakota Electric and the citizens who asked to speak. I am asking that you give strong consideration to denying the change in zoning request and abandon the plans for the data center.

I am grateful for the opportunity to share these concerns with you. It seemed clear to me from the meeting that you are willing to give this matter thorough investigation. I thank you for that and for the time you have already put into becoming knowledgeable about data centers.

- My most significant concern is the high potential for water demand, especially during our hot summer months. We have had drought conditions recently that will also place demand on this resource. Is our water supply truly capable of providing for the needs of a data center and meeting the needs of the residents and businesses during these conditions? Can our water supply be sustained over a long period of time if we draw what the Data Center will require? I understand that the Met Council has projected a decline in groundwater availability by 2040. It also appears that numerous other data centers may be built within our county. Will our reserves be able to meet the demand?
- Another issue is the amount of energy that would be required by the proposed data center. Again, the peak demand for energy would be the hot summer months. Residents and businesses also experience peak demand during these months. Will our grid be able to supply all of these needs without blackouts? I'm also concerned about the number of generators this facility would require and the emissions they would produce. Air quality needs to be a high priority.
- Another environmental concern is the amount of e-waste that data centers generate. My understanding is that the generators a data center uses are replaced every 20 – 25 years. Servers are also replaced frequently. Due to the lack of state regulations or oversight, much of this obsolete equipment is not recycled for other uses, but ends up in the landfill.
- As I've mentioned in the preceding comments, there currently are not state regulations that govern or oversee the building or management of data centers in MN. We are a popular target for developers of data centers because of this lack of oversight, our favorable climate, and the tax breaks that are available for this type of industry. Who will guarantee that they are run at maximum efficiency for the sake of our environment?
- The site that is proposed for this data center is prime real estate. However the number of jobs this project would generate is estimated to be 200. That seems inadequate for the size of the space required. Can we find a better solution?

- My last question is: How does this benefit Apple Valley? For all the time I have been an Apple Valley resident, it has continued to thrive as a livable community. I trust that you have the admirable goal of continuing that quality of life for our residents and businesses.

Thank you very much for your consideration of my concerns. Your time is very much appreciated.

Respectfully,

Barbara Landes

14398 Embassy Way

Breanna Vincent

From: Susan Wehrenberg [REDACTED] >
Sent: Saturday, February 15, 2025 10:59 AM
To: Community Development
Subject: Data Center

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Planning Commission Members,

Thank you for your diligence and thoroughness in considering the impacts of the proposed data center.

I agree 100% with the points Cindi Dayus made in her well-researched letter on behalf of our Apple Valley Eco Advocates group. The energy, water and noise issues are true concerns. I feel coordination at the state level is needed to ensure area data centers are located in a strategic way that protects our water supply and enables us to meet state clean energy goals.

I also feel the site plan and elevations for this large, fence-enclosed complex show that it would be inappropriate for the location. To me, it looks like a large prison complex and would not be a good fit with the nearby residential, retail, medical and other smaller-scale buildings. I would not want to live by it nor drive by it to get to the restaurants and shopping on that side of town.

Thank you for considering our input as you make decisions for our community.

Sincerely,

Susan Wehrenberg
13550 Hershey Ct
[REDACTED]

Breanna Vincent

From: Rebekah Weum <[REDACTED]>
Sent: Saturday, February 15, 2025 10:46 AM
To: Community Development
Subject: Data Center Feedback

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I was unable to attend the meeting on Feb 5, but I wanted to share my opinion.

Please do not build a data center here. I am very concerned about noise pollution to the surrounding community, and the affect on our natural resources - especially water.

I find it ironic that city council refused to allow a few backyard chickens over concerns about noise and affect on ground water - yet they are considering a massive data center for our precious city. Ridiculous.

Thank you for your time. I hope we can continue to build a community that we all love and enjoy.
Rebekah

Breanna Vincent

From: Wendy Lu <[REDACTED]>
Sent: Sunday, February 16, 2025 1:08 AM
To: Community Development
Subject: Urgent Community Feedback: Prioritizing Family Needs for Apple Valley's Last Land Parcel

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Dear Apple Valley Community Leaders and Building Department,

As a concerned resident, I am writing to urge the city to reconsider the proposed data center development for our last remaining parcel of land. While economic growth is important, this land represents a rare opportunity to address gaps in amenities that directly impact families like mine. Below, I've outlined my concerns about the data center and alternative ideas to better serve Apple Valley's diverse and growing population:

1. Health and Infrastructure Concerns:

Data centers demand immense energy and water resources, which could strain our utilities and raise long-term environmental questions. Before approving such a project, I ask the city to transparently share studies on noise, electromagnetic fields, and projected utility costs to residents.

2. Family-Centric Spaces Are Lacking:

Apple Valley has limited affordable, year-round indoor spaces for families. For instance:

- **Urban Air** is a fantastic trampoline park for kids, but it's geared toward children and lacks amenities for all ages.
- While we **do** have a community pool, its pricing and limited facilities (e.g., no attached gym, childcare, or multipurpose rooms) make it less accessible for families compared to centers in Eagan or Inver Grove Heights.
- Southern Minnesota winters leave families scrambling for indoor recreation. A **full-service Apple Valley Community Center** (with a gym, pool, affordable membership tiers, and programming for all ages) would fill this void and keep spending local.

3. Cultural and Economic Opportunities: Our Asian community is growing rapidly, yet we lack dedicated spaces like a **large Asian supermarket** or **cultural mall**. Such a venue would not only serve residents but also attract visitors, boosting local business. The proposed data center feels like a missed chance to invest in projects that unite and uplift residents. A community center, cultural hub, or family recreation complex would:

- Improve quality of life year-round, especially in winter.
- Reduce the need for families to travel to neighboring cities for amenities.
- Foster inclusivity and community pride.

I respectfully ask the city to pause this proposal and host a public forum to gather resident input. A survey or town hall would ensure this pivotal decision reflects the needs of Apple Valley's families, seniors, and diverse communities. Thank you for your time and dedication to our city's future. I'm happy to discuss these ideas further or assist in rallying community support.

Sincerely,
Wendy Lu

Breanna Vincent

From: Diane Grier [REDACTED] >
Sent: Tuesday, February 18, 2025 9:06 AM
To: Community Development
Subject: Proposed Data Center

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Hello,

I am writing to you as a concerned citizen of Apple Valley who has lived here since 1982. I have seen many changes to our city in that time and most of it has been for the better, but I am concerned about putting a data center on prime land for development in our city. I understand the projected need for such a data center, but I don't believe this is the correct location and I am very concerned about the use of water from our aquifers. Already we are having to conserve in the summer and I am one of those folks who does let my lawn go dormant when it is a very dry summer. Not so for many of my neighbors. I would like to ask you in the planning commission to consider not approving this plan. I know you will do your due diligence on this matter. So thank you for your efforts.

Sincerely,
Diane Grier
217 Park Lane
Apple Valley, MN

Breanna Vincent

From: Annie Huntington <[REDACTED]>
Sent: Tuesday, February 18, 2025 8:58 AM
To: Community Development
Subject: Data Center Proposal

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Hello,

I am a resident of Apple Valley and wanted to share that I oppose the proposal to build a data center in technology park. These data centers are noisy, waste and destroy our natural water resources, and are known to create heat "islands" within neighborhoods.

I find it particularly disturbing that the city is willing to consider this proposal after denying residents own proposals requesting to raise backyard chickens. One of the main reasons the council denied chickens was due to potential noise, which seems like a ridiculous excuse now. We continue to be the only city in Dakota County that does not allow chickens. At a time when grocery prices are soaring and eggs are in great shortage, this city continues to prioritize profits over the wellbeing of its citizens.

So, again, I oppose the proposal to build a data center here in Apple Valley.

Thank you,

Anne Huntington

Breanna Vincent

From: Kelly Perrine [REDACTED] >
Sent: Tuesday, February 18, 2025 10:12 AM
To: Community Development
Subject: Public Comment-City Code 155 Amendment and Proposed Technology Park

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City of Apple Valley
Community Development
7100 147th Street West
Apple Valley, MN 55124

RE: Proposed Apple Valley Technology Park

Apple Valley Planning Commission,

Thank you for the opportunity to comment on the proposed Rockport LLC Technology Park within the Fischer Mining and Apple Valley Redi-mix site.

In reviewing the Alternative Urban Areawide Review (AUAR) published in December, 2024, as well as the proposed amendment to City Code 155, I have found several concerns that should result in denial of the proposed Code amendment and proposed Development Plan. Please see below.

- There are currently 10 data centers being proposed within Dakota County. As presented in my previous comment (submitted 02/04/2025), the AUAR study submitted with the technology campus development proposal identified 2,555,548 gallons per day of water usage. Although the AUAR does not identify what modeling was performed to generate this nearly 2.6 MGD usage, and actual water usage could potentially be more, how is the City assessing the potential impacts to groundwater resources, and subsequently City of Apple Valley residents, that are likely to be realized resultant of this project? Quantification of groundwater aquifer reserves and impacts due to over withdrawal are highly complex scientific topics that have not been addressed in studies to date. The City of Apple Valley Planning Commission and City Council would be doing residents an injustice in approving the proposed development without scientific data proving that aquifer drawdown would not result attributed to the cumulative impact of this proposed, and other Dakota County proposed, technology park developments.

- The proposed amendment to Chapter 155 of the City Code includes the addition of a Mixed Use Business Campus District. Section 155.310, (H) includes no reference to the need to conduct a water use sustainability study, more specifically, the potential for data centers to result in aquifer drawdown or cones of depression. There is no reference to water usage in the proposed code amendment,

whatsoever. The Planning Commission and City Council should not approve the proposed amendment in its current form as there is no consideration for how to preserve groundwater resources with these proposed developments.

I appreciate your consideration of these matters. I will also be sharing my comments with Mayor Clint Hooppaw.

Thank you,

Kelly Perrine
Apple Valley Resident

Breanna Vincent

From: lynn baumert [REDACTED] >
Sent: Wednesday, February 19, 2025 10:01 AM
To: Community Development
Subject: data center concerns

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The plan concerning Apple Valley doesn't show enough thought put into water and energy uses. Please put the brakes on it and examine what other proposals are doing across the state. The recent Star-Tribune story on Amazon wanting a permit to use diesel fuel in its backup generators demonstrates the possibility of problems not even dealt with. Yet the developers will pursue their wish/want lists once they're in a community. Please look out for Apple Valley's future. Thank you for your work.

Lynn Baumert

Breanna Vincent

From: [REDACTED]
Sent: Wednesday, February 19, 2025 4:43 PM
To: Community Development
Subject: AUAR 2024
Attachments: Planning Commission Data Cetner Questons.docx

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Good afternoon, I am an Apple Valley resident and interested in expressing concerns about the planned data center or Tech Park plan. I have attached what was to be a presentation at the planning meeting this evening. Is it possible to talk to someone about my questions?

Thank you

Respectfully,

John Stadler

**John
Stadler**

phone [REDACTED]
email [REDACTED]
address Apple Valley MN
55124

Thank you to the planning commission for allowing me to speak. As a city resident I have common concerns with over 100 residents of Apple Valley. I am summarizing my questions for you to save time and ask for a response from the commission. I recognize the need for progress, having worked in IT for 25 years. As a resident of Apple Valley, I kindly request the commission to take the following questions into account during your decision-making process:

- **Impact on Property Values**

Have studies been conducted regarding the potential impact of the data center on property values within 500 feet of the facility? If so, what are the findings, and how does the commission plan address any potential negative effects on local property values?

- **Noise and Visibility Concerns Along Pilot Knob**

The project on CR 42 addresses noise and visibility with adequate mitigation, but the plan for Pilot Knob has minimal provisions in this regard. Would the developer consider implementing a wall or other barriers on the east side of Pilot Knob to help reduce both noise and visual impact for nearby residents?

- **Water Usage and Treatment Plant Capacity**

What is the comprehensive plan for managing the project's water usage? Specifically, how will this impact the capacity of the water treatment plant, and is there a plan in place to ensure it can handle the increased demand?

- **Impact on Energy Pricing**

With the projected energy consumption of the proposed data center, how do you foresee this affecting local energy prices for residents? What steps are being taken to mitigate potential increases in electricity costs for Apple Valley residents?

- **Job Creation and Market Competitiveness**

How many long-term jobs will the data center create, and what is the expected skill level required for these positions? Will these jobs be competitive in the current job market, and how will they benefit the local workforce?

- **Long-Term Revenue for Apple Valley**

Will the data center generate a sustainable revenue stream for the city, potentially offsetting costs for residents in the form of reduced taxes or other benefits? What projections are in place regarding its financial impact on the city's budget?

- **Risks and Future Use of Closed Data Centers**

Considering Delta recently closed a data center in Eagan, MN, what risks do we face if the proposed data center in Apple Valley were to close in the future? Additionally, what are the plans for the future use of the campus if the data center becomes obsolete or is no longer operational?

- **Noise Levels Along Pilot Knob**

What is the projected noise level, in decibels, at a distance of 100 feet from the data center along Pilot Knob? How does this compare to existing noise levels in the area, and what measures will be taken to mitigate any potential disturbance to nearby residents?

- My email for responses is: avcitizenstadler@gmail.com

Breanna Vincent

From: Tim Benetti
Sent: Thursday, February 20, 2025 1:21 PM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Tom Lawell <Tom.Lawell@applevalleymn.gov>
Sent: Thursday, February 20, 2025 1:14 PM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Cc: Charles Grawe <Charles.Grawe@applevalleymn.gov>
Subject: Fwd: Online Form Submittal: Council Contact

Tim, this came in addressed to the City Council today.

Thanks,
Tom

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, February 20, 2025 12:31 PM
To: Charles Grawe; Clint Hooppaw; John Bergman; Ruth Grendahl; Lisa Hiebert; Tom Lawell; Tom Melander
Subject: Online Form Submittal: Council Contact

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Council Contact

Return e-mail address	
Subject	Proposed data center
Message	City of Apple Valley Community Development 7100 147th Street West

Apple Valley, MN 55124

Hello,

I am writing to express my strong opposition to the proposed construction of a data center within a portion of the Fischer Aggregate sand and gravel mining operation in Apple Valley. I believe this development would have several negative impacts on our community, environment, and infrastructure that need to be thoroughly considered.

We live very nearby in the Cortland neighborhood near the intersection of 155th Street and Pilot Knob Road. So far, we have been very pleased with the city's mixed residential and commercial development in the corridor between Pilot Knob Road and Flagstaff Avenue. We hope that the city will continue on this positive trajectory instead of choosing to develop this area for industrial use.

Many residents, including myself, are deeply concerned that a data center would diminish the quality of life and appeal of our area. Data centers generate significant noise pollution and ambient heat islands (where the air temperature is significantly warmer than surrounding areas due to the large amount of heat generated by the servers).

The operation of the proposed data center would represent a staggering environmental impact. It's my understanding that building this data center would require increasing the size of the electrical substation on the northwest corner of the property from the two acres it currently occupies to 5 acres in size—expanding from a 115,000-volt transmission line to a 300-megawatt facility. That is a dramatic increase in electrical usage and also visual blight. In addition, the data center's projected peak water usage is 4 million gallons per day. With data centers also in the approval process for Rosemount and Farmington, I'm concerned about the burden on local aquifers.

Furthermore, there are concerns about the long-term economic impact. Data centers tend to create few jobs relative to the amount of real estate they consume. While data centers can provide some primarily low-wage jobs, these positions are increasingly automated and do not create the number of employment opportunities that other types of development, such as retail centers, would offer. This raises the question of whether this development truly serves the long-term economic interests of our community.

In short, the proposed data center facilities would consume

outsize quantities of land, energy and water compared to any potential benefits to our community. The sea of power lines, substations, large industrial buildings, heat, and noise would certainly be detrimental to the appeal of the part of Apple Valley that I and my neighbors call home, and I would expect to see that negative reflection in the surrounding property values.

I strongly urge you to consider these concerns and take them into account as you make decisions regarding this development. I believe there are more sustainable and beneficial ways to foster growth in Apple Valley without sacrificing the wellbeing of our community and environment.

Thank you for your attention to this matter. I would appreciate any updates regarding the status of this proposal, and I hope my concerns will be considered as part of the decision-making process. I look forward to hearing from you.

Sincerely,

Arla Dauscher

Name

Arla Dauscher

Phone Number

[REDACTED]

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Breanna Vincent

From: Tim Benetti
Sent: Monday, February 24, 2025 8:47 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <Charles.Grawe@applevalleymn.gov>
Sent: Monday, February 24, 2025 8:43 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, February 21, 2025 2:39 PM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

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Council Contact

Return e-mail address



Subject

Recommended documentary

Message

In light of Meta's (Facebook's) proposed data center in Apple Valley, I highly recommend viewing the recent documentary The Click Trap. Meta plays a huge role in the spread of hate and disinformation in today's society. This film's content

couldn't be more relevant today with the rise of big tech, and with it, their need for large data centers. The film brings the issues and workings of social media forward in an understandable way. This feels like the crux of our current polarized and divisive state - so harmful to all of us.

More info on the film can be found here:

www.videoproject.org/the-click-trap

I feel strongly that The Click Trap needs to be seen by a much wider audience. It explains so well how the proliferation of digital advertising is feeding the spread of hate and disinformation. In North America, Java Films has an educational distributor taking care of screenings and making it available to Universities, colleges, libraries, etc. Contact is Olivier Semonnay at olivier@javafilms.tv. Perhaps a screening offered to the Apple Valley mayor, city council members, and community at large is in order.

Name	Jean Abbott
------	-------------

Phone Number	
--------------	-------------

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Breanna Vincent

From: Breanna Vincent
Sent: Tuesday, February 25, 2025 8:52 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Hooppaw Contact- Technology Park

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, February 24, 2025 3:49 PM
To: Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>
Subject: Online Form Submittal: Hooppaw Contact

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Hooppaw Contact

Return e-mail address

[REDACTED]

Subject

Data Center

Message

Read that you want to allow a company build another BIG Data Center by Menards. Why?
Also the data center's will require a large consumption of water and electricity. Can you promise that it will NOT increase our usage cost?

Thank you

Name

Gene Schultz

Phone Number

[REDACTED]

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Breanna Vincent

From: Tim Benetti
Sent: Thursday, February 27, 2025 7:00 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

Please add to the list



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <Charles.Grawe@applevalleymn.gov>
Sent: Thursday, February 27, 2025 6:50 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: Fw: Online Form Submittal: Council Contact

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, February 27, 2025 6:46:37 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

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Council Contact

Return e-mail address

[REDACTED]

Subject

Proposed large data center

Message

You may be interested in attending this press conference for a greater understanding of the harm large data centers do to communities.

Thu, Feb 27, 2025; 9:00 AM

Organized By: Sierra Club and partners

Location: Room B971 (basement press room), Minnesota State Capitol, St. Paul

Please attend the press conference on SF 769, which would offer new tax breaks for massive data centers being proposed by some of the wealthiest corporations in the world.

The press conference is at 9AM in the basement press room of the State Capitol -- Room # B971.

The data centers being proposed today are on a vastly different scale than those of the past, bringing unprecedented risks to Minnesota's economy, environment, and communities. Unlike traditional data centers, these massive facilities consume extraordinary amounts of electricity and water while delivering minimal long-term economic benefits to Minnesota residents, a pattern documented in analyses of data center subsidy deals. Yet, Minnesota taxpayers are being asked to subsidize some of the wealthiest corporations in the world—Amazon, Google, Microsoft, etc—while shouldering the financial and environmental burden. As our state faces a structural budget deficit, it is fiscally reckless to continue handing out blank checks to billion-dollar corporations with no meaningful public benefit.

Specific concerns include:

Strain on the energy grid compromising clean energy goals. If built, the planned data centers could consume as much electricity as all 2.3 million households in Minnesota.
Impacts on consumers. Rate payers could be left footing the bill for the increased infrastructure required by data centers
Water consumption and contamination. Researchers estimate that a mid-sized data center uses approximately 300,000 gallons of water a day, and the cooling process often involves chemicals like PFAS.

Name	Jean Abbott
Phone Number	[REDACTED]

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Breanna Vincent

From: Kelly Perrine <[REDACTED]>
Sent: Friday, February 28, 2025 2:07 PM
To: Community Development
Subject: Public Comment - Proposed Technology Park

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RE: Proposed Apple Valley Technology Park

Apple Valley Planning Commission,

Thank you for the opportunity to comment on the proposed Rockport LLC Technology Park within the Fischer Mining and Apple Valley Redi-mix site.

In reviewing the Alternative Urban Areawide Review (AUAR) published in December, 2024, I have found several concerns that should result in denial of the proposed Development Plan. Please see below.

- As a follow-up to my comment submitted on Tuesday, February 18, regarding the need to model regional aquifer impact associated with the proposed technology park – In reviewing all AUARs associated with ten proposed data centers located in Dakota County, if all are approved, the amount of annual groundwater usage by said data centers would amount to a water usage equal to 7 billion gallons, which is seven times the amount of the full City of Rosemount annual usage. Without a scientifically sound groundwater model accounting for these uses, it is a disservice to the residents of the City of Apple Valley, as they may be subject to negative impacts realized from aquifer drawdown and developed cones of depression.
- The technology park applicant is currently taking advantage of loopholes with the city public review process in hopes of getting approval with limited residential comment. By proposing the technology park as within the full Fischer Mining and Apple Valley Redi-mix site, residents that are unfamiliar with planning and zoning or environmental code and statutory languages are unable to distinguish what exactly is being proposed within the technology park. It is uncommon that an individual not familiar with planning and zoning or environmental review processes would be able to navigate the lengthy AUAR to distinguish the proposed development's impacts.
- The technology park applicant is also taking advantage of loopholes within the state of Minnesota's environmental review process. The technology park is being proposed as a part of the full Fischer Mining and Apple Valley Redi-mix site development. In doing so, the applicant was able to submit an AUAR, and not a full Environmental Impact Statement or Environmental Assessment Worksheet study. As such, they are reviewing the technology park in a lens much more limited than a comprehensive review, which is a cornerstone of the State of Minnesota.
- The Metropolitan Council is currently working with a consultant to develop a white paper for municipalities to use when considering a data center development. It is forecasted to be complete within 6 months. The Planning Commission and City Council are strongly urged to deny the proposed technology park until said paper has been published, and staff and elected officials are able to utilize it for consideration of the proposed development.
- In 2023, the Minnesota House passed a bill requiring carbon-free electricity by 2040, which was subsequently signed into law. Currently, the State of Wisconsin is being tasked with the requirement to build out a number of

new fossil fuel plants to meet the demand of a singular Microsoft data center. Should a development application be approved, the City of Apple Valley and the energy provider are required to ensure that the approved development is provided adequate power to meet their approved demand. It would be unwise for the City of Apple Valley to approve the proposed technology development as: 1) it is a disservice to the State of Minnesota for the City to support a set back in progress towards the 2040 carbon-free law due to a singular industry; and 2) the City of Apple Valley would be financially impacted by the need to provide power to the development should the approved demand not be met.

