

LAND FOR SALE

5358 QUAM CIRCLE NE, ST MICHAEL, MN 55376



OFFERING SUMMARY

SALE PRICE:	\$800,000
	\$5.23/SF
LOT SIZE:	3.51 Acres
	152,893 SF
ZONING:	B-1 General Business
	Potential Re-Zone to Industrial
PIDS:	114-151-001020
	114-151-001040

PROPERTY OVERVIEW

Two parcels in St Michael.

PROPERTY HIGHLIGHTS

- Excellent visibility from Hwy 101
- Easy access from Hwy 101 interchange
- Large parcel that lends itself to wide variety of uses
- Building on site recently demolished. Footings, slab, well, septic, transformer and parking intact.
- Well & septic on site
- Existing Pylon for signage
- Private drive-off Quam Ave NE.

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
0: 612.991.6360
jeff.meehan@kwcommercial.com

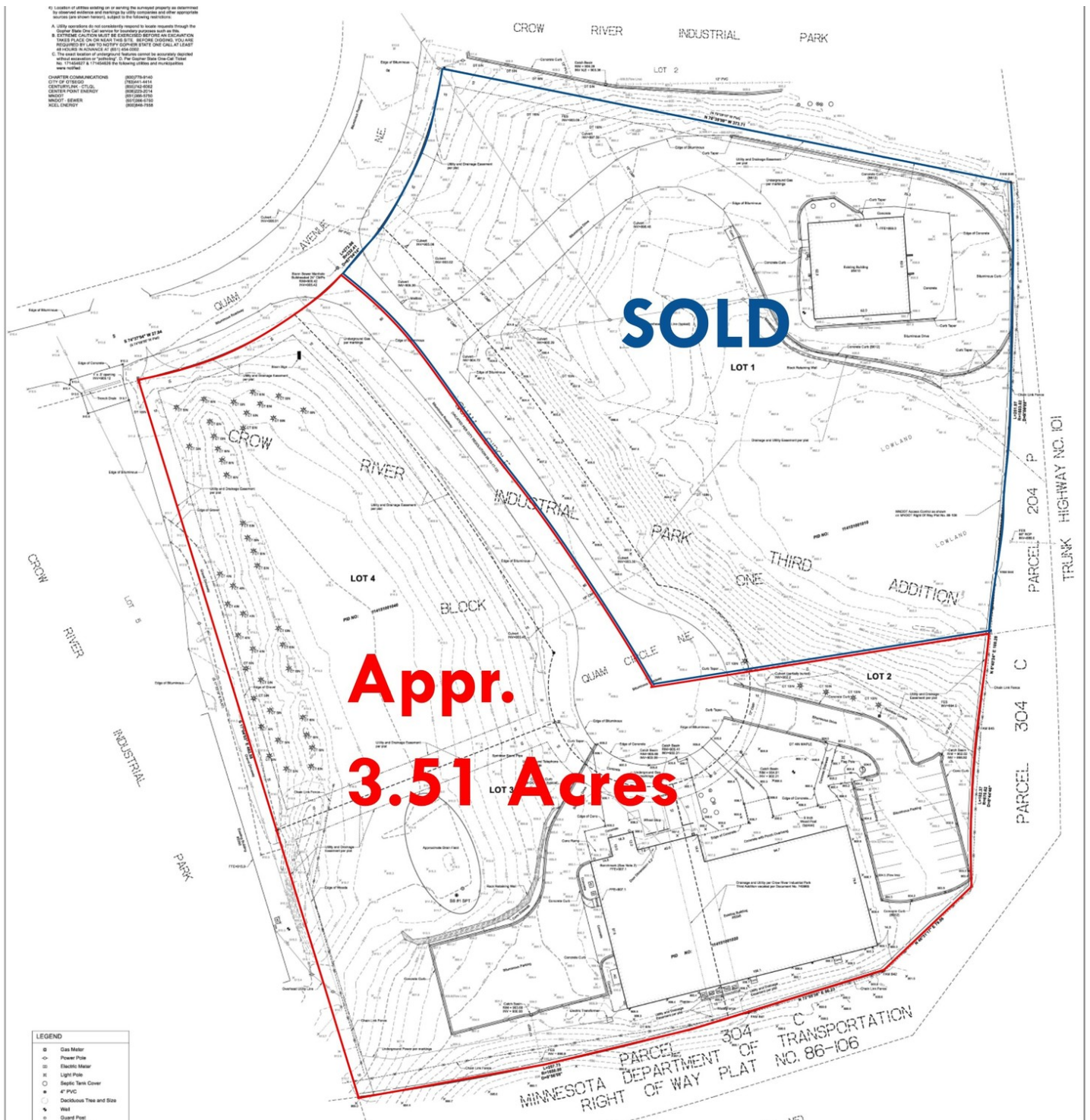
PAT LONEY
Commercial Real Estate Consultant
0: 612.868.1200
ploney@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