- The Minnesota Center for Environmental Advocacy is heavily involved in legislation being proposed concerning data centers, as well as scientific study concerning environmental impacts posed by data center development. It is advised that City staff and/or elected officials contact this group when considering the proposed technotechnology development.

I appreciate your consideration of these matters. I will also be sharing my comments with Mayor Clint Hooppaw.

Thank you,

Kelly Perrine

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Breanna Vincent

From: Susan Wehrenberg <[REDACTED]>
Sent: Tuesday, March 4, 2025 5:11 PM
To: Community Development; Clint Hooppaw; John Bergman; Tom Melander; Lisa Hiebert
Cc: Matt Saam; Tom Lawell
Subject: Data Center Water Use

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To All Concerned,

We feel very apprehensive regarding potential data center water use, particularly with our current PFAS problem.

With 4 wells out of commission due to PFAS or radium and a total of 11 wells currently impacted by PFAS, it seems shortsighted and risky to stretch our water supply further by allowing hundreds of gallons per day to be used by one entity. Peak use would happen during summer months, when residential water use is also highest. With our warming average temperatures, the volume for both users will continue to increase over time. The stress on our water supply is acknowledged on our City PFAS webpage:

"However, with the newly released regulations from the EPA, it may be more difficult to stay compliant, especially during peak water usage in the summer months. The City is working on water conservation strategies to address high usage during this period."

We residents should not be asked to do our part to conserve water while a data center is using extremely high amounts. We residents should not have the risk of increased PFAS contamination because of a data center's water demands.

While tax revenue is important and data centers will be built, ensuring that Apple Valley residents have a safe and adequate water supply should take precedent.

Sincerely,

Susan and Steven Wehrenberg
13550 Hershey Court

Breanna Vincent

From: Cameron Hager <[REDACTED]>
Sent: Wednesday, March 5, 2025 9:00 PM
To: Community Development
Subject: Quarry Project Support

You don't often get email from [REDACTED]. [Learn why this is important](#)

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To whom it may concern:

My name is Cameron Hager. As an Apple Valley resident, I write to you in support of the data center development proposed by Oppidan Development at the quarry site. My recommendation is on the basis of the incremental increase in tax basis it will provide the city. These revenues can then be used for other community needs. Additionally, I believe the proposed development would introduce higher quality jobs. I appreciate your consideration.

Warm Regards,

Cameron Hager

Breanna Vincent

From: Breanna Vincent
Sent: Monday, March 10, 2025 8:17 AM
To: Breanna Vincent
Subject: FW: Data Centers

From: NW D <[REDACTED]>
Sent: Sunday, March 9, 2025 11:48 AM
To: Clint Hooppaw <Clint.Hooppaw@applevalleymn.gov>
Subject: Data Centers

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From a Concerned Resident:

I am writing because it is clear that there is a genuine need for data centers. That said, I also believe we need local oversight/guardrails to deal with water and energy use and noise pollution.

Most of the data centers being built use water as a coolant. Those systems can be self-contained, or they can use a single-pass system. The second is the cheapest, but it makes a huge draw on groundwater and may also impact surface bodies of water like Lake Vermillion.

As I understand it, the current proposed data center in MN would likely use electricity equal to all the homes in the state. "In terms of energy, if all 10 data centers currently proposed come online, they would consume as much energy as all of the homes in Minnesota. Since Minnesota has a law that requires utilities to serve customers that move into their territory, our state could be left scrambling to meet the seismic jump in energy demand, which could lead to delays in scheduled coal plant retirements or the construction of new fossil fuel plants. Either development would gravely jeopardize Minnesota's ability to reach our urgent climate goals." – MN Center for Environmental

Advocacy.” I know a number of the data centers have proposed using diesel-fired generators as back-up supply for electricity. This would also impact our need to reach climate goals.

There is a real concern about the location of new data centers due to the amount of noise they produce. I gather , Noise levels can reach 96dBA inside a data center, according to C&C Technology Group. Exposure over half an hour at this level could damage hearing.”

The current state regulatory framework appears to only address the peripherals, like generators. As I understand it, developers are able to avoid more rigorous environmental assessment by piggy-backing on municipality water permits via AUAR’s (Alternative Use Areawide Review) which are less transparent. Also, I know nondisclosure Agreements have been employed in cities like Farmington which can make it a secretive process.

It's clear we need a cost-benefit analysis before permitting data center land use. I support the bills that have been introduced to allow data centers only in areas zoned for industrial use. In short, we desperately need more transparency.

I am planning on attending future Planning Commission and City Council meetings.

Sincerely,

Nika Davies



15755 Henna Court
Apple Valley

Breanna Vincent

From: Breanna Vincent
Sent: Monday, March 10, 2025 8:17 AM
To: Breanna Vincent
Subject: FW: Data Center Size limitation comment

From: Cindi Dayus <[REDACTED]>
Sent: Wednesday, February 12, 2025 5:32 PM
To: Clint Hooppaw <Clint.Hooppaw@applevalleymn.gov>
Subject: Re: Parks and Recreation Advisory Committee

Hello Mayor Hooppaw, I'd be happy to expand on my comment to limit building footprint to a maximum of 400,00 square feet in the definition of a Data Center under the new Mixed Use Business Campus zoning category. The data centers being built in Minnesota today are hyperscale facilities - a size upwards of 1 million square feet (about the size as the overall footprint of the data center development being proposed for Orchard Place). Considered a CoLocation (CoLo) development, this situation does not always produce good neighbors in a community. There are plenty of news articles around the country of these massive data centers owned by the likes of Meta, Amazon, Google, Microsoft, etc, that have become extremely problematic to the communities in which they are located.

However, there are other justifications for limiting the size of data centers under the MUBC zoning category to a maximum of 400,000 square feet. I recently attended a meeting with Dakota County Commissioner Joe Atkins, where he provided a lot of information with the unique perspective of the County (and he stated the County does not have a lot of say regarding data center development in its municipalities). I learned from Commissioner Atkins that these facilities are in a state of construction every 2-3 years due to changing technology. Commissioner Atkins expressed again that the tax benefit implications are not yet clear because of this constant state of equipment replacement and facility renovations - tax benefits will depend on how those upgrades are categorized. What stood out to me as I was learning this information is that there will be a lot more heavy truck traffic impacting our road infrastructure, construction noise impacting our neighbors, and more activity at the data center than what was indicated by the applicant at the Public Hearing. Apple Valley's MUBC designation is intended to create a balanced, sustainable, and economically diverse environment. However, allowing large-scale data centers to exceed this 400,000 square foot threshold may conflict with the City's goals. A 400,000 square foot maximum helps ensure Apple Valley's infrastructure remains sustainable without placing excessive burdens on existing systems.

At the February 5th Planning Commission meeting the applicant presented data from their noise study. When all backup generators were running at the same time, which would occur in the case of an emergency situation, the noise from the generator operations would exceed the allowable decibel threshold in the nearby neighborhoods. I imagine this scenario could occur during a prolonged and extreme heat wave on top of severe drought conditions, a statistically probable scenario in our current climate conditions in Minnesota. The applicant stated they are still looking into ways to mitigate that. A viable solution would be to reduce the number of required generators by reducing the size of the overall facility. A smaller facility fits into a MUBC designation; the MUBC zoning category was created to foster a

mix of commercial, office, light industrial, and retail uses, supporting a vibrant, walkable environment. Hyperscale data centers occupy large parcels, limiting opportunities for diverse businesses. By capping data center size, we preserve space for a broader mix of employers and commercial uses, ensuring long-term economic resilience.

I also have concerns over the impact on nearby residents and businesses from the emissions of the diesel generators and heat island effects of hyperscale facilities - the 300MW facility proposed for Orchard Place will need between 60-200 generators, depending on the capacity of the generators. Data centers produce a lot of waste heat as well as large areas of impervious surfaces. I did ask the applicant if the heat island impact had been calculated; a smaller facility would have less of an impact on diesel emissions and potential heat island effects on nearby residents and businesses.

Additional environmental impacts from data centers are high energy and water demands. Peak water demand for the proposed data center at Orchard Place is estimated to be 1.5MGD. While the applicant projects that a draw rate of this magnitude would only occur during a small portion of the year, it will occur during the hot, dry summer months when groundwater availability is limited. The Met Council projects a decline in water availability in the Prairie du Chien aquifer due to urbanization by 2040. Residents are already being asked to conserve water during periods of drought, and there is concern that a peak water draw rate of 1.5 MGD by the data center will impact water availability to residents and businesses. I also have concerns that the data center's high energy usage will occur during extreme heat waves in the summer, causing a grid blackout when residents and businesses are relying on air conditioning to stay safe. A size limitation encourages responsible development with sustainability measures, rather than over-concentration of resource-intensive facilities.

Apple Valley's MUBC was designed to be pedestrian-friendly, with buildings that promote street-level interaction and mixed-use integration. Large, single-use data centers do not contribute to an active streetscape, often featuring blank facades, minimal entrances, and large setbacks. A 400,000 square foot maximum ensures new developments align with the zoning category's walkable, mixed-use vision. Large data centers typically provide few direct jobs per square foot, limiting economic returns compared to office, retail, or light industrial uses. If Apple Valley allows excessively large data centers, we risk over-reliance on a single industry in that development, making the city vulnerable to shifts in the data center market. A building size maximum also prevents single-purpose data centers from displacing higher-employment businesses that contribute to long-term tax base growth. Placing a 400,000 square foot limit on data centers within the MUBC zoning district aligns with Apple Valley's planning priorities by protecting infrastructure, preserving land use balance, promoting sustainability, maintaining walkability, and encouraging economic diversity. This approach ensures that data centers remain a complementary—not dominant—land use within the district.

I am happy to discuss further if you are interested. I really appreciate you reaching out, Mayor Hooppaw!

On Wed, Feb 12, 2025 at 11:20 AM Clint Hooppaw <Clint.Hooppaw@applevalleymn.gov> wrote:

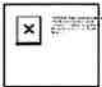
Good morning,

Thanks for the response, and the engagement.

I also appreciate the time and commitment to the community through volunteering. I know how hard it is to find time for these activities, and your prioritizing time for it speaks volumes about your commitment.

Unrelated to the committee opening, at the last planning committee meeting you advocated for a cap on the size of a data center facility - I believe you mentioned 400,000 square feet. What was the source of that size limitation?

Thanks again!



Clint Hooppaw, Mayor

City of Apple Valley, Minnesota

7100 West 147th Street

Apple Valley, MN 55124

(952) 953-2501



Primrose School of Apple Valley
15455 Embury Path
Apple Valley, MN 55124
952.683.9595
fax 952.222.3983
PrimroseAppleValley.com

4/2/2025

To: City of Apple Valley Planning Commission, City Council, and all City Staff involved in planning, development, and land use decisions

From: Primrose School of Apple Valley; Vincent Schultz

Re: Proposed comprehensive plan amendment and technology park application for the 134-acre data center campus at the former Fischer Sand and Aggregate site

Dear Members of the Apple Valley Planning Commission and City Staff,

We are writing as concerned Apple Valley business owners to urge you to reject or delay the proposed comprehensive plan amendment and technology park application for the 134-acre data center campus at the former Fischer Sand and Aggregate site. While we recognize the potential for economic growth, the project's significant risks to our community's resources, quality of life, and long-term planning outweigh its promised benefits. We respectfully request that you consider the following issues before moving forward.

First, the data center's resource demands threaten our infrastructure. At a peak water usage of 4 million gallons per day—even with an annual estimate of 8 million gallons—this project could strain our local aquifers at a time when groundwater sustainability is a growing concern across Minnesota. The state's 2023 water use already neared its appropriation limit (2.32 billion gallons vs. 3 billion), and adding data centers risks tipping the balance. Similarly, the power demands, likely in the tens of megawatts, burden Xcel Energy's grid as it transitions from coal and faces rising electrification needs. Without a transparent, third-party impact study, approving this risks overextending our water and power capacity for an uncertain return.

Second, the noise from this campus could erode Apple Valley's suburban livability. Oppidan claims operational noise will stay below 50 dB(A) at the property line, but industry examples—like Amazon's Virginia data centers, where noise reached 50-60 dB(A) over 600 feet—suggest a constant hum from cooling systems could disturb residents near Pilot Knob Road and County Road 42. Construction noise, potentially 70-85 dB(A) during the day, only adds to the disruption. Our zoning code sets strict noise limits to protect residential areas, and this project's scale (five buildings, 860,000-1,050,000 square feet) raises doubts about compliance. An independent noise assessment, not just developer assurances, is essential to safeguard our community's peace.

Third, the economic benefits appear overstated. The promise of 200 permanent jobs and a \$1.08 billion GDP boost relies heavily on temporary construction work (11,982 job-years over three years), while data centers elsewhere, like Meta's in Rosemount, sustain fewer than 100 long-term positions. Tax incentives, common in such projects, could further shrink



Primrose School of Apple Valley
15455 Embry Path
Apple Valley, MN 55124
952.683.9595
fax 952.222.3983
PrimroseAppleValley.com

revenue for Apple Valley. Compared to the hype, the reality looks thin—Farmington residents suing over a similar data center's unfulfilled promises echo this skepticism. We deserve a hard look at these numbers, not just MN DEED projections, to ensure this isn't a net loss for our city.

Finally, approving this sets a troubling precedent. Rezoning 134 acres for a sprawling technology park aligns with the 2040 Comprehensive Plan's "Industrial" label, but risks clashing with its broader vision for balanced growth near residential zones. If this moves forward unchecked, it could invite more resource-intensive projects, drifting from the sustainable, community-focused development Apple Valley has prioritized. A pause for state-level data center guidelines would better protect our city's future.

We urge you to deny or delay this proposal until Oppidan provides rigorous, independent studies on water, power, noise, and economic impacts, and until Minnesota clarifies policies for data centers statewide. Apple Valley's residents and businesses deserve caution over haste, ensuring our resources and quality of life aren't sacrificed for speculative gains.

Thank you for considering our concerns—we trust you'll prioritize our community's long-term well-being in your decision.

Sincerely,

Vincent & Melisa Schultz

Vincent Schultz, CPA

Franchise Owner

Primrose School of Apple Valley

The Leader in Early Education and Care®

15455 Embry Path

Apple Valley, MN 55124

952-683-9595 (school)

[Redacted]

952-222-3983 (fax)

www.primroseapplevalley.com

Breanna Vincent

From: Jennifer Duoos <[REDACTED]>
Sent: Thursday, April 3, 2025 2:49 PM
To: Community Development
Subject: Proposed Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Please do not approve the Data Center Proposal for the Apple Valley Technology Park by the Oppidan Investment Company (Project Number:PC24-23-BCSZ). This will bring very little value, if any, to our community. Few, if any jobs, increased demand on our natural resources and decreased land for community engagement of any kind.

Thank you,
Jennifer Duoos
[REDACTED]

452 Walnut Lane
Apple Valley MN, 55124

Breanna Vincent

From: Breanna Vincent
Sent: Tuesday, April 15, 2025 11:17 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, April 15, 2025 11:01 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Council Contact

Return e-mail address



Subject

Opposition to the Data Canter Proposal

Message

City of Apple Valley
Community Development
7100 147th Street West
Apple Valley, MN 55124

Hello,

I am writing to express my strong opposition to the proposed construction of a data center within a portion of the Fischer Aggregate sand and gravel mining operation in Apple Valley. I believe this development would have several negative impacts on our community, environment, and infrastructure that need to be thoroughly considered.

We live very nearby in the Cortland neighborhood near the intersection of 155th Street and Pilot Knob Road. So far, we have been very pleased with the city's mixed residential and commercial development in the corridor between Pilot Knob Road and Flagstaff Avenue. We hope that the city will continue on this positive trajectory instead of choosing to develop this area for industrial use.

Many residents, including myself, are deeply concerned that a data center would diminish the quality of life and appeal of our area. Data centers generate significant noise pollution and ambient heat islands (where the air temperature is significantly warmer than surrounding areas due to the large amount of heat generated by the servers).

The operation of the proposed data center would represent a staggering environmental impact. It's my understanding that building this data center would require increasing the size of the electrical substation on the northwest corner of the property from the two acres it currently occupies to 5 acres in size—expanding from a 115,000-volt transmission line to a 300-megawatt facility. That is a dramatic increase in electrical usage and also visual blight. In addition, the data center's projected peak water usage is 4 million gallons per day. With data centers also in the approval process for Rosemount and Farmington, I'm concerned about the burden on local aquifers.

Furthermore, there are concerns about the long-term economic impact. Data centers tend to create few jobs relative to the amount of real estate they consume. While data centers can provide some primarily low-wage jobs, these positions are increasingly automated and do not create the number of employment opportunities that other types of development, such as retail centers, would offer. This raises the question of whether this development truly serves the long-term economic interests of our community.

In short, the proposed data center facilities would consume outsize quantities of land, energy and water compared to any potential benefits to our community. The sea of power lines, substations, large industrial buildings, heat, and noise would certainly be detrimental to the appeal of the part of Apple Valley that I and my neighbors call home, and I would expect to see that negative reflection in the surrounding property values.

I strongly urge you to consider these concerns and take them into account as you make decisions regarding this development. I believe there are more sustainable and beneficial ways to foster growth in Apple Valley without sacrificing the wellbeing of our community and environment.

Thank you for your attention to this matter. I would appreciate any updates regarding the status of this proposal, and I hope my concerns will be considered as part of the decision-making process. I look forward to hearing from you.

Name Jamal Awow

Phone Number



Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Breanna Vincent
Sent: Monday, April 21, 2025 1:31 PM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, April 17, 2025 4:42 PM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address	
Subject	Data
Message	I am completely against the data center in our city. If it's not going to bring in more taxes, it's going to destroy our availability of water, noise, this is not what our city needs. Please vote no! 
Name	Amy Kasel
Phone Number	

Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Breanna Vincent
Sent: Friday, April 18, 2025 1:36 PM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, April 18, 2025 5:54 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address	[REDACTED]
Subject	Data center
Message	I am opposed to building a data center in orchard place. I am a resident and this is too close to my home.
Name	Jennifer Frost
Phone Number	[REDACTED]

Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Breanna Vincent
Sent: Monday, April 28, 2025 8:18 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, April 25, 2025 5:32:09 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address [REDACTED]

Subject no to comp plan amendment

Message The city does not need an industrial endeavor butting up right next to the residential and business developments in the area proposed for the data center. The water and energy demands alone of this center would affect delivery of services to those living and working in the area. Too much is unknown and can't be known about this development to make it something in Apple Valley's best interests.

Name LYNN BAUMERT

Phone Number [REDACTED]

Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Meredith Nordin <[REDACTED]@com>
Sent: Thursday, August 21, 2025 4:57 PM
To: Community Development
Subject: Data Center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I don't know if there has been a decision made on the proposed data center. Recently there have been several articles about the impact these centers have on their communities. Having read several of these articles and understanding their impact negative impact on their surrounding areas I hope that Apple Valley rejects this proposal. The very short term gains of jobs and tax revenue is of little benefit to the long term problems it will cause to our city.
Meredith Nordin

Sent from my iPhone

Breanna Vincent

From: BJ Knight <[REDACTED]>
Sent: Friday, October 17, 2025 5:48 PM
To: Community Development
Subject: Proposed data centers

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good evening. My name is William Knight and I'm a resident of Apple valley since 2001. I'm writing in response to the proposed data center along 150th and Pilot Knob. I'm not sure of any benefits of allowing this project to go through. The unsightly size (height) of these buildings does not fit into any current plan in that area. The idea that you've created a welcoming area to sustain restaurants and parks and shops only to diminish the quality of life by putting these noisy (humming) structures in this area. Not only do they require enormous amounts of water to cool, they will bring down property values anywhere with the vicinity. I would urge you to watch this video about how it affects people. This is not a good for Apple Valley and I would hope you will vote against.

<https://youtube.com/watch?v=t-8TDOFqkOA&si=QFX-oY4PNyUywlZq>

Sincerely,

William Knight
[REDACTED]

Breanna Vincent

From: Kelly Tabara <[REDACTED]>
Sent: Monday, October 20, 2025 11:40 AM
To: Community Development
Subject: Proposed Apple Valley Technology Park (Data Center)

You don't often get email from [REDACTED]. [Learn why this is important](#)

To whom it may concern,

My name is Kelly Tabara, and I have lived in Apple Valley since 2008. I learned of the proposed Apple Valley Technology Park, and I want to express my concerns about this possible development in our city.

These types of facilities are very large consumers of water and have a very high energy usage. These strains on our resources could be detrimental to our city and resources. These facilities also produce an extensive amount of noise and even vibrations that will be extremely disruptive to the environment, residences and businesses in the area. Lastly, Apple Valley has very limited land left to develop. Any development should be something that is beneficial for the city and its residents and completed with very careful thought. For these reasons I strongly oppose any and all development of this technology park (data center) in the city of Apple Valley.

Thank you for your consideration,
Kelly Tabara

Breanna Vincent

From: Justin Haffner <[REDACTED]>
Sent: Tuesday, October 21, 2025 9:05 AM
To: Community Development
Subject: Data center feedback

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

My name is Justin Haffner and I live in apple valley at 7025 upper 136th street west. I also am a part owner in a local business in apple valley as well.

I strongly do not want a data center anywhere near our city. From my perspective, it's at best a zero sum gain proposition while it's being built, but has significant potential to be a long term net negative for the people in the city.

All it will take is for the water to not be treated properly or for energy demands to spike causing an inflation of monthly local energy prices to wipe out any potential positives this center might bring.

No protection clauses or promises of future improvements will ever be satisfactory enough for me to feel this is a positive risk for our city to undertake. Once it's built, the company owning the data center will be past the well intentioned promises stage and will have shifted into profit generation stage. That suggests that getting them to pay for improvements will be slow, just like the construction of those project will be.

Assuming that there's a need for more infrastructure for power or water, that could take years to figure out while citizens of apple valley face higher costs from water/energy.

It ain't worth it, shut it down.

Thanks
Justin haffner
[REDACTED]

Yahoo Mail: Search. Organize. Conquer

Breanna Vincent

From: Austin Wohlenhaus <[REDACTED]>
Sent: Friday, November 7, 2025 5:02 PM
To: Community Development
Subject: Unsolicited Feedback from a Concerned Citizen

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Community Development Team,

I am writing this to share some feedback and concerns regarding the potential development of the technology park at the AVR mining site.

I'd like to start by acknowledging the need for communities to grow. Apple Valley has done a commendable job developing the area up to this point, and I hope that will continue in the future. While I am aware that considerations for revenue from property taxes and other such considerations must be made when planning development, I hope that sight of the primary objective is not lost; developing a city that allows for the flourishing of its citizens. With a proposal for a data center and technology park on the table, I fear this addition may be contrary to that stated objective.

My family will be moving from Eagan to Apple Valley in December. We love the community and the intentional balance of many quiet residential neighborhoods, open spaces such as Lebanon Hills, and commercial spaces that provide workspace, food, shopping, etc. Another attractive aspect of the city is its minimal industrial footprint.

Over the past few years, there has been a substantial increase in interest from technology and data companies to develop massive facilities in suburban areas. While I recognize the revenue and jobs this may bring to a community, I also see many drawbacks that are increasingly evident to these same communities and their residents. These facilities have an astronomically high resource consumption of both electricity and water. While the numbers may indicate the current infrastructure can handle it, we don't have any data to show how this may affect resource consumption over time. Some of these communities are already seeing exponential increases in utility costs as the utility providers spend millions to accommodate these facilities. It would seem some of those costs are quickly being passed on to consumers. With limited experience building massive data centers in densely populated residential areas, we also don't know the long-term environmental or health effects they may have on nearby residents.

When I envision a thriving community like Apple Valley, I see tree-lined streets, kids biking to school, a line out the door at Texas Roadhouse on a Friday night, clean streets, and fresh air. A modern rendition of the traditional American suburb. I hope that as my family settles in and makes Apple Valley home, my kids will have the opportunity to grow up in a city like that. With every one million square foot concrete block that gets developed, the city will look less and less like the quaint suburb I described, and more and more like a dystopian industrial site.

I certainly understand the position you are in, as I work in real estate myself. I've been on both the development side and the disgruntled homeowner side. As more plans are approved for these projects, I

see more and more people near these sites reluctantly leaving cities like Eagan, Farmington, and Rosemount to find a place where they can be free from these developmental intrusions.

I hope you can understand my concern. I certainly appreciate your consideration on this matter. Thank you for your hard work in making Apple Valley a flourishing suburb for its residents.

Thank you,



wohlenhaus
REAL ESTATE

Austin Wohlenhaus

Realtor with RE/MAX Advantage Plus



[Redacted phone number]



[Redacted email address]



@WohlenhausRealEstate



Wohlenhaus.com

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, November 17, 2025 11:22 AM
To: Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>
Subject: Online Form Submittal: Hooppaw Contact

Return e-mail address



Subject data center

Message

Please be more active in keeping the public informed about the proposed data center. It should not be developed in the shadows. Please allow public comments at any Council or Committee meeting where the data center is discussed. Thank you.

Name Jerry Nagel

Phone Number



From: Clint Hooppaw <Clint.Hooppaw@applevalleymn.gov>
Sent: Tuesday, November 18, 2025 11:24 AM
To: jl Nagel1983@gmail.com <jl Nagel1983@gmail.com>
Subject: Re: Online Form Submittal: Hooppaw Contact - Data Center / Technology Park application

Good morning Jerry,

Thanks for reaching out on this topic. It's one we are all currently watching closely and doing all we can to keep the public informed on the process. I'd like to assure you that there are no decisions being made "in the shadows." At the moment, there's simply no new information to share or to act upon, which is why you've not seen much in the way of updates if you are monitoring the project page on the City's website. I've included information below that is available on the city's website and since there's a lot of information available, I've included some direct links to save some searching.

After the April 2025 Planning Commission's decision to recommend denial of the Comprehensive Planning Amendment, the applicants for both the Comprehensive Plan Amendment and the rest of the land use actions requested extensions to allow time to review their applications and provide additional information. (You can review this minutes of that meeting here: [2025.04.02 Planning Commission Minutes](#)) Prior to that decision, the Planning Commission heard and considered public comments offered at the February 5, 2025 Planning Commission meeting, as well as all comments received via email or mail.

At this point, city staff is still awaiting this additional information, so at this point there is no new information to be shared. At this time, no further action has been taken or proposed. The agenda ([2025.02.05 PC Agenda](#)) and Minutes ([2025.02.05 PC Minutes](#)) will provide a background of both the staff report and discussion of the project.

We all recognize that public hearing times may not work for everyone, so we also welcome any public comments sent to commdev@applevalleymn.gov or mailed to City Hall, and those will be included and provided to the commission and council.

You can also find information about the progress and status of this project here [Proposed Tech Park](#) and/or subscribe to receive updates on upcoming meetings and land use actions here: <https://www.applevalleymn.gov/1163/Stay-Informed-Of>.

The following land use actions all need to be review and approved for this project to move forward. All of which will provide for further opportunity for public comment and input.

1. Comprehensive Plan Amendment, submitted by the Land Owner. This is a separate, but related, action from the Technology Park, but directly impacts if the Technology Park can proceed as proposed. This was heard by the Planning Commission and acted on on April 2, 2025. The Planning Commission recommended denial. No date has been set for City Council yet due to the extensions discussed previously.
2. Rezoning of the site from Sand and Gravel to Mixed Use Business Campus (at the request of the applicant, further Planning Commission review has been postponed until further notice)
3. Subdivision and re-platting (at the request of the applicant, further Planning Commission review has been postponed until further notice)
4. Conditional Use Permit (at the request of the applicant, further Planning Commission review has been postponed until further notice)

5. Site Plan/Building Permit Authorization (at the request of the applicant, further Planning Commission review has been postponed until further notice)

Should you have further questions, I'm happy to have the Community Development Staff work to answer those for you.

Thanks again for reaching out.

Clint Hooppaw, Mayor

City of Apple Valley, Minnesota

7100 West 147th Street

Apple Valley, MN 55124

(952) 953-2501

Website Inquiry Form:

Submitted Time: December 13, 2025 8:41 PM

Email Address:



Name or Business Name:

Barbara Landes

Topic:

Planning and Zoning

Request, Issue, or Comment:

Request, Question or Comment:

I would like to express my grave concerns about the possible development of a Data Center in Apple Valley. I urge you to again deny the proposal due to the unsustainable water demands. It is clear that there are many significant concerns about the impact the project would have on our city – our water supply, electricity consumption, and traffic issues. I have to keep coming back to the issue of water. This is not an unlimited resource. Our very quality of life depends on protecting and preserving clean water.

There are other impacts to consider as well – noise pollution, light pollution. Even the aesthetic appearance of such a structure would be a blight on the area. There are residential neighborhoods near this site that could be very negatively affected by the proposed project.

I would greatly appreciate you denying the request to proceed with this project in any form.

Thank you for your time and consideration of this dire matter.

Barbara Landes

14398 Embassy Way

Location Description

The Southwest Corner of Pilot Knob Road and County Rd 42

Breanna Vincent

From: Karla & David McKenzie <[REDACTED]>
Sent: Sunday, December 14, 2025 10:11 AM
To: Community Development
Subject: Av 12/172025 planning commission - Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mr. Benetti and Mr. Lawell,

The 12/17/2025 planning commission agenda item for the Apple Valley Technology Park came as a surprise to us. We had been tracking this project closely all of 2025 and kept waiting for the City Council to act on the Comprehensive Plan Amendment (CPA). Based on Mr. Benetti's email on 2/18/2025 to me, this was the next step (see below).

If both the MUBC Zoning District and CPA are approved, the separate applicant group, Oppidan, may proceed with their applications for the eastern portion of the gravel pit site. Their requests will include:

- ***Rezoning***
- ***Preliminary Plat (Subdivision)***
- ***Site & Building Plan Authorization***
- ***Conditional Use Permit***

These applications are related to the proposed technology park/data center project.

Simplified Roadmap:

1. ***City Council considers the new MUBC Mixed-Use Business Campus District.***
2. ***Planning Commission makes a recommendation on Rockport's CPA request.***
3. ***City Council decides whether to:***
 - ***Forward the CPA to the Metropolitan Council***
 - ***Reject the CPA request***
 - ***Return the CPA to the Planning Commission for further study***
4. ***If sent to the Metropolitan Council, their review/comment period may take up to 60 days.***
5. ***After the Metropolitan Council's review, the City Council will:***
 - ***Approve or deny the CPA***
 - ***Request further study by the Planning Commission***
6. ***If both the MUBC District and CPA are approved, Oppidan may proceed with their applications for the Technology Park/Data Center.***

I have read through the 12/17/2025 packet and have serious concerns that it is meeting the city standards. Is the Oppidan request (12/11/22025 email) for the Council to pass the CPA onto the Met Council or is it for the planning commission to vote on rezoning, platting and site plan approvals? It is way too premature to be voting on the zoning, platting and building permit actions.

A few of our concerns are:

1. Water use was the primary concern. Rockport and Oppidan provided an update report (Sundt Engineering) that the City has not had time to review. The Sundt report is not attached to the commission packet.
2. The plans that are attached to the commission packet are unreadable. It appears that they have been scanned 3 or 4 times.
3. The MUBC ordinance requires a data center to operate under a CUP. Should a CUP be included in these actions?
4. The policy of the planning commission is not to act on the same night as the public hearing. Why is this not a requirement for this very important matter.

5. The MUBC does not allow an industrial zoning on a parcel abutting County Road 42 and/or Pilot Knob Road.
6. Oppidan/Rockport missing the deadlines for submittals of information as outlined on page 4 of the staff report is very unprofessional and should be an immediate request to table the planning commission item to a future date.
7. The 2/25/2025 memo from Oppidan did not address all of the comments.
 - a. Where is the construction traffic parking? The new drawing that shows the phasing of the work is disconnected from the Johnny Cake Ridge Road access point.
 - b. In an industrial zone, gravel parking lots are not allowed, yet all the generators are all on gravel.
 - c. The storage of 868,00 gallons of fuel on site is probably the second largest storage facility in the City. What will be the containment system?
 - d. What is the total impervious percentage?
 - e. What are the details of the fencing?

It will be a major mistake to allow a major industrial development on a parcel that the City has so much hope for as a job creator. Rockport should go back to square one with a new vision.

We will not be able to attend the Wednesday meeting.

Dave and Karla McKenzie
6403 131st Street Court
[REDACTED]

Breanna Vincent

From: Chad Rainwater <[REDACTED]>
Sent: Wednesday, December 17, 2025 9:34 AM
To: Community Development
Subject: "Technology Park"

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good morning and thank you for reading this email. I'm writing to express my concerns regarding the proposed technology park.

When Orchard Place was in conception the city had excellent plans to make this a destination area for residence and community engagement through restaurants, medical, residential and commercial uses.

This is the last of the major developmental areas in our city and you still have the opportunity to do something unique that will attract visitors, create LASTING employment, build a sense of community and help elevate the living environment in Dakota County.

Other than tax dollars, there is no benefit for the city with this proposal. The job gains are short term and often not benefiting Dakota County employees.

I know people will write in about the negative impacts of the Data Centers but even beyond that I'd encourage the city to have the confidence in the original plans, exercise patience in the development process and stay the course of the master plan without using prime real estate for data centers. Let's create a destination center that ties in with our downtown development. We can do better!

Thank you

Chad Rainwater
15855 Dumont Lane
Apple Valley, MN

Website Inquiry Form:

Submitted Time: December 18, 2025 3:31 PM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

Name or Business Name:

Tere Michels

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

Did AV sign a NDA w/ Oppidan re: a data center? I thought so. I have heard yes and no with regard to a data center being buildt here. As a constituent, I say NO. NO. NO. Transparency is key to honesty. Apple Valley is better than secrets. Apple

Valley is better than the disadvantages a data center will bring to our city. I appreciate the work you do, but I expect better of the Council.

Location Description

Issue Location (optional):



Add a Photo:

Breanna Vincent

From: Tim Benetti
Sent: Tuesday, December 23, 2025 8:55 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <charles.grawe@applevalleymn.gov>
Sent: Tuesday, December 23, 2025 8:21 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 23, 2025 6:32 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

No to zoning change for data center

Message

The takeaway from the Sunday Star-Tribune story on data centers in the state: they make demands on cities with no promises to contribute significantly to residents' well-being. The proposed center will be a drain on our energy and power needs. Please put the brakes on Oppidan's development plan. There are too many unanswered questions and too much reluctance to answer them. Keep Apple Valley anchored to Minnesota. Thank you for the tough decisions that await you.

Name LYNN BAUMERT

Phone Number



Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Tim Benetti
Sent: Tuesday, December 23, 2025 8:54 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Hooppaw Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Clint Hooppaw <Clint.Hooppaw@applevalleymn.gov>
Sent: Monday, December 22, 2025 9:38 PM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>; Tom Lawell <Tom.Lawell@applevalleymn.gov>
Subject: Fw: Online Form Submittal: Hooppaw Contact

Please add to the public comments.
Thanks.



Clint Hooppaw, Mayor
City of Apple Valley, Minnesota
7100 West 147th Street
Apple Valley, MN 55124
(952) 953-2501

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, December 22, 2025 7:49 PM
To: Clint Hooppaw <clint.hooppaw@applevalleymn.gov>
Subject: Online Form Submittal: Hooppaw Contact

Hooppaw Contact

Return e-mail address

[REDACTED]

Subject

Data center

Message

Mayor Hooppaw - I live on 134th St Ct in Apple Valley. As you convene to vote on the data center topic, please remember your constituents during your vote. We do NOT want a data center in Apple Valley. How city council votes on this topic will absolutely be central to how citizens vote next election. Please make the right choice for Apple Valley residents and don't let a data center plunder our resources while adding little value to the community.

Name

Josh Richards

Phone Number

[REDACTED]

Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Stacey Nguyen <[REDACTED]>
Sent: Monday, December 22, 2025 8:38 PM
To: Community Development
Subject: Proposed Data Center - questions and concerns

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Subject: Concerns Regarding Proposed Apple Valley Technology Park / Data Center

Dear Mayor Hooppaw, City Council, Planning Commission Members, and City Staff,

I am a resident who lives near the proposed Apple Valley Technology Park / data center site. I appreciate the opportunity to provide public input and would like to share several concerns before any approvals are considered.

First, I am concerned about water usage associated with large data center facilities. Given existing demands on local water resources, I would like to understand how this project could affect residents.

Second, I have concerns about electric infrastructure and reliability. Please clarify what upgrades may be required, who will bear the costs, and whether residential service or rates could be impacted.

Third, I am worried about quality-of-life and public health impacts for nearby neighborhoods, including noise from cooling systems and backup generators, negative impacts on property values. Health impacts from air pollution are a serious concern, including asthma, lung cancer, other cancers, heart attacks, cognitive decline, and other medical issues. A large residential community is located across the street from the proposed data center, on the opposite side of Pilot Knob Road.

I also request greater transparency in the planning process. Clear, publicly available information about environmental impacts, Public Health impacts, and infrastructure demands is important so residents can make informed comments.

Thank you for your time and consideration.

Sincerely,

Stacey Nguyen
Apple Valley, MN resident

Breanna Vincent

From: Breanna Vincent
Sent: Tuesday, December 23, 2025 12:10 PM
To: Breanna Vincent
Subject: FW: Data center

-----Original Message-----

From: NANCY GREENLY <[REDACTED]>
Sent: Tuesday, December 23, 2025 11:56 AM
To: Christina M. Scipioni <cityclerk@applevalleymn.gov>
Subject: Data center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Apple Valley city council members,

I am emailing you today, to express my hope that you vote against a data center being built in Apple Valley. Data centers emit a large amount of air pollution, water pollution and noise pollution. Data centers emit nitrogen oxide, formaldehyde, forever chemical gas(pfas gas) and fine particulate matter as small as 2.5 microns (pm2.5). These chemicals put into the air can travel hundreds of miles, and the fact that they are already building a data center in Rosemount will give citizens in our area double the pollution. Public health costs associated with U. S. Data centers are projected to reach 10 to 20 billion annually by 2030. There is no safe level of pm 2.5, so any emitted by a data center is unsafe. An example is in California, data center health impacts tripled in 4 years. There are reports in numerous states of young women having increased miscarriages, middle aged men with organ failure and an increased rate of rare cancers and lung cancer in people who have never even smoked. In Louisiana areas around data centers are called "cancer alley", and in general, areas right around data centers are called "sacrifice zones" because they know the disease that they will cause. Let's talk noise pollution, safe sound levels are 70 decibels or lower according to the American speech-language-hearing association, exposure to sounds 85 decibels and above are considered harmful to hearing. Data centers can run between 85 and 100 decibels, and they run 24 hours a day. Some residents have described it as having a lawn mower in your living room 24 hours a day. Other residents describe low-pitched roars interspersed with high-frequency screeches. Data centers, like this one in Apple Valley, are increasingly being built in densely populated areas so they can access their power grids. That brings me to the cost. Wholesale electricity costs have gone up as much as 267% from 5 years ago near data centers and that cost is being passed on to consumers. I am not interested in being forced to subsidize costs for big tech. They not only use an exorbitant amount of electricity but also water. Apple Valley does not need this strain on our resources resulting in higher costs for us. Also, the average data center employs fewer than 150 workers and most of them are not local, so we would not even be reaping the benefits increased jobs. The lives of the people in the city you represent should be your number one priority, a vote for this data center would demonstrate that they are not. I want you to know that I will work tirelessly to ensure that any of you who vote for this data center will never be elected again, and people who value human life put into office.

Breanna Vincent

From: Tim Benetti
Sent: Tuesday, December 23, 2025 8:55 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <charles.grawe@applevalleymn.gov>
Sent: Tuesday, December 23, 2025 8:21 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 23, 2025 7:28 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

rezoning Orchard Lake development

Message

Dear City Council Members,
My family and I have lived in Apple Valley since 2015. We want to strongly communicate our opposition to a data center right down the road from our houses in the Orchard Lake development. Data centers contribute nothing to creating a strong community, endanger our water supply, provide few jobs, take valuable land away from more productive and community-oriented issues, and have a limited lifetime. I can simply think of no reason that is in the public interest to allow

for a data center right in the heart of our community. I understand a vote is before the Council tonight on amending the 2040 plan to allow for a MBUC in the development. Please vote no on the amendment.

Name	Danya Leebaw
Phone Number	

not displaying correctly? [View it in your browser.](#)

Website Inquiry Form:

Submitted Time: December 23, 2025 3:58 PM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

[REDACTED]

Name or Business Name:

Nancy Speaker

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

I am an Apple Valley resident of over 30 years and am very concerned about the proposed Data Center - 2040 Mixed Business Campus. This is not what our city needs.

You have been serect and sneaky in letting the citizens you represent know what exactly is going on. I have always been so proud of my city and how it is run (thanks to Mayor Mary) but not now with the NDA's you have apparently signed regarding this project.

I don't see how this is a good outcome for our city... we already have a water shortage problem specific during drought years along with higher water costs due to the clean up needed to remove PFAS in our water. And nobody needs higher electricity prices along with the negative environmental impacts that will surely follow.

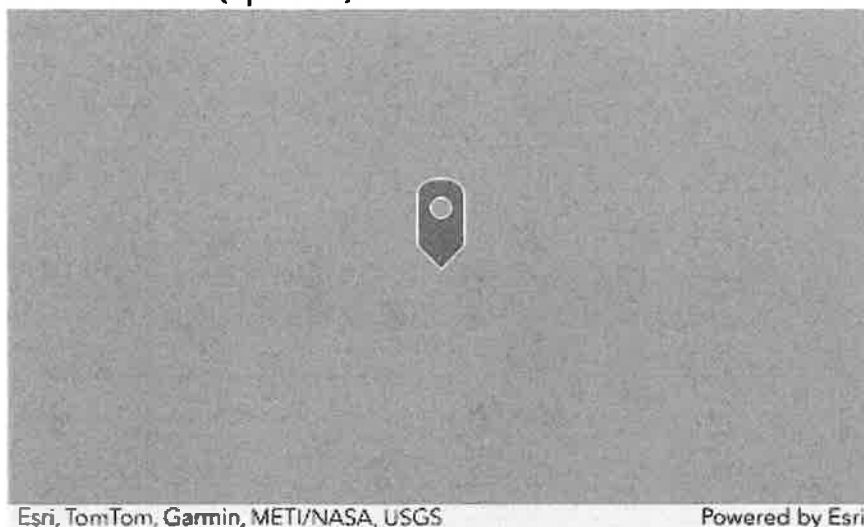
I ask that you continue to place your faith in the Planning Commission's research on this issue and vote NO on the proposed 2040 Comprehensive Plan Amendment.

sincerely,
Nancy Speaker
Palomino Drive Apple Valley

Location Description

cty rd 42 & johnny cake

Issue Location (optional):



Add a Photo:

Breanna Vincent

From: John Winter [REDACTED] >
Sent: Tuesday, December 23, 2025 9:47 AM
To: Community Development
Subject: 12/23 Agenda - Resident concern/position on the data center MBC zoning topic (Proposed Technology Park)

You don't often get email from the [REDACTED] [Learn why this is important](#)

As a resident of Apple Valley, I am urging you not to allow the rezoning of the Orchard Place concept in the 2040 Comprehensive Plan for a Mixed-Business Campus (MBC). I cannot attend the meeting this evening, but have been following the issue and have read through all the meeting files.

I don't feel the applicants have adequately addressed the committee's environmental and water/sewer infrastructure concerns AND I do not think a data center is a good use of city land. As we have seen throughout the country, data centers driving this AI bubble:

-
-
- place an incredible burden on a city's water/sewer/power infrastructure, resulting in
- higher costs and lower quality services for residents/businesses
-
-
- Have negative impacts on noise/air/water quality which we here in MN hold of high importance
-
-
- Are shortsighted in that they take our resources and gives very little in return (jobs,
- income, etc.)
-

In addition to the committee concerns and lack of transparency from the applicants, please strongly consider the desires of residents in rejecting the MBC zoning request.

Thank you,

John Winter
15789 Highview Dr.
Apple Valley, MN 55124

From: Charles Grawe
To: Tim Benetti; Christina M. Scipioni
Subject: FW: Online Form Submittal: Council Contact
Date: Tuesday, December 30, 2025 8:17:26 AM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, December 29, 2025 5:27 PM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address

[REDACTED]

Subject

Data center

Message

Hi,
I am strongly against the data center being built in Apple valley. I want to know what city council members are for and against it being built.