5358 QUAM CIRCLE NE, ST MICHAEL, MN 55376



KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
0: 612.991.6360
jeff.meehan@kwcommercial.com

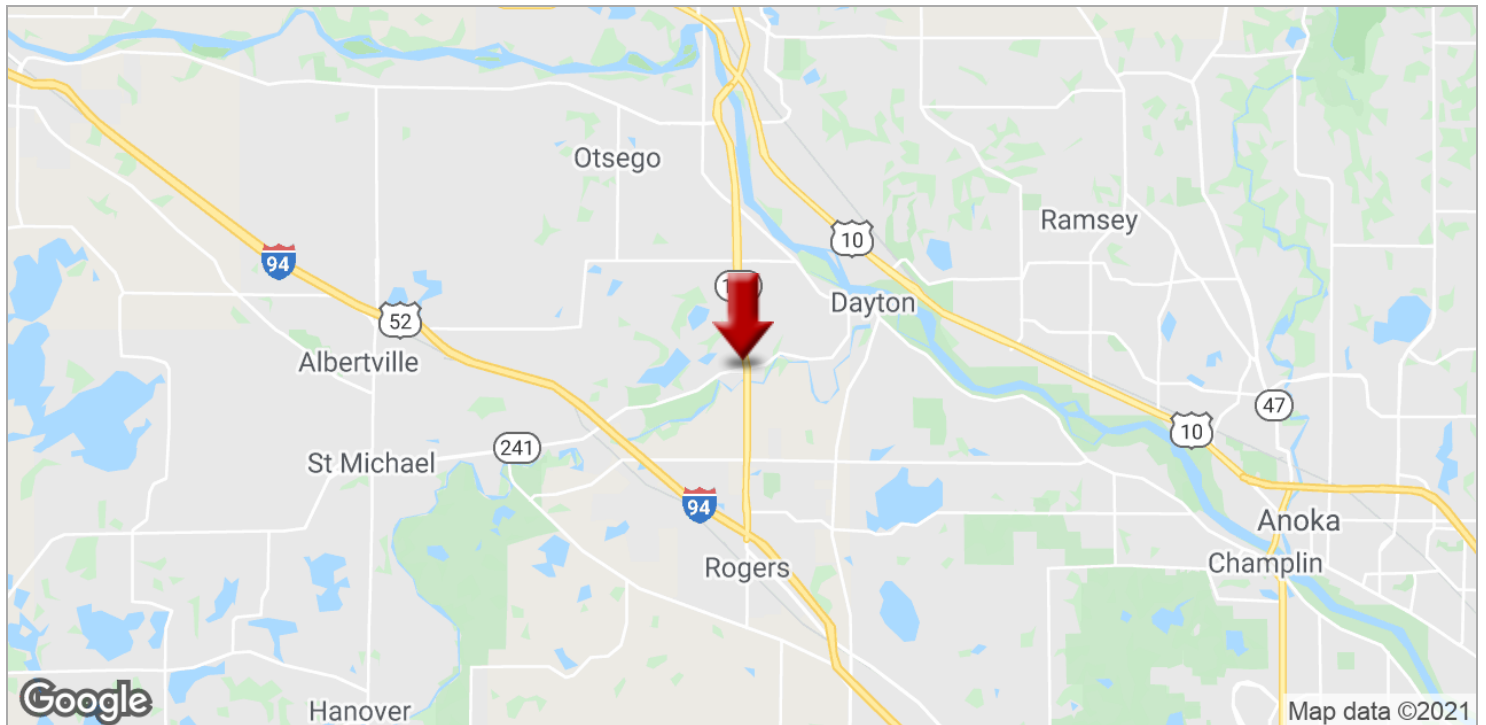
PAT LONEY
Commercial Real Estate Consultant
0: 612.868.1200
ploney@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