Name

Georgie anderson

Phone Number

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Shannon Masera <[REDACTED]>
Sent: Monday, December 29, 2025 3:10 PM
To: Community Development
Subject: No Data Centers in Apple Valley Mn

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear City Council Members,

I am writing as a resident of Apple Valley to express my strong opposition to the proposed data center. This project poses significant threats to our community's quality of life, resources, and character.

Specifically, I am concerned about depleting our local water supplies, noise, and pollution. Such developments strain our power grid and infrastructure without creating many local permanent jobs.

The scale and nature of this industrial facility are incompatible with our existing neighborhoods and parks.

Approving this project, especially near residential areas, would be a step backwards for our community's well-being, impacting property values and public health for minimal local return.

I urge you to vote NO on this or any other data center proposal and prioritize development that enhances our city not burdens it.

Best,
Shannon Masera
13435 Gunflint Ct.

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Monday, December 29, 2025 2:12 PM

To: Mayor/City Council of Apple Valley, MN

Subject: Online Form Submittal: Council Contact Council Contact

Return e-mail address 

Subject Data Center

Message Hello and thank you for your attention to this matter. We understood that the decision to NOT allow a data center to be built in Apple Valley until we received an email saying otherwise. We are not able to attend the 1/8/26 council meeting so I am writing to share with you our adamant NO TO DATA CENTERS. We believe they will not offer a significant economic advantage to our city and will cause undo damage to our environment and quality of life. Further we believe that the citizens of Apple Valley will bear an serious and unnecessary cost of living increase and the threat of interruption to our water and electricity supply. Please do not allow this to happen to our community. Respectfully

Judith Christianson
Rick Christianson

Name Judith A Christianson

Phone Number 

Breanna Vincent

From: Shelley Anne <[REDACTED]>
Sent: Friday, January 2, 2026 7:34 AM
To: Community Development
Subject: data center

You don't often get email from [REDACTED]. [Learn why this is important](#)

I am writing to convey my opposition to any expansion of the industrial footprint at Orchard Place as requested by Rockport, LLC.

Apple Valley is a family friendly town and a data center adjacent to residential neighborhoods in the heart of our city is not in the best interests of those who live here.

While I understand that there is a need for data centers, I'm sure there are more appropriate locations where residents are not living so close by and may welcome the jobs. I am also extremely concerned about the impact on our utilities and I do not trust the projections that developers provide.

As a long-time homeowner in Apple Valley, I hope the City Council respects the wishes of its residents and votes against any changes that negatively impact our city, including this proposed amendment.

Michele Hake

14344 Embassy Way, Apple Valley, MN 55124

Breanna Vincent

From: cu.rasoul <[REDACTED]>
Sent: Thursday, January 1, 2026 8:06 PM
To: Community Development
Subject: Proposed data center

You don't often get email from [REDACTED]. [Learn why this is important](#)

To whom it may concern,

I am a resident of Apple valley and I wishes to express me strong feelings of opposing thie data center. This data center means a drain on resources for us and the environment. Please do as you did the last time this came for a vote and please vote no.

Thank you,

Cara Urabe-Rasoul
Apple valley reaident

Sent from my Verizon, Samsung Galaxy smartphone

Breanna Vincent

From: Jenny <[REDACTED]>
Sent: Thursday, January 1, 2026 5:20 PM
To: Community Development
Subject: Public comment - data center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

I am a resident of Apple Valley's Regent Point neighborhood. I oppose the proposed data center/ technology park. My main concerns are environmental and a drain on the community as these centers have proven problematic.

Water consumption, noise pollution, electricity pull and land use are all of great concern to me! We can use this land in different ways that will acutely create meaningful jobs, enhance the community and bring more economic benefits to Apple Valley.

Data centers bring significant community issues, primarily massive energy and water consumption straining local resources, increased utility costs for residents, noise and light pollution, and air quality problems from backup generators, impacting public health, especially in vulnerable areas.

Communities often face shifting financial burdens despite tax breaks, with concerns over ineffective economic benefits and irreversible changes to landscapes and infrastructure.

Thanks!

Jen Recknor

[REDACTED]

Breanna Vincent

From: Marge Pierce <[REDACTED]>
Sent: Thursday, January 1, 2026 3:24 PM
To: Community Development
Subject: Rockpoint LLC proposal for Orchard Place

You don't often get email from [REDACTED]. [Learn why this is important](#)

Please do not approve the disingenuously named Technology Park proposal for Orchard Place.

Please listen to your planning commissioners (who refused to approve this resource sucking debacle) and their stated concerns over water supply and water treatment, the required expensive upgrades to the infrastructure (already designed and installed based on the existing 2040 Comp Plan), and the impact to the community that a monster data center offering limited permanent jobs would have in an area slated as a Job Creation zone.

Please don't let this happen in our city. The current comp plan for a MUBC Job Creation Zone will serve to bring new companies, jobs, and families to Apple Valley. A monstrous data center will ensure potential residents and businesses look elsewhere. Having lived very happily in Apple Valley for 12 years i have yet to find anyone in my community who wants this.

Thank you,

Marge Pierce
13234 Downey Trail
Apple Valley, MN 55124

Breanna Vincent

From: Graziela Ostler <[REDACTED]>
Sent: Friday, January 2, 2026 4:34 AM
To: Community Development
Subject: Data Center in Apple Valley

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

I am writing to share how I feel about having a data center close to my home. I am opposed to having a data center close to where families live. The data center would negatively affect my neighborhood. I am aware of the pollution and health hazard this type of center causes. I have worked to hard to keep my family healthy and safe and I would feel very disappointed and disrespected if a data center is placed close to my home and harms my family and friends. Even in a financial perspective a data center would affect the price value of my property. Data centers do not belong close to families homes. Thank you.

My address is 5980 158th St W, Apple Valley, MN 55124.

My cell phone number is [REDACTED]

Regards,

Graziela Ostler

Breanna Vincent

From: Amy Newell <[REDACTED]>
Sent: Thursday, January 1, 2026 9:15 PM
To: Community Development
Subject: Proposed Technology Park (Data Center)

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello-

I am an Apple Valley resident and I am very concerned about the proposed technology park (data center) to possibly be approved/ built in the city. I am worried about the noise and high water usage. I am also worried there may be future health concerns that could affect the community.

I would not like this approved in Apple Valley.

Amy Newell

15539 Flyboat Lane

Sent from my iPhone

Breanna Vincent

From: Travis Misslin <[REDACTED]>
Sent: Thursday, January 1, 2026 4:21 PM
To: Community Development
Cc: Travis Misslin
Subject: Resident concerns regarding proposed data center development

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor and Members of the Apple Valley City Council,

I am writing as a concerned resident of Apple Valley to express strong opposition to the proposed data center development planned for our community.

While data centers may serve a role in regional or national infrastructure, they offer little tangible benefit to Apple Valley residents while introducing significant and long-lasting drawbacks. These facilities typically provide very few permanent jobs relative to their size, consume vast amounts of electricity and water, and contribute minimal economic activity beyond property tax revenue. This imbalance places a disproportionate burden on local resources without delivering meaningful community value.

Residents are especially concerned about the strain a data center would place on our electrical grid and water supply, particularly during peak usage periods and as our region faces increasing environmental and climate-related challenges. Additionally, the constant noise from cooling systems, increased industrial traffic, and the visual impact of a large, utilitarian structure are incompatible with the character of nearby residential neighborhoods.

Apple Valley has long prioritized thoughtful development that supports families, local businesses, and quality of life. A data center does not align with these goals. It does not foster walkable spaces, community engagement, or diverse employment opportunities, and it risks setting a precedent for further industrial-style development that residents do not support.

Many residents feel their concerns have not been adequately considered in this process. We respectfully urge the City Council to listen to the voices of the community, reevaluate

this proposal, and explore alternative developments that better reflect the values, needs, and long-term vision of Apple Valley.

Thank you for your time and for your service to our city. I hope you will prioritize the interests and quality of life of current residents in your decision-making.

Sincerely,

Travis Misslin

Breanna Vincent

From: Kathy M <[REDACTED]>
Sent: Thursday, January 1, 2026 2:55 PM
To: Community Development
Subject: Data Center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello

As an Apple Valley resident I am opposed to the Data Center development. I don't see that a data center would enhance the quality of life in Apple Valley in any way & could be detrimental to water and perhaps electrical supply. The center would not provide many jobs nor provide any services to the community. This development is not needed in Apple Valley.

Thank you

Katherine Mataya

Sent from my iPhone

Breanna Vincent

From: Liz Langley <[REDACTED]>
Sent: Thursday, January 1, 2026 5:30 PM
To: Community Development
Subject: Data Center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Whom It May Concern,

I have watched Apple Valley change and grow since 1980. I have raised children here and worked for ISD 196 for 27 years and plan to hopefully spend my remaining years here. I have always been proud to say I live in one of the most family friendly areas with vast park, trails and playground systems. With that said I am encouraging the planning commission of this fine city to adhere to and not change land usage permits to allow for the proposed data center.

Currently 2 wells are offline due to PFAs and millions of dollars will be needed to install proper filtration. From the research I have done the money to do so isn't coming from 3M as there is no way to identify how they got this far outside of the metro area.

Minnesota is recording 10 years of climate change involving increased temperatures and decreased precipitation. Data centers use vast amounts of water that cannot be recycled for consumption. They contribute to air pollution, increased electrical costs and are harmful to native ecosystems.

I strongly oppose the idea of placing one in Apple Valley and urge you to vote no and/or deny the proposed land use change permit. The small number of short term jobs are not worth what will be removed from a family community.

I look forward to attending the meetings on January 8th and 22nd. I encourage you to stick with the decision of denial from 2025.

Thank you,
Liz Langley
[REDACTED]
Sent from my iPad

Breanna Vincent

From: Ben Baglio <[REDACTED]>
Sent: Thursday, January 1, 2026 7:48 PM
To: Community Development
Subject: Public Comment on Proposed Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor Hooppaw, City Council Members, and other city officials,

I am reaching out to express my strong hope that the City Council will, at their first meeting in January 2026, reject the proposal put forward by Rockport, LLC to develop an enormous data center in our city. Given our community's reliance on groundwater, and a demand already outpacing the long-term supply, it would be unwise for the future of our community to permit something that will drain our most valuable resource. The minimal sustainable, permanent jobs created by this proposed project are nothing compared to the damage it could (and will likely, eventually) cause.

Our city needs a serious, viable long-term sustainability plan for land use. Rejecting this data center does not eliminate that need, but it would also go a long way for this council in proving that they're serious about protecting the environment and listening to the concerns of residents.

Please reject any attempts to bill this data center in our city.

Respectfully,

Ben Baglio
176 Walnut Ln, Apple Valley, MN 55124

Breanna Vincent

From: Chrissie A [REDACTED] >
Sent: Thursday, January 1, 2026 9:46 PM
To: Community Development
Subject: Regarding data centers

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I live by cobblestone lake. I have lived here since 2021 and watched it grow. Please do not allow data centers in Apple Valley, especially not so close to residences. We already struggle with yearly price increases (HOA fees, property tax increases, grocery price increases, mortgage cost increases, electric bill increases, etc). Data centers will drastically add to that list. They steal water resources and drive up local energy bills, offering nothing in return to the local community it burdens. This area should be reserved for actual business or housing to help build up communities. Building data centers to help power AI helps no one but the rich. Please, please do not allow this data center to be built here.

-apple valley resident, Christine Acton

Figure 4.2 – Orchard Place Concept



Breanna Vincent

From: Debbie Carter <[REDACTED]>
Sent: Friday, January 2, 2026 1:02 PM
To: Community Development
Subject: Rezoning & Proposed Data Center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As an Apple Valley resident & homeowner in the Cobblestone Lake neighborhood, I'm very disappointed that the City Council is even considering rezoning the land not that far from our wonderful neighborhood, to allow a massive Data Center to be built. When we chose to move from Eagan to here, one reason we did is because we loved the look & feel of the area. It's only gotten better with the development happening across Pilot Knob, with the many stores, restaurants, & HealthPartners Clinic being built. Why would you even consider rezoning to allow a massive data center so close to so many residential areas? The look & feel of the area will change tremendously, & this wasn't in the city's zoning plan for the area.

There is also the very valid concern re: water usage & how that will affect residents in both supply & water rate increases, power demand & power rate increases, air quality changes if backup generators are used, noise pollution, etc. Why are you even thinking of risking the area, when other development wouldn't need such zoning changes, & wouldn't come with such potential high risks? Your very own planning commission recommended against doing this. Why are you not listening to them?

Why is the City Council even considering this zoning change for a massive data center next to so many residential neighborhoods (and next to a huge medical clinic dedicated to making people healthier)?

Why are you considering changes for the detriment of such a lovely area, one of the main reasons we moved here? The Cobblestone Lake neighborhood is known for the outdoor sidewalks & paths around the lake, to have a healthier lifestyle & enjoy the natural setting. Any change in the area re: air quality, noise pollution, visual aesthetics, this will have a big negative effect on quality of life. I've got to believe this will also have a negative effect on the whole area's property values & desirability.

Data centers, especially massive data centers, don't belong in such residential areas. We'll be very upset & heartbroken if the City Council allows this to happen. Many neighbors, even if you're not hearing from them, are all saying the same thing. Please don't allow this to happen to our beautiful city.

Debbie & Steve Carter

Website Inquiry Form:

Submitted Time: January 2, 2026 7:34 PM

Contact Information:

Contact Preference:

Phone or Email

Phone Number:

[REDACTED]

Email Address:

Fillingtime1@charter.net

Name or Business Name:

Richard Fuller

Topic:

Planning and Zoning

Sub-Category:

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

Data center plan for Orchard Place

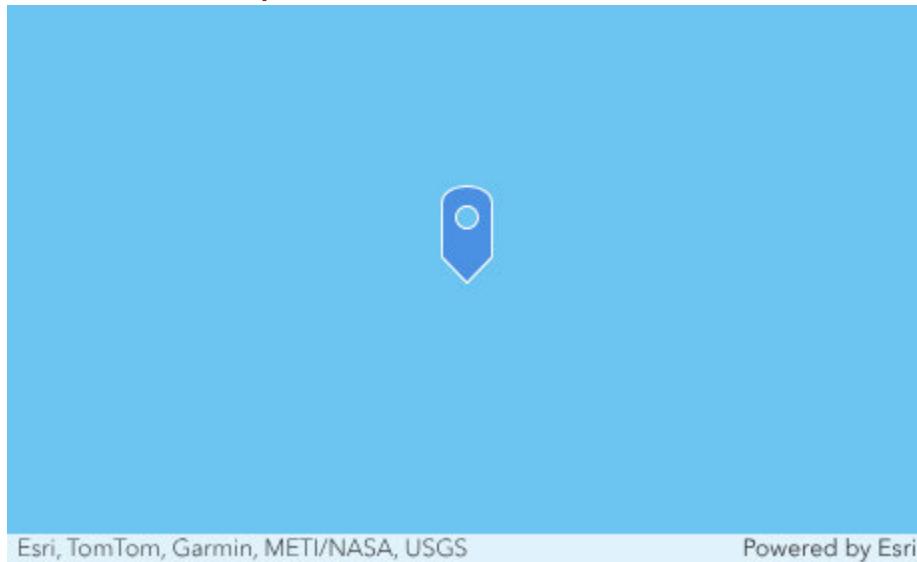
I am very concerned about water and electricity usage and it's affect on our city facilities and infrastructure.

I am not sure this facility is in the best interest of our city and tax base....
Please deny this application.

Location Description

Orchard place data center proposal

Issue Location (optional):



Add a Photo:

Breanna Vincent

From: Will Gallmeier <[REDACTED]>
Sent: Friday, January 2, 2026 3:20 PM
To: Community Development
Cc: Tom Melander; Ruth Grendahl; Lisa Hiebert; John Bergman
Subject: Opposition of Apple Valley Data Center

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Members of the City Council and Planning Commission,

My name is Will Gallmeier, and I am a resident of Apple Valley, living on the corner of Pilot Knob Road and County Road 42, writing to formally express my opposition to the proposed data center planned for placement within our community—specifically in an area designated as a Job Creation Zone and an area so close to my home.

This designation exists to encourage developments that create meaningful employment opportunities and long-term economic benefits for local residents. Unfortunately, data centers are well known to generate very few permanent jobs once construction is complete, making them a poor fit for an area formally intended to promote job growth and workforce development.

Beyond the limited employment impact, the proposed data center raises serious concerns regarding environmental strain on our growing city. Data centers require significant water usage for cooling and contribute to increased energy demand and pollution. Apple Valley is already experiencing rapid growth, and adding a high water- and energy-consuming facility places unnecessary pressure on local resources and infrastructure—especially in close proximity to residential neighborhoods.

There are far better uses for this land that would align with the intent of a Job Creation Zone while also respecting the health and well-being of the surrounding community. Developments such as office, medical, or mixed-use commercial projects could create substantially more jobs, support local families, and do so with far less environmental impact.

I also believe the rezoning, specifically in regards to the data center, can be a slippery slope as data centers can often stretch into a heavy industrial zone. Data centers fit into a light industrial zoning for their indoor operations, but often exceed it with large generators, cooling systems, and power demands, which lead to general debates on whether they should be classified heavier in the first place. If we change the zoning now, what's to stop a rezoning in the future that would further harm our community?

Additionally, there are many other locations—outside of dense and growing residential areas—that would be far more suitable for a data center. Placing such a facility in the center of a developing community like Apple Valley does not reflect thoughtful or future-focused planning.

I respectfully urge the city to reconsider this proposal and rezoning, and prioritize development that truly supports job creation, sustainability, and quality of life for residents. Thank you for your time, consideration, and commitment to the future of our community.

Sincerely,
Will Gallmeier
Apple Valley Resident

Website Inquiry Form:

Submitted Time: January 3, 2026 7:41 AM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

[REDACTED]

Name or Business Name:

Megan Berger

Topic:

Planning and Zoning

Sub-Category:

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

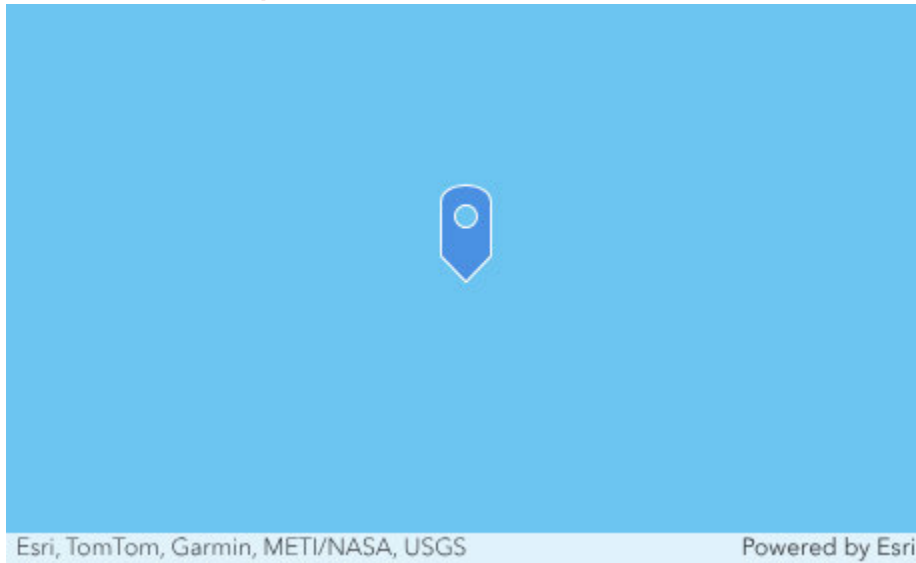
I would like to express my concern regarding the data center which has been proposed at Orchard Place. My main concerns are that this is going to be a major source of light pollution for the many residents who live nearby. Also, it seems like

relatively prime real estate to build something which is better suited for “the middle of nowhere”. The one is Rosemount is lit up night and day and takes up an enormous footprint. Let’s not be like them...

Location Description

Orchard place

Issue Location (optional):



Add a Photo:

Apple Valley Proposed Technology Park (Data Center) Concerns

C.R. Whiting / Cobblestone Community – Apple Valley / Retired IT Security Professional

General Concerns

- It is unclear what, if any, benefits of this proposal will have on the average AV community citizen. There are no apparent decrease in city tax benefits or other benefits that I'm aware of, for instance. It doesn't even sound like it will produce many, if any, additional AV jobs. (i.e. Why, exactly, would we want this in our back yard again?)
- There is a concern that property within a mile (or two) of this park will see their property values decrease.
- AI data centers consume orders of magnitude more energy and other resources than traditional data centers – which I cannot believe will not impact me personally. Water consumption. Electricity consumption. Traffic. Sewage. Etc. Some estimates cite 25-50x more than a traditional DC. These are data centers on steroids.
- Most other communities have rejected such proposals that are within the bounds of homestead properties. These types of services need to be on the outer borders or completely outside of major living areas, not embedded in the interior of one.
- The enormous land consumption (over 500 acres?) will prevent other types of development as well as decrease the relative value of surrounding land yet to be developed.
- Historically data centers are major sources of noise pollution. Even sound levels that are within the bounds of an industrial park can be more than just annoying to the surrounding homes. This noise pollution, especially the mid-to-high frequencies, can travel a mile or more into the surrounding communities. Although the proposed noise level of under 50db is cited it should be understood that the mid-to-high frequency whines created by such A/C systems even at lower db levels can be quite annoying, and those types of sounds can carry quite far. Meaning, we're not talking about traffic noises here, we are talking about a persistent whine which even at 10 or 20 db at a half mile would force residents to always have their windows closed. Such noises have been suspected of health issues as. Although the developer will downplay the noise issues, it shouldn't be taken lightly.
- This data center is an AI data center meaning it's power and A/C consumption are (again) orders of magnitude more than traditional DC's. Even if, on paper, it would meet requirements for noise pollution being acceptable per the surrounding property owners, any increase over time, or aging of A/C and other infrastructure could dramatically increase that noise pollution to well above acceptability. What recourse would the nearby property owners, or even city, have once the DC is built and operational? You build this bed and you have to sleep in it.
- Water consumption is a major problem for data centers that provides the A/C systems with sufficient cooling. Tapping into the ground water for this resource within the city dependent itself on ground water for surrounding homes and businesses is reckless. During college I worked for the South Carolina Water Resource Commission as a programmer assisting the staff geologists as they studied the ground water impacts of golf courses and the resulting intrusion of salt water from the ocean as fresh ground water was depleted, I can tell you that ground water systems are extremely fragile systems. Even, as suggested, tapping into a higher water table than what is being used for our tap water can impact the whole table. Water tables are

ecosystems in themselves. Water shortages and water contamination are likely going to be experienced. And once all this water is used it has to go somewhere. Closed systems are a possibility, but the noise from those systems are far greater than a water cooled evaporator system. Who is going to manage and pay for the ongoing monitoring of the ground water system due to this park? And if that monitoring discovered major issues, are we prepared to close that data center down? Would we even have the legal right to close it down?

- Electrical consumption for such an AI data center will likely rival all of the electrical consumption of Apple Valley. The impact on the South Metro electrical grid will not be insignificant. Power shortages and transformer loads are tricky things to navigate within a city infrastructure. It would be tantamount to AV doubling or even tripling its size overnight. Even if it doesn't impact my home personally, it will possibly drive my electric bill up as a result of the infrastructure changes that will be required. This is ditto with my water bill.
- Potential legal issues could arise over time as the surrounding communities sue the city for noise pollution, and possibly infrastructure problems, including potentially contaminated ground water. Is the city ready to respond to possible class action lawsuits?
- A data center fire, god forbid, could introduce major air contaminants into the surrounding communities. Most electrical systems, including wiring, incorporate forever chemicals which have been directly linked to cancer and other serious medical problems. How many people will be living within 10 miles of this data center? What would the city think if half of AV became a superfund site?
- Though I have left this to last, I can't leave this topic without commenting on the ethical concerns over AI in general. More than just a few of the leading AI experts in the world have cited generative AI as being one of the most dangerous ventures man has done since the atomic bomb was invented and used. Having such a data center less than a mile from my home raises even more questions and concerns for me. The 'Terminator' jokes are funny, but not entirely unfounded. I've spent 45 years in IT, and over 20 years in IT Security and my last 2 years researching AI for a Fortune 100 company in the Twin Cities area, and I can tell you that these AI services are a major security problem.

I vote NO to this proposal.

A simple Google search will show you how many problems have been reported by people living next to, or near, large data centers. Putting one in the middle of Apple Valley within a mile of thousands of single family homes is, I believe, an insane idea. Please don't do it.

Clark R Whiting / 15647 Duck Crossing Way, AV, MN 55124
Retired IT and Security Professional

Breanna Vincent

From: Pam Winthrop Lauer <[REDACTED]>
Sent: Monday, January 5, 2026 10:41 AM
To: Community Development
Subject: Data Center Concerns

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello -

I am intensely concerned about groundwater usage by the proposed data center. I'm aware of systems to reclaim and re-use cooling water and waste heat in places in Europe and I would like to see anything built here to:

1. Pose zero risk to our groundwater table; and
2. Be an innovative leader in reclamation of water and waste heat.

As it stands, I am concerned that the project will harm more than help our city. I would love to see environmentally sound innovation in siting a data center here.

I have been an Apple Valley resident for many years and am grateful for the responsive and responsible government that we have.

-Pam Lauer

--

Pam Winthrop Lauer

Certified Trainer with the Center for Nonviolent Communication Offering Spiritual Direction and NVC Training, Mediation, Facilitation and Coaching.

[REDACTED]
<https://www.cnvc.org/trainers/pam-winthrop-lauer>

"The misery here is quite terrible; and yet, late at night when the day has slunk away into the depths behind me, I often walk with a spring in my step along the barbed wire. And then, time and again, it soars straight from my heart- I can't help it, that's just the way it is, like some elementary force – the feeling that life is glorious and magnificent, and that one day we shall be building a whole new world. Against every new outrage and every fresh horror, we shall put up one more piece of love and goodness, drawing strength from within ourselves."
Etty Hillesum, from Letters from Westerbork, 3 July 1943.

To whom it may concern,

I am writing to express my views on the potential for building a new AI data center in Apple Valley city limits. We all know its many uses. It is truly amazing how it has evolved so quickly. As an avid user, it has helped me generate ideas and imaginary battles between superheroes and villains. I created a character based off the "Disappointment Panda," as described in the book "The Subtle Art of Not Giving a F*ck" by Mark Manson (highly recommended!). Manson envisions Panda approaching you, the reader, helping you face reality when you have unattainable goals, or at least helps you step back and determine the steps needed to reach them. In my version, Panda goes on adventures engaging with overzealous tv and movie characters, explaining to them their ambitions aren't as good as they think and why their dreams are too farfetched. Panda identifies details that may have been overlooked. He joins a small cadre of dogs to help lighten the mood and solidify his point. It's fun!

While AI has been a useful tool for me and others, Panda might agree it has downfalls. We have to think of the bigger picture. Yes, AI creates jobs and can make society more efficient and reduce workload. That sounds good, right? The other side of this coin is a greater *loss* of jobs. AI is creative. It can create art, music and stories. If it were given free roam across all genres of the arts, who needs artists, writers, or musicians? There are countless musicians and singers in the world, all creating wonderful music. My own son, a high school student, is an excellent piano player. Maybe he won't be the next Mozart, but if he practiced enough, he could do great. Shakespeare, Poe, and Hemingway excelled in their writing without the aid of computers. Art has been a staple of history. Churches and museums provide us with so much information without saying a word. Viewers are given the opportunity to create their own interpretation, allowing them to build critical thinking skills. By the time you read this, a child may already be on their way to become another great writer, artist or musician, publishing several works. With AI, those dreams may be lost, as nobody can compete with unlimited technology.

As with the aforementioned creative industry, low skill jobs, such as cashiers or customer service, are threatened. Some people, either due to medical conditions, upbringing, economical or other reasons, may only be qualified for these types of jobs. They do what they can to support their families, often determining whether they should pay rent or groceries this week.

Entry-level jobs become less valuable with AI. During 2025, college graduates continue to struggle to find suitable employment, as reported by Forbes¹, NPR² and Fortune³. This is a concerning trend, as college was once known as the gateway to a strong, stable career. Having been a graduate during the recession in 2008, I've experienced first-hand the effects of a weak economy on the job market. Interview upon interview, rejection upon rejection, until I finally landed a job. The process was arduous, frustrating and scary. I hate for that to happen to others.

Even higher, more educated career paths are in danger. Accountants, tax preparers, therapists, translators, doctors and lawyers are all jobs easily taken by AI. These are important roles for any society, requiring years of study and real-life experience to be successful. Many customers appreciate the ability to work with another human being to complete these tasks. Some people, such as the elderly, may struggle using such technology to pay their taxes or get a medical diagnosis. People in these roles are some of the most dedicated, intelligent individuals. Their skills and value would be lost if AI were allowed to take over.

Mother Nature is also a potential victim. With recent changes in environmental oversight by the current administration, we must do our part to preserve clean, healthy land, water and air. AI is an energy hog. Computers are constantly generating heat, using electricity and water to maintain cool temperatures. This energy requires fossil fuels, and the increased production of greenhouse gases will have a profound effect on the lives of future generations. I don't want my son to live in a world of smog. The amount of energy required at data centers is staggering. Since 2022, energy use from data centers is estimated to have increased by over 39 million percent⁴. Water is the key ingredient to life as we know it. We have all seen the effects of drought, particularly in large rivers such as the Rio Grande. Reducing available water to our ecosystem results in a loss of wildlife, potentially harming already endangered species. Entire cities are forced to limit their water usage during certain periods of the year, with several major cities already facing major drought by 2030⁵. The water used to cool data centers is too valuable to be effectively depleted through daily use.

Such large, noisy structures can also be unsightly and annoying to local residents. I like Apple Valley due to its proximity to highways and I feel safe. After speaking with other residents, we agree it's a good place to live. We want other people to reap the benefits. A data center could impede that. Such an unsightly, noise and air polluting monstrosity could deter future homeowners from contributing their tax dollars to the development and maintenance of our city. That's fewer dollars for local businesses, fewer students, less incentive for businesses to establish a footprint, creating an overall drain on our economy.

I urge the council to consider delaying the development of a data center in Apple Valley, in the hopes more time and effort may be employed to determine the true impact of its construction. Develop solutions to the environmental and societal consequences. Develop regulation to limit its impact on jobs and preserve nature. Create a closed-water system within the building. Data centers, as a whole, have existed for years. Our nascent understanding of the effects of these advanced technologies could be our downfall. There needs to be more effort into determining how to best incorporate these systems into society so we can all benefit.

Thank you for the opportunity to express my concerns. Panda, and his canine companions, want you to think about the future, and all possible outcomes.

Sincerely,

Paul DonLevy

References cited:

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2. Horsley, Scott. "'Panicking': Why recent college grads are struggling to find jobs" *NPR*. <https://www.npr.org/2025/07/13/nx-s1-5462807/college-graduates-jobs-employment-unemployment>
3. Morse, Brit. "New grads are struggling to find jobs and they're being locked out of the labor market because of 3 key factors" *Fortune*. <https://fortune.com/2025/06/12/tough-job-market-new-grads-entry-level-jobs-scarce-stagnation-tariffs-ai/>
4. Zewe, Adam. "Explained: Generative AI's environmental impact" *MIT*. <https://news.mit.edu/2025/explained-generative-ai-environmental-impact-0117>.
5. Climate Cosmos Team. "12 U.S. Cities Facing Water Shortages by 2030" *Climate Cosmos*. <https://climatecosmos.com/climate-news/12-u-s-cities-facing-water-shortages-by-2030/>

To:

Mayor, City Council Members, Planning Commissioners, Economic Advisory Committee & City Staff,

From:

Bradley J Blackett, resident - 457 Reflection Road, Apple Valley, MN 55124

I am writing to acknowledge the effort and wish to support the Resolution of Denial on Rockports' Request for Amending the 2040 Comprehensive Plan. I have read the Resolution couple times and referred back to the entirety of the 2040 several times over and over.

My following comment is somewhat - one of confusion.

Because as I read the various chapters beginning with the the Second chapter - "Vision of Apple Valley, followed by chapter 3 - "Community Context", then chapter 4 - "Land Use" and the chapter 6 - Economic Development" ... I can't begin to express my astonishment on how often and the frequency which the importance of the expiring Industrial Fisher's Gravel Pit becoming a Mixed-Use Business Campus is mentioned as a focus and one might say a priority for the community's future.

Furthermore how expulsive the intent and future dependency this site to be developed according to the Orchard Place Concept which the city adopted in the 2030 Comp Plan. Redevelopment of the gravel pit became the foundation in the City's Economic Development Extended Strategy Plan having the MUBC as a job creation center. Expanding employment in the community to 19,000 high paying jobs by year 2040.

Thus as I reviewed the "Resolution of Denial" and what Staff provided five points of position the city was taking to justify denying CPA. I realized the points didn't not elaborate on Chapter 6. Lack of job creation potential by renaming the kinds of permitted uses in this district. How CPA goes against decades goal setting and planning.

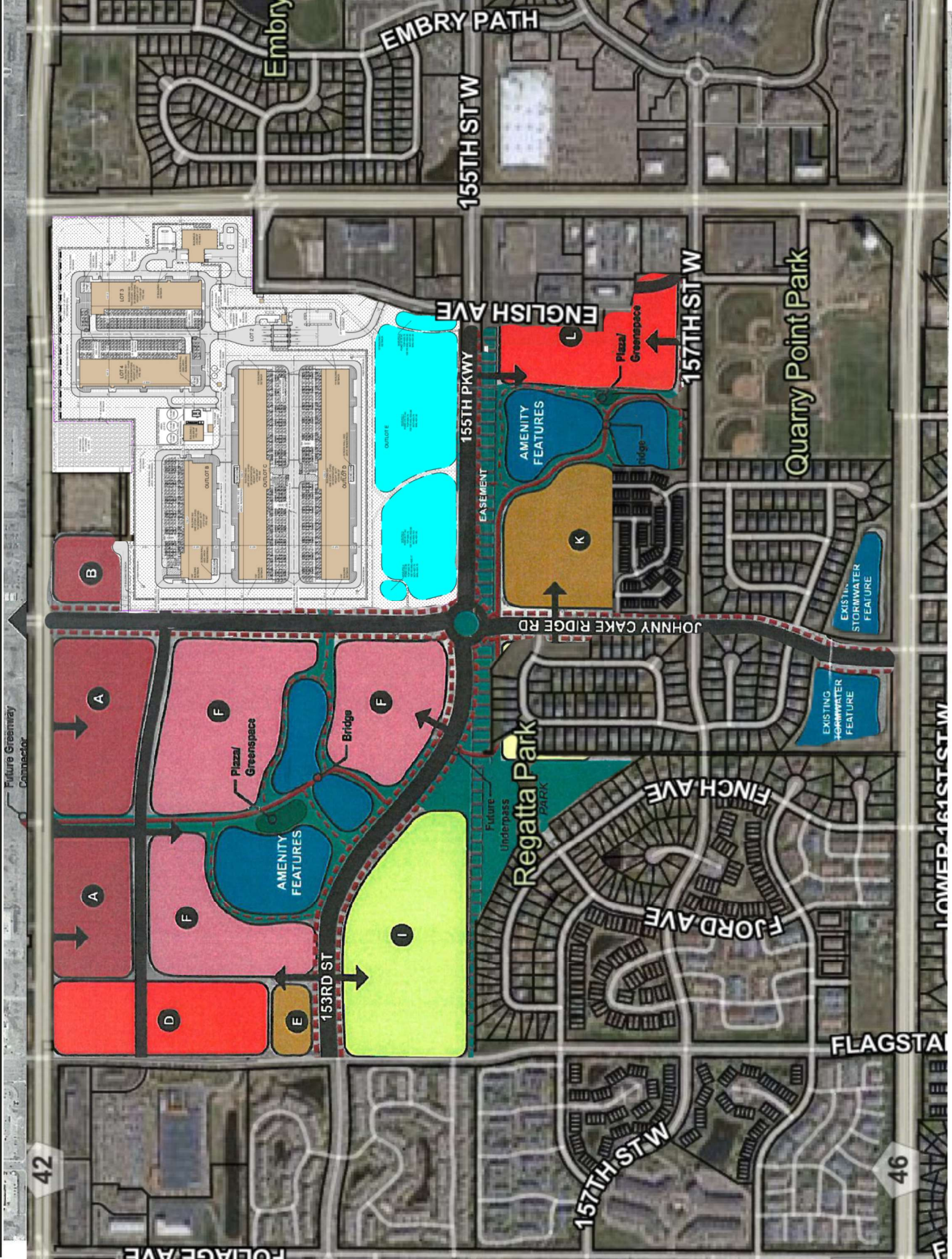
Amending the definition within Mixed-Uses to include in the technology center allowances for larger Industrial Uses such as a Data Center with its enormous consumption of 123.48 acres and 5.8 to 6.8 million sq. ft. wouldn't meet the job creation expected from Business or Medical Campus employment levels.

Far from the Orchard Place Concept Original once placed on - say a Hospital. The Orchard Place Concept suggested that a typical hospital might staff 2.6 employees per 1,000 square feet. Thus, a 50-acre hospital site might support a staff of roughly 1,980 employees. That would be great if similar results would come from the land the Data Center would occupy. At best if a Data Center could require 30 or 60 ongoing jobs, this in no way meets the target goals for job creation set in the 2040 Comp Plan. Additionally, if Rockport gets its way, this one project will consume half of what is left of the available land to generate enough jobs to meet the local employment goals for the residents of Apple Valley.

I have include my own sixth "point of position" for consideration and wordsmithing to fill the void of mentioning the purpose of job creation center for this land use district. I have also assembled a graphic depiction of the two half of what has yet to be reclaimed from the Gravel Operation often referred to as Figure 4.2.

f. Chapter 6, page 2 - Strategic Plan of Action - calls for the city to follow the 2024 Comprehensive Plan's economic development plan specifically to increase the number of jobs that pay well enough to sustain a household. Changes in acreage in the CPA Area would adversely affect the remaining designated MBC acres by jeopardizing their ability to meet the required growth percentage to achieve 19,000 jobs in the City by 2040. The size of each future building on any remaining acres would have to be much larger and taller to accommodate employees within the smaller footprint. Plus, upon completion of the Mixed-Use Business Campus, it would mean fewer employers and larger businesses, helping reach the goal of 25 percent of all jobs in the City being located on the Mixed-Use Business Campus. The proposed Technology Campus and subsequent Data Center installation reduce the present Mixed-Use Business Campus by nearly half.

Figure 4.2 – Orchard Place Concept



Respectfully, Submitted - Bradley J Blackett, Community Volunteer

Website Inquiry Form:

Submitted Time: January 7, 2026 4:40 PM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

[REDACTED]

Name or Business Name:

Retired

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

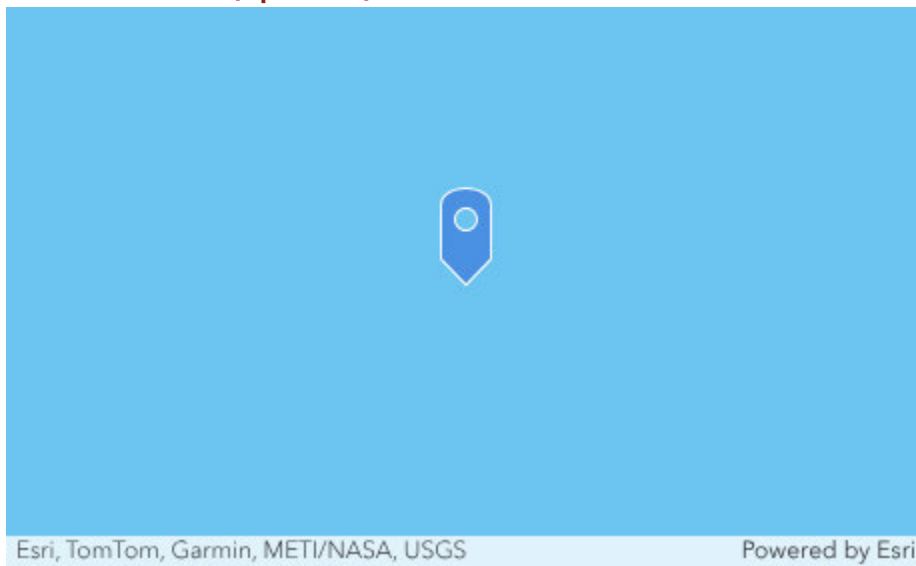
I have been following the news of a proposed Data Center in downtown Apple Valley. I realize Data Centers are in our future, but I do not agree with the location. A downtown area does not seem conducive for this type of business. I'm also

concerned about water and electricity as I understand these facilities require a tremendous amount of both. I understand we have 75 Data Centers in the state, mainly in Minneapolis. I don't understand the need for so many, but at the same time, I am not in that business.

Location Description

Orchard Place

Issue Location (optional):



Add a Photo:

Breanna Vincent

From: [REDACTED]
Sent: Wednesday, January 7, 2026 12:20 PM
To: Community Development
Subject: Strongly Opposed to Building Data Center in Apple Valley!

You don't often get email from [REDACTED]. [Learn why this is important](#)

The last thing that Apple Valley needs is a damn data center. It's cons far outweigh any pros.  People should be very alarmed at the possibility that this ill-advised project could come to fruition in our city.

There are numerous concerning issues, aside from the noise, there are factors such as resource consumption, neighborhood disruption, and environmental impacts, which include high energy usage, and threats to our aquifers. Data Centers pose risks to our existing aquifers as these centers are water guzzlers which subsequently create high-water stresses.

You Council members have been entrusted with the well being of every man, woman, and child who calls Apple Valley home, as I have done for 34 years. If you allow the data center to be built here, you will have betrayed every citizen you have sworn to look out for, and planted the seeds for the decline, and diminishment of our city.

Douglas Ackerman

Breanna Vincent

From: [REDACTED]
Sent: Wednesday, January 7, 2026 2:25 PM
To: Community Development
Subject: Vehemently Opposed to Data Center in Apple Valley!

You don't often get email from [REDACTED]. [Learn why this is important](#)

Members of the Apple Valley City Council,

I write in opposition to the building of a Data Center in Apple Valley.

There are only cons to the creation of such a monstrosity, no pros whatsoever.

The billionaires behind the building of these ridiculously detrimental centers claim they bring several benefits to communities. That is a flagrant lie. There are no benefits to be had. I have read extensively about the impact these centers have on cities. They are grim indeed, particularly to the residents, and taxpayers who live in these affected cities.

Please consider the following points:

-Energy grids would be directly affected, necessitating the upgrading of the systems due to the heightened demand. Further, the severely heightened demand for energy taxes a grid to the point that many businesses have no alternative other than to relocate to another city because their businesses are so badly impacted.

-The promised benefits are a farce. Residents, and tax payers of the communities targeted for data centers soon regret having to live alongside them. The lure of job opportunities is greatly exaggerated. Once constructed, the centers only require a few dozen employees.

-The Data Centers and their requisite energy consumptions prove to be environmental catastrophes. Along with grave concerns for a city's aquifers, several other concerns are present. Some cities exempt Data Centers from existing, or proposed environmental protection laws, allowing them carte blanche to pollute as their needs be. The particulate pollutants emitted from a Center's numerous gas turbines, have been shown to increase the hospitalizations for those with respiratory problems, such as asthma.

According to the Minnesota Dept of Health, "Children under the age of 18 living in the 7-county Twin Cities metropolitan area have higher rates of asthma emergency department visits compared to those living outside this area in Greater Minnesota," "Since 2000, there has been a dramatic decrease in asthma hospitalization rates among children under the age of 18 in the 7-county Twin Cities metropolitan area." Living near a Data Center would only compound, and increase the threats to the health of those affected by lung diseases, and cancers.

The deleterious impact on public health cannot be overstated. In terms of their air pollution alone, scientists opine that we can expect an annual increase of asthma cases in the area of 600,000. In terms of premature death, these Centers will be complicit in approximately 1,300 premature deaths.

The data on the water cooling process has shown that it not only increases water pollution, but also poisons the very aquifers people rely on for drinking water.

-These Centers require the utilization, and extraction of minerals that are rare, and difficult to mine without damaging the environment.

-Experts opine that eventually this "data bubble" will burst, the centers will become obsolete, and the cities they have polluted, diminished, and damaged will be responsible for dealing with the empty, abandoned buildings. Again, tax payer dollars will be needed to address the disposition of the monstrosities.

-The government could conceivably utilize the AI to intimidate, and threaten those who are critical of politicians, their policies, or plans, and also be used to track dissidents, and to arrest immigrants.

AI could exacerbate racial injustices, and discrimination as well. Data could be collected that would make it even more difficult for minorities to find housing. Senior citizens could find themselves even easier targets, prey for scammers, and crooks. It would be easier for an employee's every move to be surveilled, even further eroding the concept of personal privacy. Data would allow for the abuses of those of differing ethnicities, religions, etc., and if a group were to be scapegoated, personal data would make it easier for a government to commit genocide. Sound incredible? Possibly, but it is also very true.