5358 QUAM CIRCLE NE, ST MICHAEL, MN 55376



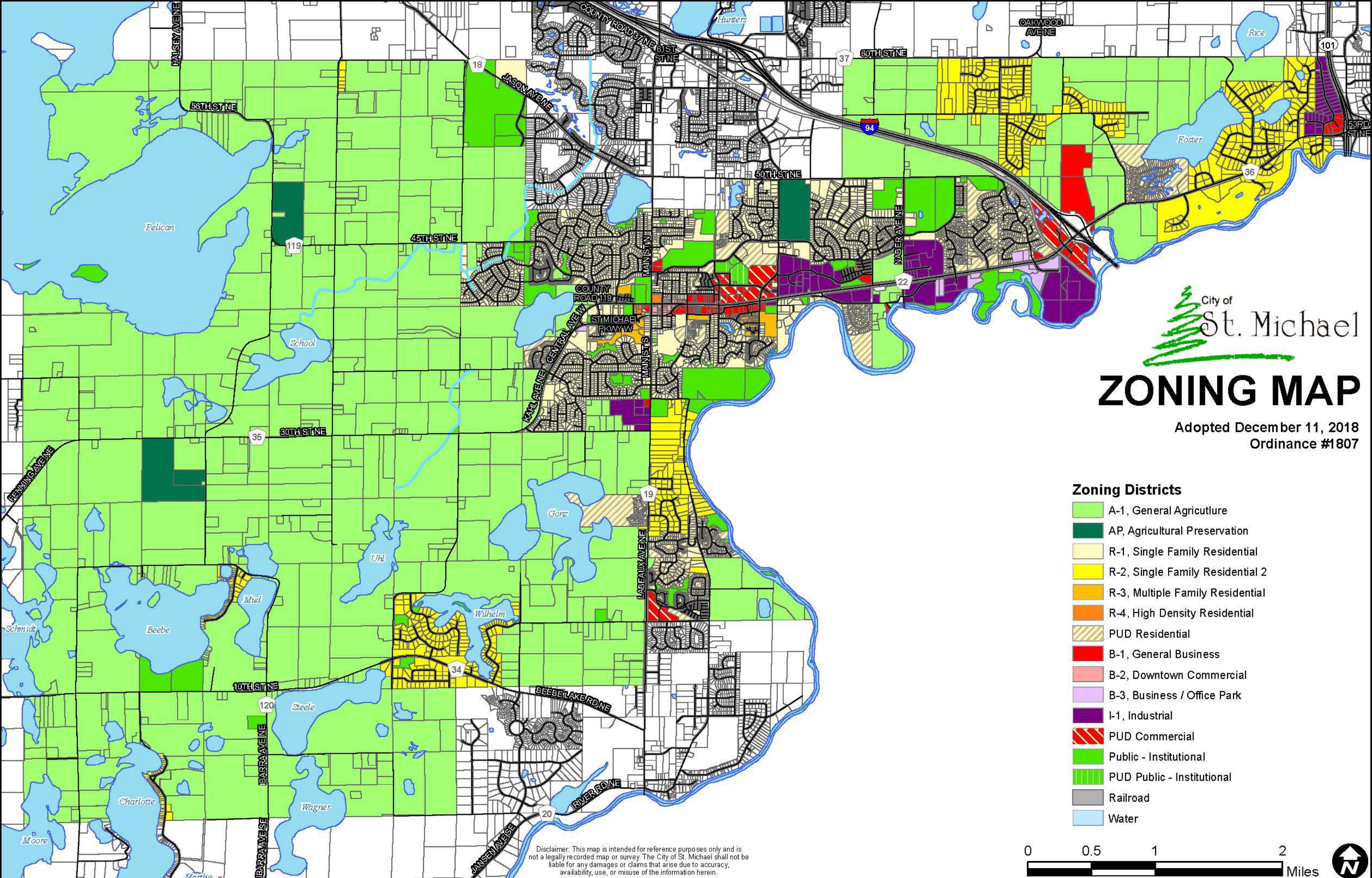
KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
0: 612.991.6360
jeff.meehan@kwcommercial.com

PAT LONEY
Commercial Real Estate Consultant
0: 612.868.1200
ploney@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



ZONING MAP

Adopted December 11, 2018
Ordinance #1807

Zoning Districts

- A-1, General Agriculture
- AP, Agricultural Preservation
- R-1, Single Family Residential
- R-2, Single Family Residential 2
- R-3, Multiple Family Residential
- R-4, High Density Residential
- PUD Residential
- B-1, General Business
- B-2, Downtown Commercial
- B-3, Business / Office Park
- I-1, Industrial
- PUD Commercial
- Public - Institutional
- PUD Public - Institutional
- Railroad
- Water

Disclaimer: This map is intended for reference purposes only and is not a legally recorded map or survey. The City of St. Michael shall not be liable for any damages or claims that arise due to accuracy, availability, use, or misuse of the information herein.



§ 155.105 USES.

§ 155.105 USES.

(A) The uses allowed in the zoning districts shall only be as set forth in the following table:

[illegible]

Retail nurseries, greenhouses and tree farms	C	C		C	C									
Seasonal storage	P 4													
Stands for sale of Ag. Products raised on property	P	P												
Vehicles, Equipment, Machinery ²	A	A												
Transfer of Development Rights	C	C												
Wind Energy Conversion System	I	I												§ 155.074

¹ Including farming- and agricultural-related buildings and structures subject to Minnesota Pollution Control Agency standards, except commercial feedlots or other commercial operations; wholesale forestry; nurseries; green houses and tree farms.

² Operation and storage of vehicles, equipment and machinery which are incidental to permitted or conditional uses.

³ Closed Landfill applies to former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency and permitted uses include closed landfill management, indoor storage for public agencies, solar energy collection and public trails.

⁴ Permitted subject to the following standards:

- a. An Administrative permit is required and such permit shall only be issued if approved by staff.
- b. Must be an accessory use to the property upon which it is located and said property must be owner occupied.
- c. All storage must be indoors.
- d. Hours of operation are limited to 7 a.m. to 8 p.m.
- e. No storage of commercial vehicles and/or equipment.
- f. No signage advertising seasonal storage.

TABLE USES BY ZONING DISTRICT																
	Base Zoning Districts											Also reference				
	A-1	AP	R R	R-1	R-2	R-3	R-4	B-1	B-2	B-3	I-1					P/I
RESIDENTIAL USES																
Accessory Buildings				A	A	A	A	A	A	A					A ¹	§ 155.028
Dwellings	Single-Family			P	P	P	P	P								
	Two-Family								P							

	Townhome						P	P						
	Apartment							P						
Resid. care facilities	6 or fewer persons	P		P	P	P	P	P						
	16 or fewer persons						P	P						
Day care facilities	10 or fewer persons	A		A	A	A								
	11-14 persons	A		A	A	A	C	C						
Home Extended Business		C												§ 155.066
Home Occupation		A		A	A	A	A	A						§ 155.065
Home Occupation - Special		I	I	I	I	I	I	I						§ 155.065
Nursing Homes							C	C					C	
Open Space Development				C										
Rec. Vehicles and Equip. - storage		A		A	A	A	A	A						
Recreational facilities (i.e. pools, tennis court) - resident/guest use		A		A	A	A	A	A					C	

TABLE USES BY ZONING DISTRICT														
	Base Zoning Districts												Also reference	
	A-1	AP	R R	R-1	R-2	R-3	R-4	B-1	B-2	B-3	I-1	P/I		
PUBLIC INSTITUTIONAL USES														
Adult Educ. and Training Facility				C	C							C		
Cemetery, Crematorium	C			C	C	C	C					C		
Gov. and Public Reg. Utility Bldg.	C		C	C	C	C	C	C		P		C		
Library, Post Office, Museum								C				C		

-250 or less persons in the assembly area(s)									P	P	P	P		
-Greater than 250 persons in the assembly area(s) ²									C					
Brewpubs									P	P				
Day Care Center														
-250 or less children									P	P	P	P	C	
-Greater than 250 children ²									C				C	
Fitness Centers ³									P	P	P		C	
Funeral Homes, Mortuaries ²									C				C	
Golf Course					P	P	P	P						
Hospitals									C				C	
Microbrewery & Taprooms ⁴									P	P		P		
Off-site Service Business									C					
Off-street Loading/Parking									A	A	A	A		
Open/Outdoor Service, Sales and Rental									C			C		
Open/Outdoor Storage - Acc. Use									C			C		
Enclosed retail, rental, service, processing or manuf. activity												C		
Parking - Principal Use									C					
Pawn Shops									C					Ch. 115
Pet Stores									C	C				
Professional Offices/Services ⁵									P	P	P	P		
Restaurants	Drive-thru Food Est.								C					
	Drive-thru Beverage Est. ⁶								C	C				