-There is a lack of transparency provided to the public. There are incentives for the Centers to be built quickly, and to keep hidden what is being done.

-Those behind the scenes, who own the Centers rely on, and anticipate that they'll be given large tax breaks. To fight them, to discourage their construction, a city should enforce existing tax laws, and refuse to give the much counted on tax breaks.

-As is the case in Warenton, Virginia, when Amazon's large data center was given the green light to build, just last year, every council member who sided with Amazon was voted out. Aspiring, anti-Data Center office holders were then voted in to replace the corrupted, ill-informed councilmen. As citizens, we must hold you, our council members to account. If you allow this data center to be built in our city, it will be a betrayal of every man, woman, and child in Apple Valley, and you should lose your seat on the Council, for you will have failed us!

-Further, I have read that the strain on the energy (electrical) grid could increase the risk of fire in our homes, and/or energy blackouts which could lead to food spoilage. Such a calamity could cause insulin, or other medications needing refrigeration to become unusable.

-The tax breaks given to these Data Centers directly impacts communities. Monies that should go to fund our public schools, libraries, parks, healthcare, and the like, are instead used to compensate and subsidize said tax breaks for Data Centers.

-Residents will also have to subsidize the cost of these energy guzzling Centers through extremely increased home energy bills. It has been estimated by researchers that the consumers will have to cough up billions of dollars to build more power plants, and to upgrade needed infrastructure. Experts also say that the energy used by the Centers will triple in just four years from now.

-In regards to our planet, the Centers will adversely impact any gains we've made in protecting our environment, and reversing climate change. Renewable energy sources could not possibly keep up with the demands made the these Centers. Consequently, the Centers would infinitely increase their carbon footprint because they'd have to rely on dirty fuels, such as coal, or on potentially dangerous sources such as those provided by nuclear facilities, or by pillaging the land by digging even more gas wells. Greenhouse gasses will increase exponentially.

-According to the Minnesota Center for Environmental Advocacy, "The amount of electricity that each of these "hyper-scale" data centers consume can be massive. For example, one proposed data center in Farmington would use as much electricity in a year as the Monticello nuclear power plant produces annually."

Thank you for your time, and your consideration,

Jan Ackerman

Breanna Vincent

From: Jacquelyn Lutz <[REDACTED]>
Sent: Saturday, January 10, 2026 10:04 AM
To: Community Development
Subject: Oppidan data center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear City Council,

I am an Apple valley resident and I am opposed to the data center proposed by Oppidan to be built in Apple Valley. Data centers have been shown to increase resident electricity costs, waste water, and pollute the surrounding areas. We should not allow one in our community.

Sincerely,

Jacquelyn Lutz
12755 Diamond Path, Apple Valley, MN 55124

Breanna Vincent

From: Barbara Landes <[REDACTED]>
Sent: Monday, January 12, 2026 2:06 PM
To: Community Development
Subject: Proposed Data Center

You don't often get email from [REDACTED] [Learn why this is important](#)

Honorable Council Members,

I am writing to express my deep concern about the possibility of the City of Apple Valley granting the required permits to allow a Data Center (Technology Park) to be built on the corner of Cty. Rd. 42 and Pilot Knob Road. I have grave concerns about allowing this project to happen.

- My primary concern has always been and continues to be the potentially high demand for water used by a data center, especially during our hot summer months. It was determined by the Planning Commission last April that our city does not have the infrastructure to meet these demands. I imagine the petitioners may have a solution or may offer to subsidize the cost of making the necessary upgrades to our water supply. But, I ask you, knowing that the Data Center creates waste water, is that the conscionable action to take? Please, please put the quality of our environment (current and future) at the top of your list of considerations.
- In the past nine months that this issue was tabled by the planning commission, more and more research has indicated that Data Centers are destructive to their surrounding communities in so many ways. There is the drain on electricity, causing higher utility bills for residents for one.
- Noise pollution created by Data Centers has been gaining more attention for it's detrimental effects to nearby residents lately. The low and high frequency sounds emitted by Data Centers has been linked to many illnesses, and can even lead to depression from the constant droning of noise. Why would you subject Apple Valley residents to this?
- Light pollution has also been known to cause disruption to neighbors of Data Centers. Is it fair to subject people to this blight?
- Another environmental concern is the amount of e-waste that data centers generate. My understanding is that the generators used by a data center are replaced every 20 – 25 years. Servers are also replaced frequently. Due to the lack of state regulations and oversight, much of this obsolete equipment is not recycled for other uses , but ends up in the landfill.
- Currently, Minnesota does not have sufficient state regulations that govern or oversee the building or management of data centers. Without these safeguards in place, who will guarantee that they are run with the least possible impact to our environment?
- Of course the tax incentives proposed by this type of development are attractive to a municipality. But, I have to ask if that gain is worth all of the negatives that a Data Center brings to a community.
- Please remember that the promise of employment is misleading. The construction jobs created are fleeting. Once the project is complete, many of the jobs associated are done remotely. How does that benefit our community?
- I hope you have kept current with the impact that Data Centers are having on communities around the country. I think you would be hard-pressed to find a community that is happy with the detriments that these projects bring. If you need more information, please consult the Coalition for Responsible Data Center Development. They have a wealth of current information about effects of data centers all across our country. Please take some time to review their information.
- Lastly, I implore you to reject this project. As a 37 year resident of Apple Valley, I have always been proud of our responsible city development. Green space has been given top priority as it contributes to keeping this a livable community.

Let me leave you with this final thought: just because something *can* be done, does that mean it *should* be done? Please search your conscience and give the points I've mentioned serious consideration as you approach this decision. Thank you.

Respectfully,

Barbara Landes

14398 Embassy Way

Breanna Vincent

From: Deb Ho-Beckstrom <[REDACTED]>
Sent: Thursday, January 15, 2026 3:26 PM
To: Community Development
Subject: Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

I object to the proposed Data Center and believe there should be no tax incentive for this type of business.

Deborah Ho-Beckstrom
13468 Huron Ct.
Apple Valley, MN 55124

NOTICE - CONFIDENTIAL INFORMATION

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Breanna Vincent

From: Jayme Hammond <[REDACTED]>
Sent: Friday, January 16, 2026 10:39 AM
To: Community Development
Subject: The proposed Apple Valley Technology Park

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

My name is Jayme Hammond and I am a resident of Apple Valley, Minnesota. I would like to voice my opposition to the development of a data center at the location of the VR, Inc. sand and gravel mining site. Every day, reports are coming out about the environmental harm data centers cause to the groundwater quality and supply with little to no benefit to the communities they inhabit.

Dakota County is currently conducting a thorough and extensive investigation of contamination in our water supply and the health of our aquifers. As their results show, Dakota County's drinking water supply has been impacted by PFAS and the Ag industry. If a data center is allowed to be constructed in Apple Valley, the sudden influx in water usage could be detrimental to our water quality by drawing in more contamination from surrounding areas.

Please reconsider approving the zoning for this development. It would not be beneficial for the residents!

Jayme and Jordan Hammond
12559 Dorchester Trl, Apple Valley, MN 55124

RUSTY FIFIELD

13283 FERRIS AVENUE, APPLE VALLEY | [REDACTED] | [REDACTED]

January 16, 2026

Mayor Hooppaw and Members of the City Council
City Administrator Lawell
City of Apple Valley
7100 147th St. W
Apple Valley, MN 55124

RE: Proposed Technology Park

Mayor Hooppaw and City Council:

Thank you for the opportunity to offer my comments on proposed technology park (data centers). I apologize for not engaging earlier in the planning process. I have been enjoying retirement away from a lifetime of municipal issues. This matter, however, merits my attention.

This letter is not intended to be an assessment of the proposed development. I am not an expert on the community development implications of data centers. I have only reviewed a portion of the background information on the proposed technology park. The comments in this letter reflect my understanding of the project and my experience. I have lived in Apple Valley for most of the past 43 years. During that time, I worked as a consultant to more than 100 Minnesota cities on a wide range of planning, financial and economic development projects. I was the lead consultant and primary author of the Apple Valley 2030 Comprehensive Plan update. More recently, I worked on economic development projects in the City as part of your financial advisor team. My goal has always been to provide the City Council and Staff with objective and relevant guidance for making decisions. I have written this letter with that goal in mind.

Land Use

The proposed development area has long been recognized as a key to Apple Valley's future. It is the last large tract of land available for significant non-residential development. The Orchard Place Concept Plan in the 2040 Comprehensive Plan shows this area as a distinctive mix of medical, corporate campus, office, industrial and retail uses combined with a strong set of amenities. While the proposed technology park falls short of the vision in the Comp Plan, the proposed use seems to be consistent with the overall of the Plan for this area. In my mind, comparing the proposed development with the Comprehensive Plan does not offer the City Council clear guidance on the merits of the technology park. We all understand that these plans must adapt through future economic and market forces. The more pertinent question is "Is the proposed technology park in the best interest in the City?"

Several factors frame the potential benefit to Apple Valley:

- Employment. Does the project produce employment opportunities for Apple Valley residents or otherwise help the City meet Metropolitan Council job growth targets? I have not been able to find projected employment created by the data centers, but my experience suggests that employment benefits will be less than other alternative uses of this property. Given the specific nature of the work performed in data centers, it is difficult to know if any of the new jobs can be filled locally.
- Tax Base. Does the proposed development expand the property tax base of the city? Much like employment, this development seems likely to produce the smallest amount of new tax base in comparison with other potential development alternatives.

- Economic Development. Does the proposed development create opportunities to attract other businesses to Apple Valley? I have limited direct experience with data centers, but the self-contained nature of a data center suggests that there is little spinoff development opportunity.
- Alternative Uses. The forces that shape the potential for the development of the mining area have changed significantly since the drafting of the 2040 Comprehensive Plan update. The COVID pandemic fundamentally changed the parameters for office development. We are just starting to see how AI affects business development. The current economic environment increases the difficulty on light industrial development. All these factors point to the opportunity to revisit the vision for the area. The development south of 155th Street illustrates the possibilities for the technology park area. The southern portion of the mining area contains a mix of good, services, housing and public space that directly benefit the community. It seems reasonable to assume that the demand for similar development would continue north if given the opportunity.
Is part of the rationale for the technology park questions about viability of the vision in the Comprehensive Plan? If so, then the City should investigate other viable mixed-use concepts for this area. The results of this investigation should provide a specific alternative to compare with the proposed technology park. The contrast provided by an alternative development concept for this area could clarify the pros and cons of the technology park proposal.
- Other Benefits. Do the data centers create other benefits for the community?

Given the significance of this site, I hope the City is confident that the technology park is the best use of this property and the project directly benefits Apple Valley.

Water Supply

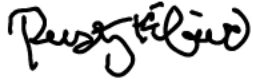
My initial review of available information shows precious little guidance on the impacts to long-term water supply. The environmental documents and engineering studies focus largely on the ability of the City to provide sufficient distribution systems, wells, and treatment plant capacity to meet the needs of the project. Impact on the water supply has received less attention in these documents. The impact on the availability of drinkable water is an issue important to every resident of Apple Valley. While the Jordan/Prairie du Chien aquifer is an excellent water source, the supply of water is not unlimited. Consideration of the water supply implications cannot be made in isolation. The technology park is one of several significant new developments (the data center in Rosemount and the water bottling facility in Elko New Market) drawing water from the same source. The water supply is a regional asset. I encourage the City Council to determine if existing information clearly demonstrates that water consumption of data centers are compatible with the long-term water supply needs of the City and its neighbors. This project should not be approved unless you can make that finding. The future cost of correcting water supply problems created by this project will fall to all customers of the Apple Valley water utility with impacts spreading across the region.

Financial Impacts

The City of Apple Valley currently uses a water conservation structure for its water utility rights. This means that the cost of water increases with consumption. Given the amount of water required by the proposed facilities, it seems likely that a reduction in water rates will be sought by the data centers. Such a change in rates raises two concerns. First, this reduction conflicts with the water conservation objectives of the City and State Law. More importantly, a reduction in rates for the data centers means a reduction in overall revenue to the City. It is important to know if the revenue generated from these facilities is sufficient to pay for all the associated costs. Engineering studies examine the physical capacity of the water system, but not the financial implications. The high water demand from the data centers will require capital expenditures for wells, storage, treatment and distribution. In addition, there is a direct cost of obtaining, treating and distributing water to the data centers. The high demand may shorten the useful life of some capital equipment, accelerating the need for future improvements. Does the revenue produced by the data centers cover these costs? All revenue shortfalls from the data centers will be covered by all other water users. Other water customers should not subsidize these facilities.

Conclusion

Again, thank you for the opportunity to share my thoughts on this project. Ideally, all my questions have already been asked and answered. If not, I hope this letter helps you frame issues to address in deciding how to proceed. Best wishes and good luck as you move forward.

A handwritten signature in black ink, appearing to read "Rusty Fifield". The script is cursive and fluid, with the first name "Rusty" being more prominent than the last name "Fifield".

Rusty Fifield

Breanna Vincent

From: Jim Durnin [REDACTED]
Sent: Sunday, January 18, 2026 1:41 PM
To: Community Development
Subject: Planned Data Center

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear City Council Members,

I am writing to voice my opinion regarding the proposed opening of a data center in Apple Valley, and document the fact that I'm very strongly against it.

Thank you,

James E. Durnin
15822 Freedom Lane
Apple Valley, MN 55124

Breanna Vincent

From: Jon Peschman <[REDACTED]>
Sent: Sunday, January 18, 2026 9:24 PM
To: Community Development
Cc: 4 John Peschman
Subject: Vote No On The Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

To the Apple Valley City Council

1-18-26

I am submitting my opposition to the proposed application to amend the 2040 Comp plan to allow the building of a Data Center.

There has been controversy surrounding Data Centers In Minnesota, Wisconsin, Michigan and other states. It's not hard to find heavy opposition for several reasons. I'll focus on 4.

- 1) Secrecy through NDA's (Non-disclosure Agreements) have kept citizens in the dark about negative impacts to communities and hide the realities of other impacts that are not disclosed. Lack of transparency is not a government that works for its citizens.
- 2) Data Centers generally are large consumers of resources like water and energy. Infrastructure for this Data center, as indicated by the Planning Commission, is not adequate at this location. It is widely reported in other states, that the burden of increased costs for infrastructure, particularly energy, is borne by the residents of a city, unjustly. Water usage can be and likely will be massive. What is the amount of water that would be allowed to be extracted and how will the Data Center be held to account? What punitive deterrents (shutting down a data center vs a simple fine) would be employed? Our city is battling PFAS and water use for citizens should come first above all else.
- 3) From the state: The tax advantages that the state provides to Data Centers will not benefit Apple Valley. If anything those tax benefits were written during a time when those businesses were not as robust as what we now see being built. The state has not implemented what I would consider environmentally responsible guard rails either. The 3M environmental catastrophe affecting our water is hindsight now. The scrutiny of Data Centers environmental/community impacts should be top of mind. The PFAS problem should be a lesson learned.
- 4) Jobs. Boom and bust projects do not provide security and stability. While short term construction jobs are touted, the long-term employment gain for the residents and city will be minimal. In fact, I wonder how many jobs will be guaranteed, exact nature of the jobs and what is the expected tax revenues from those jobs?

We already have an industrial zone on Cty Rd 42 with the Magellan Pipeline storage facility. Do we really see the benefits of adding another barbed wire surrounded storage facility that is

extractive of our resources, potentially running generators constantly to supplant its energy requirements? I do not see the benefits to the city and our residents in allowing this Data Center to be approved.

Thank you,

John Peschman

1104 Whitney Dr

[REDACTED]

Member- Apple Valley Eco Advocates

Dakota County Recycling Ambassador

Church of the Risen Savior: Social Justice Committee Member

Breanna Vincent

From: Carol Borden <[REDACTED]>
Sent: Monday, January 19, 2026 2:33 PM
To: Community Development
Subject: Vote No on Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor and Council Members,

This is a letter in opposition to the proposed AI data center in Apple Valley. Here are the issues that make a data center problematic in the short run and perhaps very detrimental to the health and wellbeing of our children, grandchildren and great-grandchildren:

Data centers require huge amounts of water for cooling equipment. As our climate changes, it is becoming evident that our aquifers are not regenerating. The amount of rain and snowfall is decreasing from past decades, and our climate may become even more arid in the future. The proposed data centers' water requirements will waste water resources which may leave the citizens of Apple Valley with no safe drinking water.

How will heated and polluted cooling water, required by the data center be monitored and managed? This will be another burden on our children and grandchildren, unless the corporation has a fail-safe plan in place to keep our water clean.

Data centers require huge amounts of electricity, another demand on our environmental resources where the burden of the cost would be borne by the citizens of Apple Valley rather than the corporation.

Data centers run equipment that is very noisy. The noise does not subside, day or night. The citizens of Apple Valley nearest to the data center would hear the drone of the equipment 24-7 which may lead to residents vacating nearby housing.

Once data centers are built, very few employees are required to operate them. Few jobs would be created, and very little buying power from wages earned. And yet, the corporation will likely be offered tax incentives but will ultimately bring little to the economy of Apple Valley.

There are so many unknowns related to the proposed data center, but one thing is certain. That is that the citizens of Apple Valley will be here for the long run to suffer from ill effects and will carry the burden of fixing the [huge] problems created. Our children and grandchildren deserve better.

Thank you for allowing me to weigh in on this matter.

Carol Borden

15732 Griffon Ct

Apple Valley

Cell



Breanna Vincent

From: lynn baumert [REDACTED]
Sent: Tuesday, January 20, 2026 3:52 AM
To: Community Development
Subject: Data Center

You don't often get email from [REDACTED] [Learn why this is important](#)

Apple Valley should lend its voice to the Minnesota communities questioning the need to accommodate all the demands of the proposed data center. Too many questions about power usage and water remain. The job creation touted does not include head-of-household jobs. Dakota County is looking to the future with the Global Expo 2031. Spring Lake Park Reserve is mentioned as a site for the event. Is there any way Apple Valley could plug into this effort and locate some or similar events on this land the data center wants?

Lynn Baumert

Breanna Vincent

From: Mary Heath <[REDACTED]>
Sent: Tuesday, January 20, 2026 10:09 AM
To: Community Development
Subject: FW: Data center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Sent from my Galaxy

----- Original message -----

From: Mary Heath <[REDACTED]>
Date: 1/20/26 10:04 AM (GMT-06:00)
To: commdev@applevalleymn.gov
Subject: FW: Data center

Sent from my Galaxy

----- Original message -----

From: Mary Heath <[REDACTED]>
Date: 1/19/26 9:43 AM (GMT-06:00)
To: commdev@applevalleymn.com.gov
Subject: Data center

I have lived in Apple Valley for 46 years and I am so upset about this Data Center. I live on 157th st and Flackwood Ave. So this would be very close to my home. I vote totally against this. Please for once listen to us who pay the taxes in this community. Because of weather I can't attend the meeting, and at 4:30 is when most of citizens are at work....how smart to set time when most can't attend. This land could be used for many other ideas that would benefit our community. I VOTE ABSOLUTELY NO.

Sent from my Galaxy

Breanna Vincent

From: Deanna Boekhoff <[REDACTED]>
Sent: Tuesday, January 20, 2026 10:22 AM
To: Community Development
Subject: AV data center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

I am strongly opposed to allowing the data center to be built in Apple Valley. I live right next to this area and have many questions and worries.

I am concerned about the amount of electricity and water this facility will use, and how that will affect Apple Valley residents and businesses. Can our current grid handle this without causing outages? Will the data center use water for cooling? If so, will it impact the water pressure and/or the amount of water allowed for everyone else? Will this impact the price of our water and electrical bills? Will this impact our taxes? How much pollution will be released by this facility? What would the noise level be? Will this provide any permanent local jobs? What is the long-term economic benefit to residents?

The current trajectory of the area has been wonderful – we love the new walking/bike trails, along with the new restaurants and stores. We are very excited for Skyline. This data center would diminish the quality of life and appeal of the area.

Not only do I worry that the data center could negatively affect the residents and business in Apple Valley, but I feel that this land could be used for many better purposes.

I strongly urge you to consider these concerns and do not approve this proposal.

Thank you,

Deanna Boekhoff
5924 158th St W
Apple Valley, MN 55124

Website Inquiry Form:

Submitted Time: January 20, 2026 12:20 AM

Contact Information:

Contact Preference:

No follow up needed

Phone Number:

Email Address:

Name or Business Name:

Cathy Heuer

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

Proposed AV data center

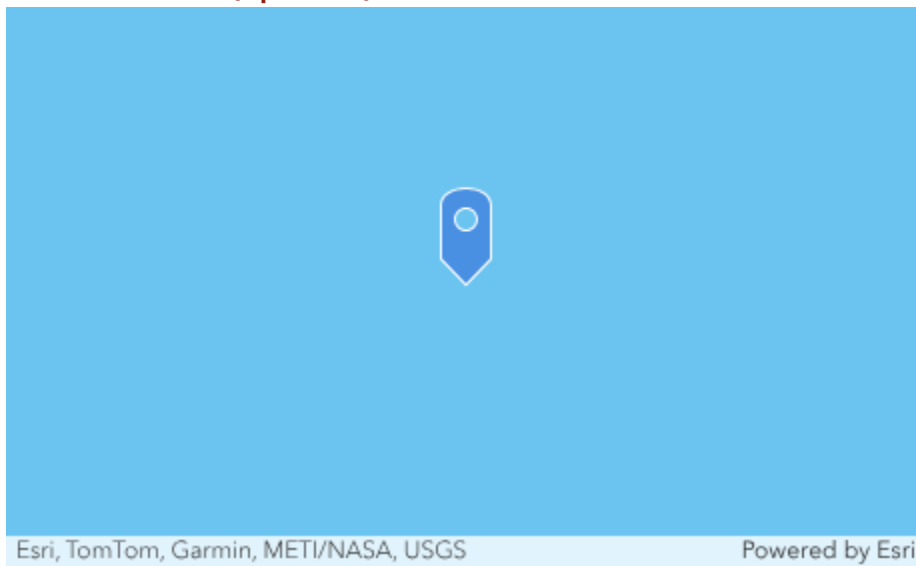
I request the Apple Valley City Council vote to deny the amendment of the 2040 Comp plan to prevent the hyperspace data center from being built. I am

concerned about water supply and water treatment as well as the costs for upgrades to the infrastructure servicing Orchard Place. Previous experience as shown that the hefty public subsidies provided do not result in significant job opportunities.