Motor Vehicle Sales (Indoor only)											P		
Wholesale Showrooms											P		

¹ The manufacturing, fabrication, assembly, packaging, repair, testing, treatment, wholesaling, or storage of products, materials or equipment, including printing, warehouse (non-explosive material/equipment), machine shops, laboratories, mini-storage, and offices if the offices are directly associated with an allowed use and if the area devoted to offices does not exceed 50% of the area devoted to the allowed use.

(B) Explanation of Table in § 155.105(A): Uses by Zoning District.

- (1) *Organization of Table.* The Table organizes all principal uses by use classification and use types.
- (a) *Use classifications.* The use classifications are: general, agricultural, residential, public and institutional, commercial, and industrial.
- (b) *Use types.* The specific use types identify the specific uses that are considered to fall within characteristics identified in the use classifications. For example, pawn shops and clinics are commercial use types in the B-1 General Business District.
- (2) *Symbols used in table.*
- (a) *Permitted uses = P.* A “P” indicates that a use is permitted, subject to compliance with all other applicable provisions of this code.
- (b) *Permitted accessory uses = A.* An “A” indicates that a use is permitted, subject to compliance with all other applicable provisions of this code.
- (c) *Conditional permitted uses = C.* A “C” indicates that a use is allowed only if a conditional use permit is issued by the city after compliance with the procedure and requirements set forth in § 155.440.
- (d) *Interim uses = I.* An “I” indicates that a use may be allowed for a limited period of time if an interim use permit is issued by the city after compliance with the procedure and requirements set forth in § 155.441.
- (e) *Not permitted = shaded.* A shaded space indicates that the listed use is prohibited in the respective base zoning district, but such prohibition shall not apply to an accessory use determined by the city to be similar to or consistent with the definition of a permitted or conditional use allowed in the zoning district (e.g. auditorium in a school).
- (f) *Unlisted uses.* Whenever in any zoning district a proposed use is neither specifically permitted nor denied, the Zoning Administrator is authorized to classify the proposed use into an existing use type as set forth in the Table in § 155.105(A) that the Zoning Administrator determines most closely fits the proposed use. If no similar use determination is made by the Zoning Administrator, the proposed use is prohibited. In such case, the City Council on its own initiative may amend this chapter to allow the proposed use or an interested party may request an amendment to this chapter in accordance with the procedure and requirement set forth in § 155.440.

(Ord. 1401, passed 1-28-14; Am. Ord. 1406, passed 11-10-14; Am. Ord. 1407, passed 12-23-14; Am. Ord. 1502, passed 4-8-15; Am. Ord. 1504, passed 5-12-15; Am. Ord. 1506, passed 9-8-15; Am. Ord. 1507, passed 10-13-15; Am. Ord. 1602, passed 2-16-16; Am. Ord. 1603, passed 3-8-16; Am. Ord. 1604, passed 5-10-16; Am. Ord. 1704, passed 10-24-17; Am. Ord. 1806, passed 10-23-18)

B-1, GENERAL BUSINESS DISTRICT

§ 155.205 PURPOSE AND INTENT.

The purpose of the B-1, General Business District, is to provide appropriately located lands for the full range of business uses needed by the region's residents, businesses, and workers, consistent with the Comprehensive Land Use Plan; to strengthen the city's economic base and provide employment opportunities close to home for residents; and to create suitable environments for various types of business, office, and retail uses; and to offer opportunities for various types of assemblies with careful consideration of access, traffic, and parking.



(Ord. 110, passed 11-15-97; Am. Ord. 1401, passed 1-28-14; Am. Ord. 1506, passed 9-8-15)

§ 155.206 PERMITTED USES.

See § 155.105 for permitted uses in a B-1 District.

(Ord. 110, passed 11-15-97; Am. Ord. 0802, passed 3-11-08; Am. Ord. 0807, passed 10-14-08; Am. Ord. 1401, passed 1-28-14)

§ 155.207 PERMITTED ACCESSORY USES.

See § 155.105 for permitted accessory uses in a B-1 District.