Location Description

Orchard Place Apple Valley MN

Issue Location (optional):



Add a Photo:

Website Inquiry Form:

Submitted Time: January 22, 2026 12:12 AM

Contact Information:

Contact Preference:

No follow up needed

Phone Number:

Email Address:

Name or Business Name:

Mary Storkan

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

I urge the AV City Council to vote NO regarding a request to change the 2040 Comp Plan that would allow MUBC and open the way for the building of a data center on the Orchard Place parcel. Water supply and treatment should be a

major concern if a data center is built there and the longer term impact on the surrounding community could be substantial. We need to learn more about the impact of these projects before rushing them through. Please deny the request to change the zoning.

Respectfully submitted,

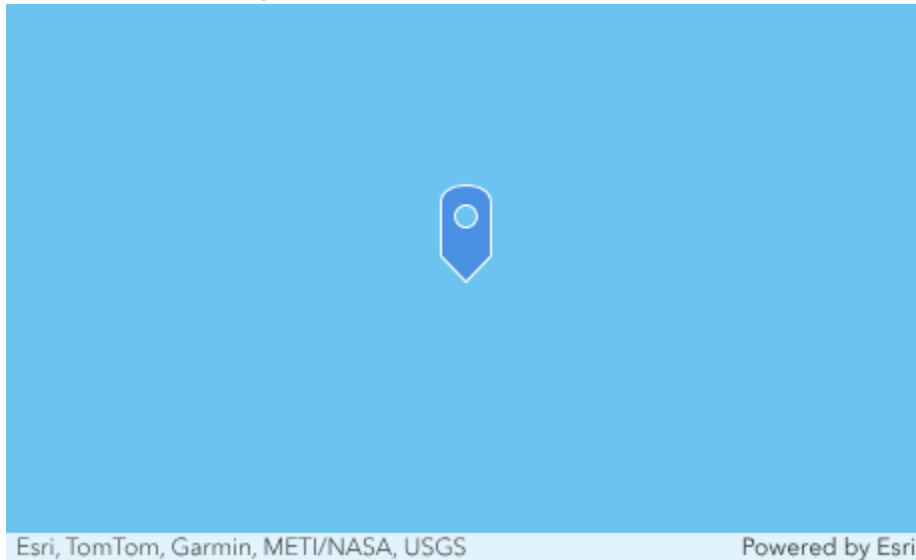
Mary Storkan

6388 134th St. W

Location Description

Orchard Place Parcel change to Comprehensive Plan request

Issue Location (optional):



Add a Photo:

Breanna Vincent

From: Michael Costley <[REDACTED]>
Sent: Sunday, January 25, 2026 7:45 AM
To: Community Development
Subject: Proposed data center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

We live at 14228 Freeport Trail just north of proposed data center. We are against the use of that parcel of land for this use. This strip of land should be used for retail business not a data center that doesn't serve the community. We also have a shortage of housing and that location is a premium for future development. I wonder if this is really the best use of what remaining land we have available in Apple Valley. I have concerns with electricity costs to our community. Any noise and other unintended consequences to the community.

Thanks,
Mike Costley
Sent from my iPhone

Breanna Vincent

From: Kakie Fitzsimmons <[REDACTED]>
Sent: Monday, January 26, 2026 10:35 PM
To: Community Development
Subject: Public Comment – Environmental and Property Value Concerns Regarding Proposed Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor and City Council Members,

I am submitting this comment ahead of the public input deadline to formally express my concerns regarding the proposed data center development.

While I understand the economic and technological arguments often made in support of large data center projects, I am concerned that the environmental and residential impacts of this proposal have not been sufficiently addressed—particularly given the historical context of the land in this region.

Specifically, my concerns include:

- **Land contamination and soil disturbance**

The proposed development area sits within a region historically associated with military and industrial activity, including former artillery production and testing. Even where land has been remediated, large-scale excavation, deep foundations, fuel storage, and utility trenching can disturb legacy contaminants and reintroduce environmental risk. I am concerned that additional industrial development could mobilize contaminants that were previously contained.

- **Drinking water and groundwater protection**

Large data centers are water-intensive facilities. In an area with known historical groundwater contamination and ongoing monitoring, increased groundwater draw and altered stormwater runoff deserve heightened scrutiny. Drinking water should be treated as a protected resource, not an assumed surplus.

- **Impact on nearby homeowners and property values**

Proximity to large industrial facilities—particularly on or near historically contaminated land—can negatively affect property values through increased noise, visual impacts, traffic, and perceived environmental risk. Even the perception of increased risk can affect resale value and homeowner equity.

I am requesting that, before any approvals are granted, the City ensure:

1. Independent environmental review that explicitly considers historical contamination and cumulative risk
2. Clear public disclosure—in plain language—of contamination history, monitoring plans, and long-term liability
3. Specific safeguards to protect groundwater and surrounding residential areas
4. Consideration of potential property value impacts, not just projected tax revenue

This comment is not an objection to technology or economic development. It is a request for transparency, caution, and responsible stewardship—especially when decisions made today could have long-term environmental and financial consequences for residents.

Thank you for considering this input as part of the public record.

Respectfully,
K Fitzsimmons

Apple Valley Resident

[Yahoo Mail: Search, Organize, Conquer](#)

Breanna Vincent

From: LAURIE HALL <[REDACTED]>
Sent: Monday, February 9, 2026 3:46 PM
To: Community Development
Subject: Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Please vote no for a data center in Apple Valley. Please protect our resources and way of life. I sure there are much better uses for this property.

Thank you

Larry and Laurie Hall
823 Fireside Drive
Apple Valley, MN

Breanna Vincent

From: Evan Herland <[REDACTED]>
Sent: Thursday, February 26, 2026 8:58 AM
To: Community Development
Subject: Proposed Data Center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

I am writing as a concerned resident of Apple Valley who have spent my entire life here. I firmly request that the proposed data center be fully and publicly denied and to no longer be in a waiting period. It is extremely harmful to their environment and Oppidan's proposed jobs will never materialize. We have seen this all across Europe and America that all the promises rarely come to pass.

Stand up and tell all big tech companies that our water and city are not available to be destroyed for their profits.

Thank you,

Evan Herland

Breanna Vincent

From: Talla Anderson <[REDACTED]>
Sent: Monday, March 2, 2026 2:28 PM
To: Community Development
Subject: Data Center Comments

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi there,

My husband and I are nearing 10 years as Apple Valley residents. We are unable to attend the public meeting on the proposed data center/technology park but want to express our opposition to the project. We feel strongly that even with the notes on having sufficient water and electricity, that will not be the case and we will see increased costs and/or deteriorated reliability of those utilities.

Thank you,
Talla Anderson
8283 131st St W

Breanna Vincent

From: Lisa Johnson <[REDACTED]>
Sent: Tuesday, March 10, 2026 1:42 PM
To: Community Development
Subject: Data Center Concerns and Response

You don't often get email from [REDACTED] [Learn why this is important](#)

To the Apple Valley Planning and Development Team,

My name is Lisa Johnson, the owner of Johnson Spinal Care in Apple Valley, and also the owner of the two buildings in which my clinic is located on Energy Way. We have been part of the Apple Valley/Rosemount community since 1985. Our clinic is within the 350-foot radius identified for the proposed data park site, so we're extremely close to where this project would be built.

When my husband and I purchased the building to relocate our Rosemount clinic, we reviewed the comprehensive / land use plan for the area. It was slated for medical and office use. Our clinic being across the street from this was a perfect fit. Obviously, this land use change and data center negatively impacts us, our employees, and our patients.

Considering such a drastic change in the land use does not seem to fit Apple Valley's plans that have been laid out over the years. Putting a data center on the main east-west corridor of County Road 42 has contradictions when comparing it to Apple Valley's and the Twin Cities plans and statements.

Apple Valley Comprehensive Plan Keys

Key 2, A Great Place to Live

Key 3 Business Oriented

Key 4 Safe

Key 12 A Community for a Lifetime, and probably some of the others.

I am quite sure that if you asked the homes that are near the proposed data park, that they would highly agree that it does not fit these Keys.

The Regional Planning Designation in the Twin Cities regional plan, Thrive MSP 2040

States that Apple Valley is designated as a suburban community.

Apple Valley's Property Value Trend

States that sustaining and growing property values is a key outcome of urban planning.

The 2030 Land Use Plan

Guided most of the acreage in question as a Mixed Business Campus. The area was intended to be a high-quality setting for general office, corporate office, etc. The City also has a strong desire to attract health facilities with related offices and clinics to this location.

Employment Areas

The 2030 Comprehensive Plan Update, had two key objectives of Land Use Plan which were to provide sufficient acreage for employers and connect more Apple Valley residents to jobs within the City. The City targets household supporting employment. The area in question was guided for this purpose.

Other issues are power, noise, emissions, or infrastructure strain. Other communities in our state and other parts of the country also have experienced issues:

- Increased electrical demand and higher utility costs near data centers.
- Air-quality issues from diesel generator testing causing respiratory irritation.
- Significant water usage affecting local rates and supply.
- Noise and lighting impacts affecting nearby businesses and residents.

Direct impact on Johnson Spinal Care

There are also many other concerns with regards to the type of professional, healing environment that we have built over the last 40 years, and how having a data center across the street negatively effects the hard work that we have done to build this type of care, service and experience for our patients and employees.

Direct impact on Property Values

Property values will definitely drop for any business or homes that are nearby. That puts me, a new widow in a difficult financial situation for my retirement as I am relying on my property to be a quality rental location, or building to sell at some point.

Given the potential for adverse effects on patient experience, business operations, and public health, I respectfully request:

- First, a vote to deny this use for the property and follow the long-term plans that have been laid out.
- A full Environmental Impact Assessment (EIA) before permits are approved.
- A detailed electrical grid capacity study, specifically addressing how the data park will impact Apple Valley's existing infrastructure.
- Requirements for noise and vibration mitigation, including maximum allowable decibel levels.
- Air-quality monitoring, particularly during generator testing cycles.
- A setback requirement greater than 350 ft for healthcare facilities.
- Regular community communication and transparent reporting from the developer.

I support responsible growth in Apple Valley — I just want to make sure it doesn't negatively impact the environment and the placement of this data center. I am struggling with putting it next to hundreds of homes and businesses. There has to be other land such as an industrial park or farm land, if the project should even be in Apple Valley.

Thank you so much for your time and consideration.

Sincerely,

Lisa Johnson



e. [REDACTED]

w. johnsonspinalcare.com

p. [REDACTED]



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March 6, 2026

Apple Valley, Minnesota Planning Commission

Re: Proposed Data Center, on or near the intersection of Pilot Knob Road and County Road 42

Commissioners,

I am writing to express my views on the proposed data center to be reviewed and discussed on the 18 March 2026 meeting agenda.

The City of Apple Valley is primarily a bedroom community, and I generally strongly support and welcome new businesses in our city.

- New businesses provide needed employment opportunities for our citizens.
- New businesses attract shoppers and visitors.
- New businesses support our growing tax base roles.
- New businesses help to keep our money local.

These are all wonderful positives for our city and community members.

In April 2024, I personally contacted the CEO of Mayo Clinic. I suggested an opportunity for their organization to consider building a clinic campus on or near the intersection of Pilot Knob Road and County Road 42. Their written response was shared with the City of Apple Valley Assistant Administrator. This would have been a wonderful and positive addition to our city.

When I think about a proposed data center coming into our community, compared to other types of businesses, there are many missing positives.

- The data center has a minimal number of new jobs.
- The data center will not draw in shoppers, visitors, or tourists.
- Data centers require a copious amount of electrical power to operate. The excessive power needs will require utilities to build additional generating capacity (or purchase power on the spot market) to meet this 24/7 demand. These will be new pass-through costs paid by existing customers to subsidize a data center. This means raising electrical rates.
- Data centers consume massive amounts of clean, fresh water. Our residential water bills are expensive now, without competing with a data center. Additionally, the City of Apple Valley's water pressure has never been very strong.
- Data centers produce noise. This facility would be very near surrounding households and businesses. They produce a steady (baseline) hum that is heard at a significant distance away. When operating, the backup generators will be heard for many thousands of feet away.
- It will not be a quiet neighbor.

A data center located in the City of Apple Valley is not a good fit.

For the above reasons, I oppose the approval or building of any data center in our city.

I request that the commission deny this application.

Respectfully,

Gerald Brown 
12795 Durham Way
Apple Valley, MN 55124-8664

Breanna Vincent

From: Clark Whiting <[REDACTED]>
Sent: Monday, March 16, 2026 11:20 AM
To: Community Development
Subject: AV Data Center Plan and the water quality problems

You don't often get email from [REDACTED]. [Learn why this is important](#)

I know from my experience with the South Carolina Water Resources Commission studying the effects of ground water by golf course water use that any significant increase in overall usage can create larger ground water pollution problems. Even if the data center is built and uses a shallower aquifer the overall effect will still cause the water usage layer to draw more from the surrounding environment potentially creating a worse PFAS problem than we have now. Everything is connected, even if it seems separate.

When they do the water quality study for the PFAS remediation they should include the added water use of this data center proposal.

This is, of course, above and beyond all of the other legitimate complaints about this plan.

Regards,

Clark R Whiting
15647 Duck Crossing Way, AV

Breanna Vincent

From: [REDACTED]
Sent: Tuesday, March 17, 2026 1:41 PM
To: Community Development
Subject: Strongly Oppose Land for Data Center in Apple Valley!

You don't often get email from [REDACTED] [Learn why this is important](#)

It is my understanding that at today's council meeting, land that could potentially be used for a data center will once again be on the agenda.

I am vehemently opposed to the Apple Valley Technology Park (Data Center) Project - Oppidan Development, and writing to speak against the ceding, leasing, or sale of any land in Apple Valley that could be used in this manner!

The billionaires behind the building of these ridiculously detrimental centers claim they bring several benefits to communities. That is a flagrant lie. There are no benefits to be had. I have read extensively about impact these centers have on cities. They are grim indeed, particularly to the residents, and taxpayers who live in these affected cities.

-Please consider the following points:

-Energy grids would be directly affected, necessitating the upgrading of the systems due to the heightened demand. Further, the severely heightened demand for energy taxes a grid to the point that many businesses have no alternative other than to relocate to another city.

-The promised benefits are a farce. Residents, and tax payers of the communities targeted for data centers soon regret having to live alongside them. The lure of job opportunities is greatly exaggerated. Once constructed, the centers only require a few dozen employees.

-The Data Centers and their requisite energy consumptions prove to be environmental catastrophes. Along with grave concerns for a city's aquifers, several other concerns are present. Some cities exempt Data Centers from existing, or proposed environmental protection laws, allowing them carte blanche to pollute as their needs be. The particulate pollutants emitted from a Center's numerous gas turbines, have been shown to increase the hospitalizations for those with respiratory problems, such as asthma.

According to the Minnesota Dept of Health, "Children under the age of 18 living in the 7-county Twin Cities metropolitan area have higher rates of asthma emergency department visits compared to those living outside this area in Greater Minnesota," "Since 2000, there has been a dramatic decrease in asthma hospitalization rates among children under the age of 18 in the 7-county Twin Cities metropolitan area." Living near a Data Center would only compound the threats to the health of those affected by lung diseases.

The data on the water cooling process has shown that it not only increases water pollution, but also poisons the very aquifers people rely on for drinking water.

These Centers require the utilization, and extraction of minerals that are rare, and difficult to mine without damaging the environment.

-Experts opine that eventually this "data bubble" will burst, the centers will become obsolete, and the cities they have polluted, diminished, and damaged will be responsible for dealing with the empty, abandoned buildings. Again, tax payer dollars will be needed to address the disposition of the monstrosities.

-The government could conceivably utilize the AI to intimidate, and threaten those who are critical of politicians, their policies, or plans, and also to track dissidents, and to arrest immigrants.

-There is a lack of transparency provided to the public. There are incentives for the Centers to be built quickly, and to keep hidden what is being done.

-Those behind the scenes, who own the Centers rely on, and anticipate that they'll be given large tax breaks. To fight them, to discourage their construction, a city should enforce existing tax laws, and refuse to give the counted on tax breaks.

-As is the case in Warenton, Virginia, when Amazon's large data center was given the green light to build, just last year, every council member who sided with Amazon was voted out. Aspiring office holders were then voted in to replace the corrupted councilmen. We must hold our council members to account. If you allow this data center to be built in our city, it will be a betrayal of every man, woman, and child in Apple Valley.

I thank you for your time, and consideration,

Janet Ackerman

Website Inquiry Form:

Submitted Time: March 19, 2026 12:44 PM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

[REDACTED]

Name or Business Name:

Michele Hake

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

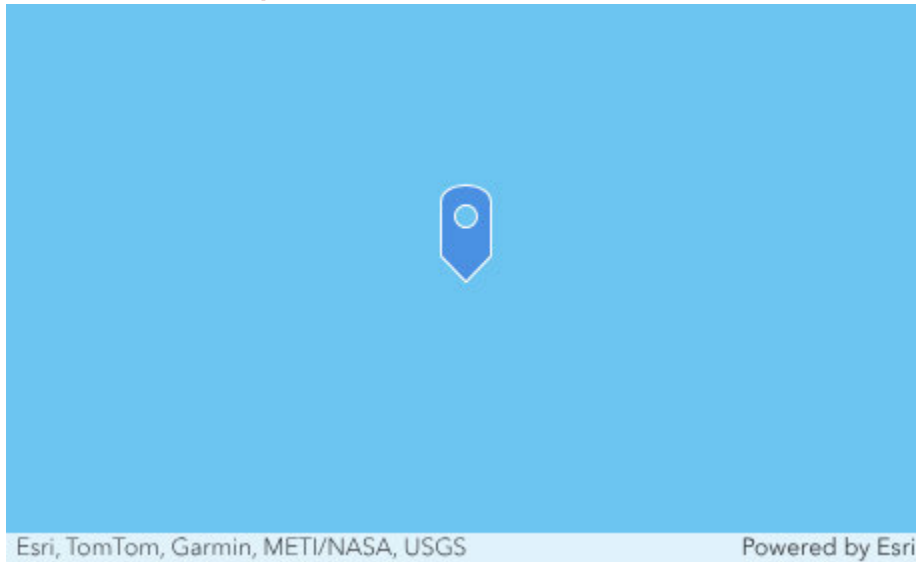
Request, Question or Comment:

To the Mayor and City Council: As a 13 year resident of Apple Valley, I strongly oppose any data center in Apple Valley. (I support a federal proposal to put all data centers on hold until more research can be done re AI.) We do not need a

data center in the middle of Apple Valley - that is highly inappropriate for a family centered community. In addition, there are many concerns about the resources that would be used which have not been thoroughly researched.

Location Description

Issue Location (optional):



Add a Photo:

Breanna Vincent

From: [REDACTED]
Sent: Wednesday, March 18, 2026 5:20 PM
To: Community Development
Subject: Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear city of Apple Valley,

My name is Kathy Pritchard and I live at 15703 Crystal Path, Rosemount.

I would like for you to add my input about the data center proposal.

The state of Minnesota creates Minnesota State Statutes and rules for very valid reasons, and while I am not against data centers completely, I strongly feel the data center development should be done in a responsible way.

I would like to say that the city and the data center is in violation of Minnesota State Statute section 15.99, section 462.358, subdivision 3b or 473.175, or chapter 505.

There are reasons these statutes were created in the first place, and since the timeframe has obviously expired, let's do it over again the correct and responsible way.

I would like to see the data center reapply for the conditional use permit again the correct way, not extending an original permit that is well over a year going on two years past expiration. (February 2024)

An environmental review should also be done, again.

It is time for a do-over.

The state statutes that I quoted you also state that any extensions should be in writing about the reasons an extension is needed, and also state that motions should have been filed.

I have looked over very extensive documentation and I have seen zero written extension fillings.

I have read "quotes" that extensions were requested due to many complications, but I have seen zero written extensions, approved or not approved.

I should see all of the written extensions in accordance to these state statutes listed above, and these "so-called" extensions should be listed on the cities website for all residents to see to show transparency.

Or better yet, do it over again and quit playing with extensions in the first place.

Thank you,

Apple Valley Technology Park

(Oppidan Development)

Planning Commission Meeting
March 18, 2026

Requested Actions...