(Ord. 110, passed 11-15-97; Am. Ord. 126, passed - - ; Am. Ord. 1401, passed 1-28-14)

§ 155.208 CONDITIONAL USES.

The following are conditional uses allowed in the B-1 District (requires a conditional use permit issued in accordance with the procedures set forth in and regulated by § 155.440):

- (A) Governmental and public regulated utility buildings and structures necessary for the health, safety, and general welfare of the community.
- (B) Commercial planned unit development as regulated by § 155.465 et seq.
- (C) Drive-through food and beverage establishments, provided that:

(1) The drive-through lane shall be designed to accommodate stacking of at least five vehicles from the point of ordering, exclusive of required parking and driveway areas; and

(2) Audio equipment associated with drive-through lanes must be designed and oriented in a manner not to be audible from adjacent properties.

(D) Car washes (drive through, mechanical, and self-service), provided that:

(1) Stacking space is constructed to accommodate that number of vehicles which can be washed during a maximum 30-minute period; and

(2) Provisions are made to control and reduce noise.

(E) Vehicle service stations including fuel stations, minor repair, and tire and battery stores and services, provided provisions are made to control and reduce noise affecting residential properties.

(F) Open or outdoor storage as an accessory use, provided that:

(1) The area is fenced and/or screened from view of adjacent properties and public right-of-way in compliance with § 155.031;

(2) The storage area is improved according to § 155.050; and

(3) The use does not take up parking space as required for conformity to this chapter.

(G) Automobile sales, farm and construction implement sales, marine sales, and lumberyards, and the rental of any of the above, provided that:

(1) A minimum lot area of two acres is required;

(2) The ratio of the building footprint to the sales lot size shall be a minimum ratio of 1:2;

(3) All outdoor sales areas shall be in the side and/or rear yards, and no closer to the front setback than the main structure on the site;

(4) Land along all public street areas shall be maintained as landscaped green areas;

(5) Side and rear setbacks:

(a) In the case of a premises adjoining an agricultural and/or residential zoning district, side and rear yard building setbacks shall be not less than 50 feet in depth and width; and

(b) In the case of premises adjoining a commercial, industrial and/or public/institutional zoning district, side and rear yard building setbacks shall be not less than 30 feet in width and depth.

(6) No outdoor speakers may be used at any time.

(H) Open or outdoor service, sales, and rental as an accessory use, provided that:

(1) Outside services, sales, and equipment rental connected with the principal use are limited to 30% of the gross floor area of the principal use; and

(2) Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with § 155.031.

(I) Crematorium, funeral home, hospital, library, mortuary, museum, post office, and any of the following uses or combination of the following uses, on the same site or in the same building, which have greater than 250 persons in the assembly area(s) utilized at the same time - auditorium, concert hall, movie theater, banquet/conference/meeting/party room, commercial recreation - indoor, place of worship, and sports training, provided that:

(1) The use(s) shall be located along an improved (i.e. blacktop or concrete) collector or arterial roadway as identified in the city's Transportation Plan, but in no case shall it have direct access to an arterial roadway.

(2) When adjacent to, or across the street from, a property zoned residential or designated residential in the Comprehensive Plan, the following apply:

(a) Side, rear and parking setbacks shall be double the standard requirement, but no less than 30 feet.

(b) Screening is provided in compliance with § 155.031.

(c) A minimum of 25% green space shall be provided.

(3) For assembly uses with capacity for greater than 250 persons in the assembly area(s) utilized at the same time - with capacity calculated according to the Building Code adopted by the city - a traffic impact study shall be conducted by the city's traffic consultant at the expense of the applicant. The traffic impact study shall assess the potential short-term and long-term traffic impacts associated with the proposed use on the site itself and on adjacent roadways. The traffic impact study shall identify appropriate mitigation and/or recommendations to offset projected impacts, which the user shall be responsible for implementing at its sole cost.

(4) The user operates the assembly consistent with an operations plan approved by the city that shall prescribe typical start and end times for the primary activity or activities constituting the use (e.g. motion picture showings, worship service times, or other assembly function), in addition to accessory uses. The operation plan shall be based on the traffic impact study, nearby land uses and other related factors, and incorporated into a conditional use permit agreement.

(5) Any modification of an existing use which intensifies the use and/or surpasses the 250 person capacity threshold shall require an amended conditional use permit and shall be subject to divisions (I) (3) and (4) above.