1. Conduct a public hearing on the Conditional Use Permit (CUP) application for a proposed data center use; and
2. Reconvene the public hearing from the February 5, 2025 meeting regarding the following applications:
 - a. Rezoning
 - b. Preliminary Plat
 - c. Site Plan and Building Permit Authorization

Overview of Original Requests

Oppidan (“Applicant”) with Rockport, LLC (“Owner”) proposed to develop a new data center campus - **Apple Valley Technology Park**

- **Rezoning – from “SG” Sand & Gravel to “MUBC” Mixed-Use Business Campus**
 - Rezoning predicated on adoption of the new **MUBC District Ordinance**
- **Preliminary Plat of Apple Valley Technology Park**
 - Original plat of 4 large lots + 2 outlots (future platting)
 - Revised plat (after Feb. 5th hearing) for 5 lots + 5 outlots
- **Site Plan and Building Permit Authorization**
 - 5 large-scale data center buildings = 795,000 sf. (1,022,000 sf. total area); plus several smaller support buildings 66,000 sf. total area
- **Conditional Use Permit**
 - Allow data center use in the MUBC District



Current Site Guiding Mixed Business Campus

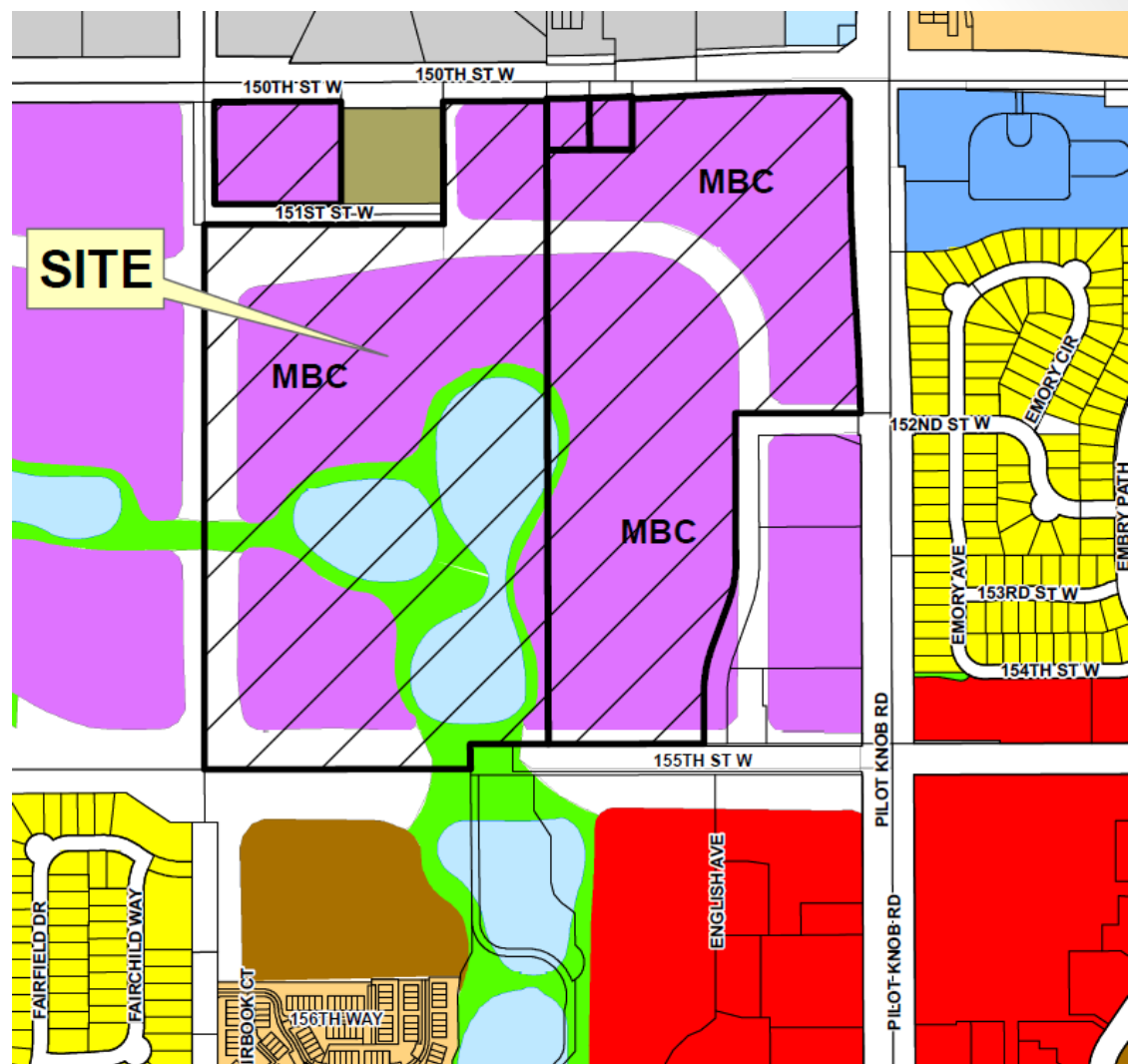
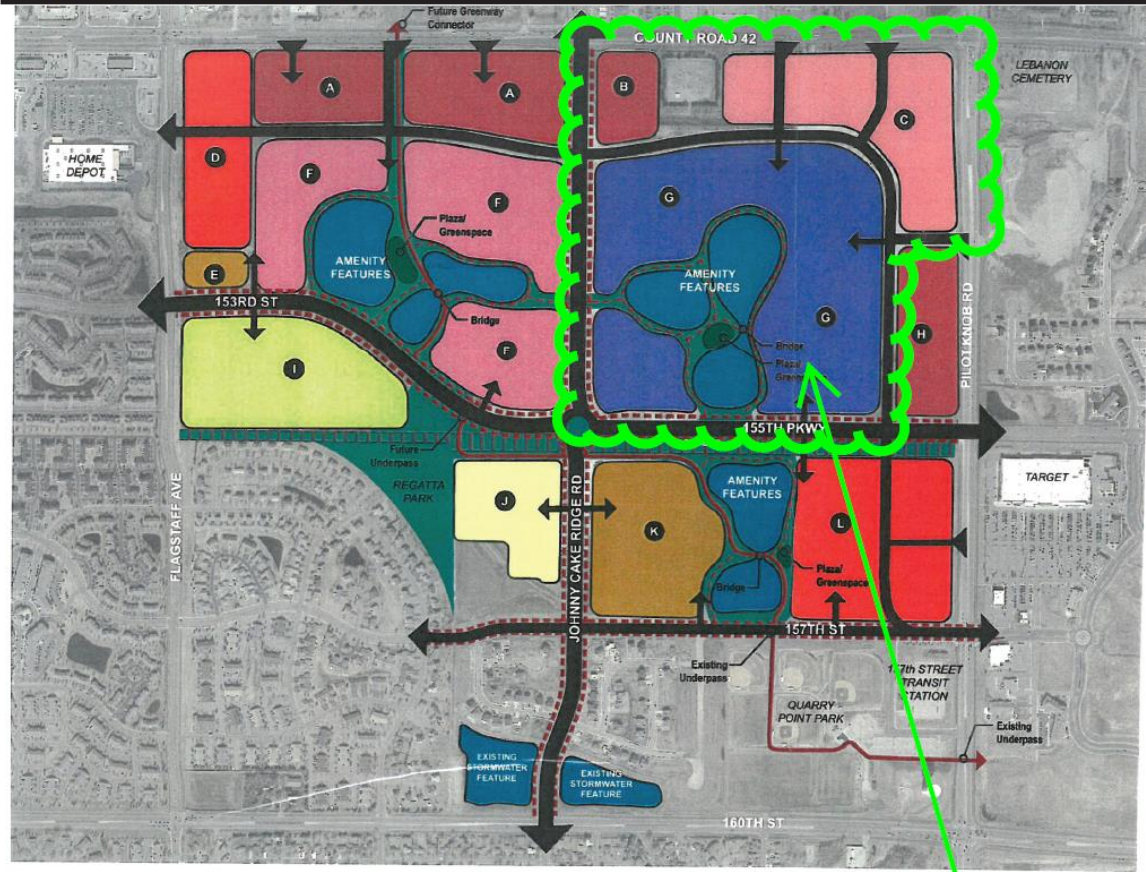


Figure 4.2 – Orchard Place Concept



ORCHARD PLACE | APPLE VALLEY, MN
AUGUST 2017

SUBJECT SITE
AV TECH PARK



Site Guiding AV Tech Park Mixed Business Campus

B. Office, Hotel, Medical, Comm. Retail

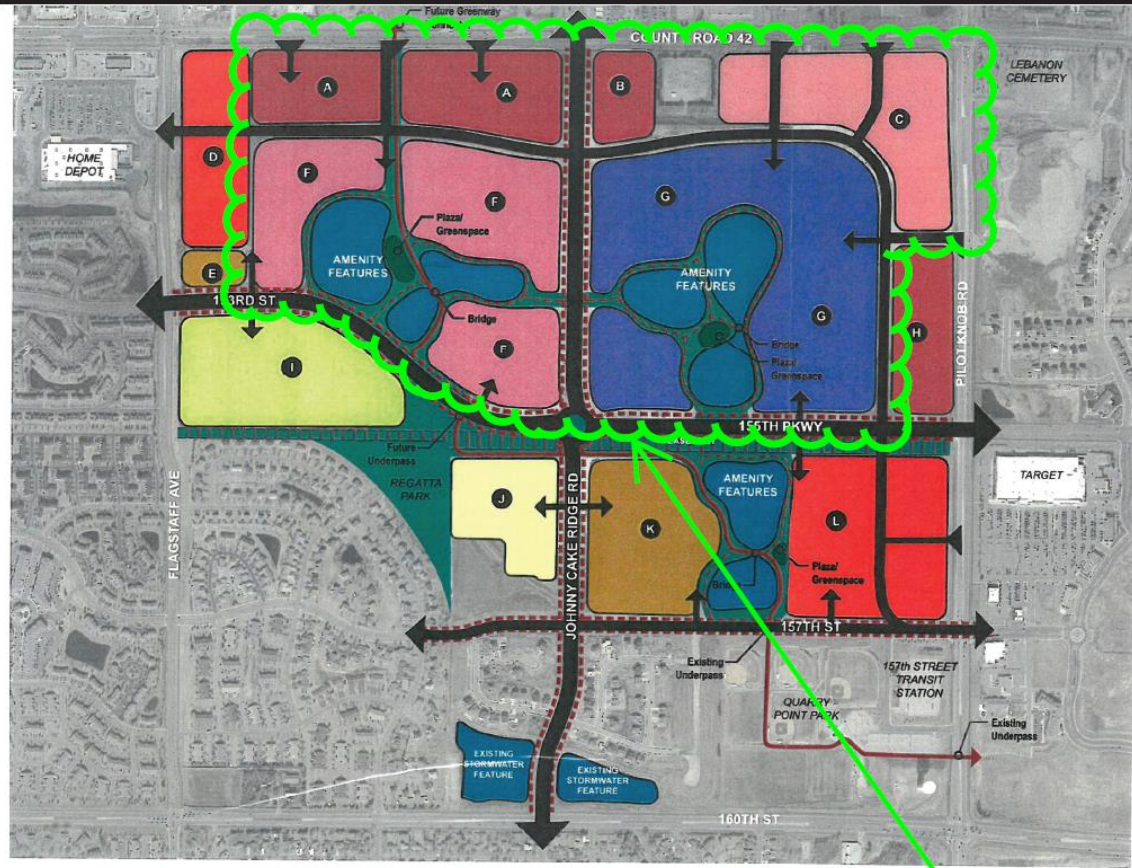
C: Office, Hotel, Medical

**G: Medical, Corp. Campus, Office,
Industrial, Comm. Retail**

Area Requested for Comp Guide Plan Amendments

Mixed Business Campus

Figure 4.2 – Orchard Place Concept



ORCHARD PLACE | APPLE VALLEY, MN
AUGUST 2017

AREA OF COMP
PLAN AMENDMENT

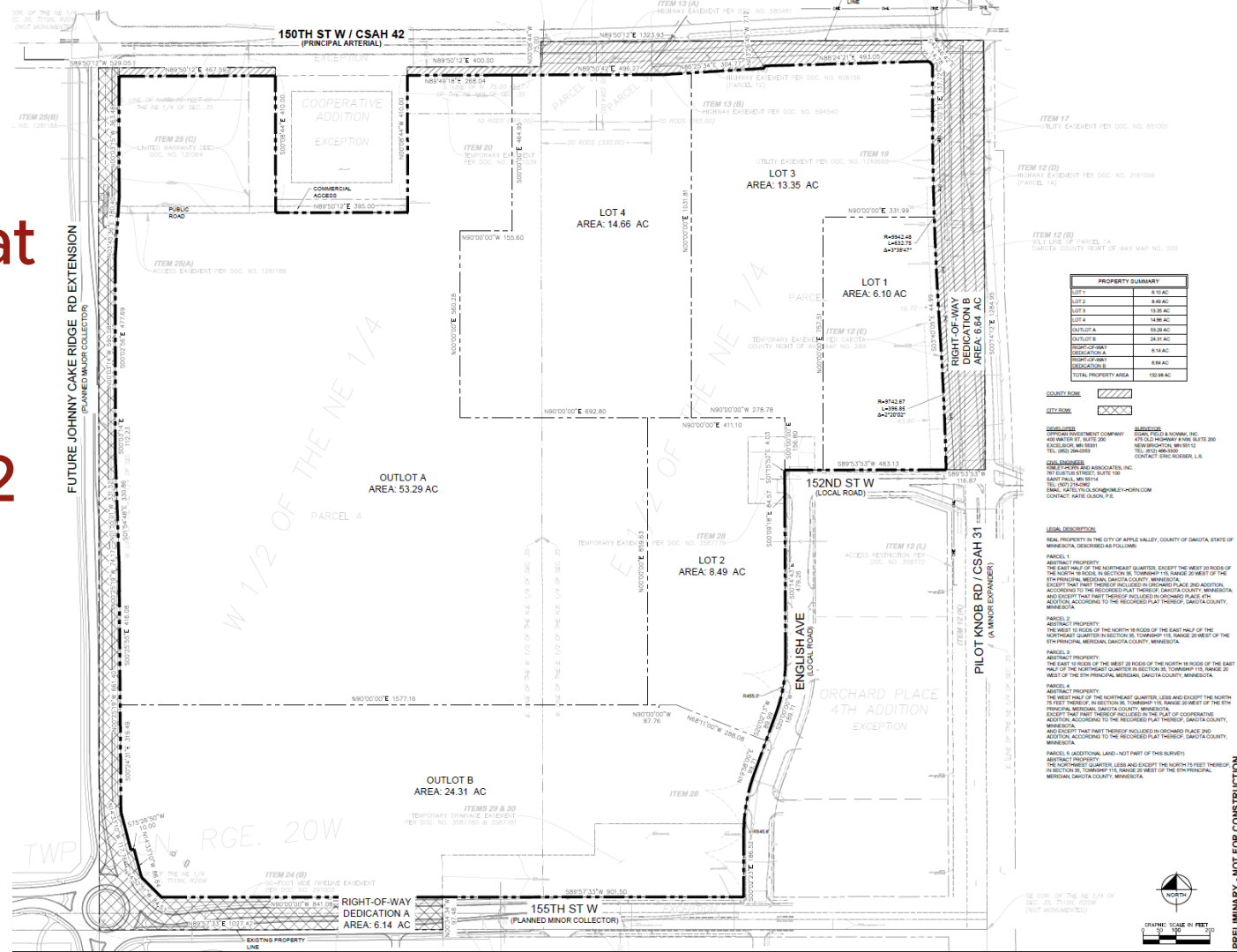
Proposed Rezoning

“MUBC” Mixed-Use
Business Campus



Prelim. Plat
(original)

4 Lots + 2
Outlots



PRELIMINARY - NOT FOR CONSTRUCTION

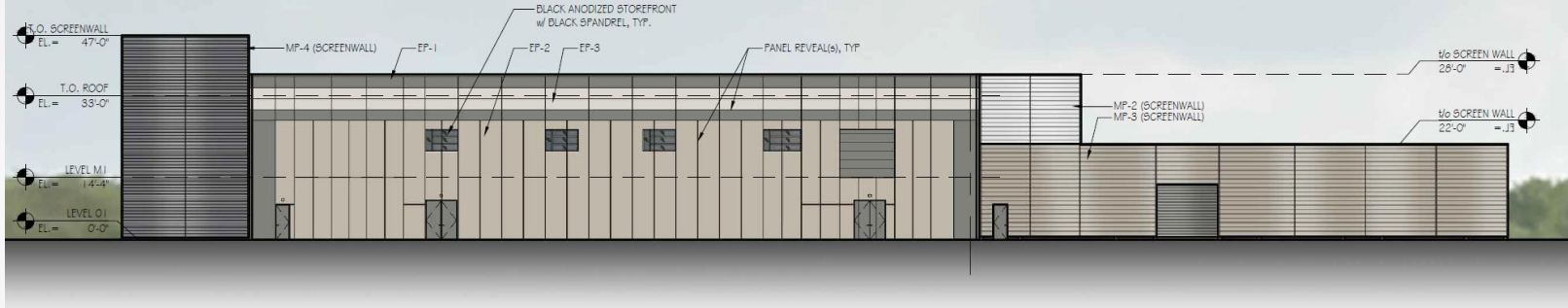
5 Lots + 5 Outlots



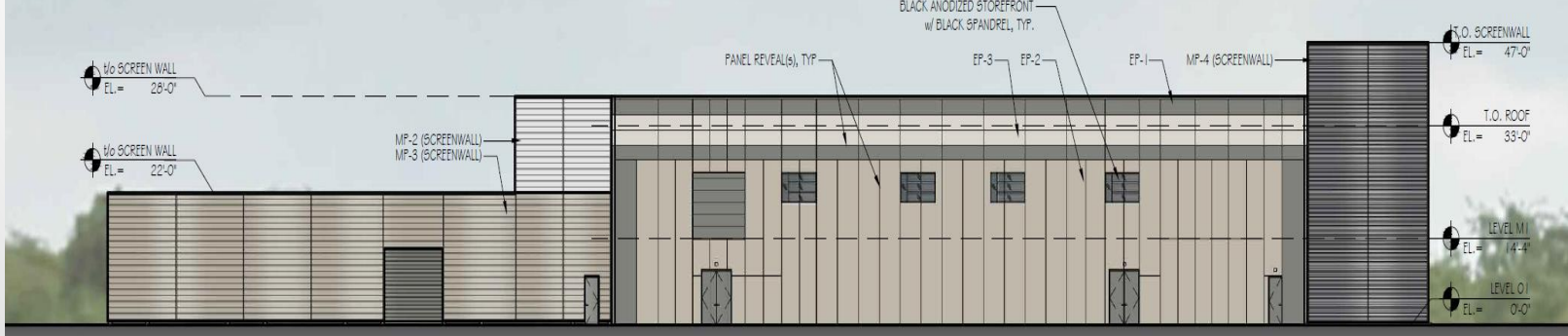
Building Elevations

Single Level Building

View from Side



View from Side



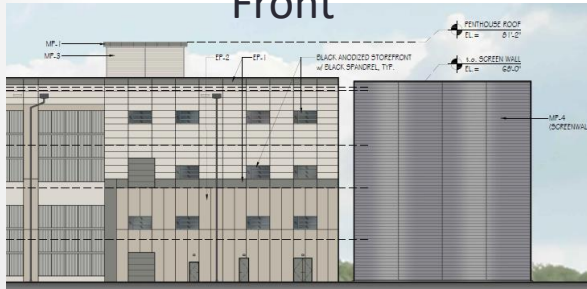
Building Elevations

Two Level Building

View of Front



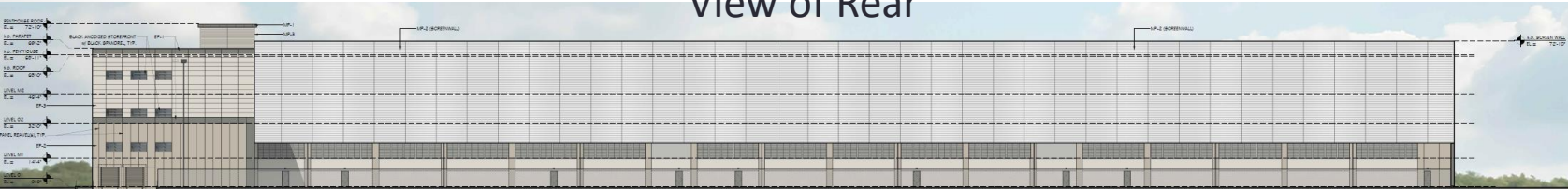
Front



Rear



View of Rear



MUBC – Conditional Use Permit

- **Data Center.** A facility or a complex or campus of buildings and facilities used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling systems and water storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center. A data center complex/campus may include data management or storage buildings and ancillary support buildings and structures, including secure and controlled entrances, perimeter fencing, sally-ports, and cargo screening buildings.
- 155.310. (C) Conditional Uses
 - (2) Light Industry/Manufacturing Uses
 - (d) Data center as regulated elsewhere in this Section.

02/05/2025 PC Meeting

- ❑ PC considered Applications under Public Hearing for:
 - Rezoning from "SG" Sand and Gravel to "MUBC" Mixed Use Business Campus
 - Subdivision by Preliminary Plat of the subject properties
 - Site and Building Plan authorization for the data center development
- ❑ CUP for the data center use was not included – MUBC District did not officially exist (*future hearing on CUP needed later*)
- ❑ Commission provided detailed presentation by City Staff and Applicant
- ❑ Received numerous comments from the public
- ❑ PC elected to keep the hearing open and continued to a future meeting

- ❑ February 25, 2025 - Applicant submits additional information to the City - which included updated preliminary plat; site/grading plan; circulation plans; lighting/photometric plan; noise study memo; and other information.
- ❑ Those updated plans and information are included in the 03/18/2026 Planning Staff Report

Comp Plan Amendment consideration....

- ❑ **Jan. 15, 2025** - PC conducts initial public hearing regarding the proposed CPA applications from Rockport; hearing was closed; CPA matter was tabled to a future (undetermined) meeting.
- ❑ **April 2, 2025** - CPA was reconsidered by the Planning Commission; and after follow-up presentation from Staff and Owner, the PC recommended denial (5-1 vote)
- ❑ **January 22, 2026** – CPA application and recommendations (w/ PC findings) presented to City Council.
- ❑ Council unanimously adopted Resolution No. 2026-11, which denied the request for the Comprehensive Plan Amendment, in its entirety

Rezoning Application....

- ❑ **March 6, 2026** - Applicant formally withdrew its application to rezone the Property from “SG” Sand and Gravel to “MUBC” Mixed-Use Business Campus from further consideration by the City
- ❑ **March 10, 2026** - Owner submits a subsequent letter to the City in which it withdrew its consent to the Applicant’s rezoning of their land and the application
- ❑ Due to this withdrawal, the rezoning is no longer under consideration in the combined application requests - and does not require further action or recommendation by the PC

PC Action

1. Open and conduct a public hearing on a Conditional Use Permit application for the proposed data center use as submitted under Planning Application Case No. PC24-23-BCSZ
2. Reconvene the public hearing from the February 5, 2025, meeting on the requests for the Preliminary Plat titled “Apple Valley Technology Park”, the Site Plan and Building Permit Authorization for a proposed data center project titled “Apple Valley Technology Park”; as submitted under Planning Application Case No. PC24-23-BCSZ
3. Consider and receive any additional information from City staff; the Applicant; receive additional comments from the public; close both hearings; and give final consideration and recommendation of all applications noted herein

Planning Staff Recommendations

1. Recommend denial of the proposed Preliminary Plat of Apple Valley Technology Park as requested under Planning Application Case No. PC24-23-BCSZ, with findings noted in the attached draft resolution for City Council consideration and final action.
2. Recommend denial of the Site Plan and Building Permit Authorization for the proposed Apple Valley Technology Park (data center campus), as requested under Planning Application Case No. PC24-23-BCSZ with findings noted in the attached draft resolution for City Council consideration and final action.
3. Recommend denial of the Conditional Use Permit for the proposed Apple Valley Technology Park (data center campus), as requested under Planning Application Case No. PC24-23-BCSZ, with findings noted in the attached draft resolution for City Council consideration and final action.



ITEM:
MEETING DATE:
SECTION:

6.A.
March 18, 2026
Other Business

Description: Review of Upcoming Planning Commission and City Council Meetings and Other Updates	
Staff Contact: Breanna Vincent, Department Assistant	Department / Division: Community Development

Action Requested:
Informational item only.

Summary:
Next Planning Commission Meetings:
Wednesday, April 1, 2026, at 7 p.m.
Applications due by 9 a.m. on Wednesday, March 4, 2026

Wednesday, April 15, 2026, at 7 p.m.
Applications due by 9 a.m. on Wednesday, March 18, 2026

Next City Council Meetings:
Thursday, March 26, 2026, at 7 p.m.
Thursday, April 9, 2026, at 7 p.m.

Background:
N/A

Budget Impact:
N/A

Attachments:

None