(J) Parking as a principal use, provided that:

(1) The area is located adjacent to or reasonably near the businesses the parking lot is intended to serve; and

(2) If access to the parking lot is through an adjacent parcel, the applicant shall be required to obtain a permanent access easement from the adjacent parcel before the conditional use permit is approved;

(K) Pet stores, provided that:

(1) All activity shall be within a completely enclosed building with soundproofing and odor control.

(2) Animals shall not cause annoyance or disturbance to another person by frequent howling, yelping, barking or other kinds of noise. This division shall only apply when the noise has continued for a ten-minute period. This requirement shall apply to the cumulative barking from the kennel, including one or several dogs.

(3) Outdoor kennels are prohibited.

(4) The owner of the pet store shall maintain a valid city commercial kennel license and shall comply with all applicable city and state building, health and maintenance standards.

(5) The pet store shall be subject to a reasonable limitation on the total number of animals for the size of the facilities. This limitation shall be determined by the city based on the size of the property upon which the use occurs, the uses of adjoining properties, and the existence of buffering and other applicable factors as determined by the city.

(L) Pawn shops as regulated by Chapter 115.

(M) Off-site services, provided that:

(1) The maximum size building occupancy is 5,000 square feet.

(2) At least 50% of the floor area specific to the off-site business must be dedicated to office, retail, or showroom uses and be open to the public a minimum of 40 hours per week.

(3) The office, retail and showroom uses and principal building entrance shall be oriented to the highest classification road in a manner similar to nearby commercial users.

(4) All other business activities within the building shall be limited to storage and assembly and shall not create any noise audible from the exterior of the building.

(5) All service and delivery vehicles shall be parked in the rear of the lot or, for corner or thru lots, the opposite side of the building from the higher classification road.

(6) Service and delivery vehicles are limited in number to no more than one per 400 square feet of building occupancy, rounded to the nearest whole number.

(7) All service and delivery vehicles shall fit within standard parking stall dimensions.

(8) Service and delivery vehicle parking areas shall be screened with landscaping if adjacent to an existing or planned residential use or a public roadway.

(9) The height of the building shall be limited to no more than the height of the tallest structure on any adjacent properties, or no more than 18 feet if no adjacent property has a structure at the time of application.

(N) Day care center or pre-school with the licensed capacity to serve more than 250 persons at one time, provided that:

(1) The use shall be located along an improved (i.e. blacktop or concrete) collector or arterial roadway as identified in the city's Transportation Plan, but in no case shall it have direct access to an arterial roadway.

(2) When adjacent to, or across the street from, a property zoned residential or designated residential in the Comprehensive Plan, the following apply:

(a) Side, rear and parking setbacks shall be double the standard requirement, but no less than 30 feet.

(b) Screening is provided in compliance with § 155.031.

(c) A minimum of 25% green space shall be provided.

(3) A traffic impact study shall be conducted by the city's traffic consultant at the expense of the applicant. The traffic impact study shall assess the potential short-term and long-term traffic impacts associated with the proposed use on the site itself and on adjacent roadways. The traffic impact study shall identify appropriate mitigation and/or recommendations to offset projected impacts, which the user shall be responsible for implementing at its sole cost.

(4) The user operates the day care center consistent with an operations plan approved by the city that shall prescribe typical start and end times for the primary activity or activities constituting the use (e.g. motion picture showings, worship service times, or other assembly function), in addition to accessory uses. The operations plan shall be based on the traffic impact study, nearby land uses and other related factors, and incorporated into a conditional use permit agreement.

(O) Other uses deemed by the Zoning Administrator to be similar to those set forth in this section and consistent with the purpose of this zoning district.

(Ord. 110, passed 11-15-97; Am. Ord. 115, passed 3-24-98; Am. Ord. 133, passed 11-14-00; Am. Ord. 0305, passed 4-8-03; Am. Ord. 0605, passed 7-25-06; Am. Ord. 0802, passed 3-11-08; Am. Ord. 1401, passed 1-28-14; Am. Ord. 1403, passed 9-9-14; Am. Ord. 1406, passed 11-10-14; Am. Ord. 1502, passed 4-8-15; Am. Ord. 1504, passed 5-12-15; Am. Ord. 1506, passed 9-8-15)

§ 155.209 LOT AND BUILDING REQUIREMENTS.

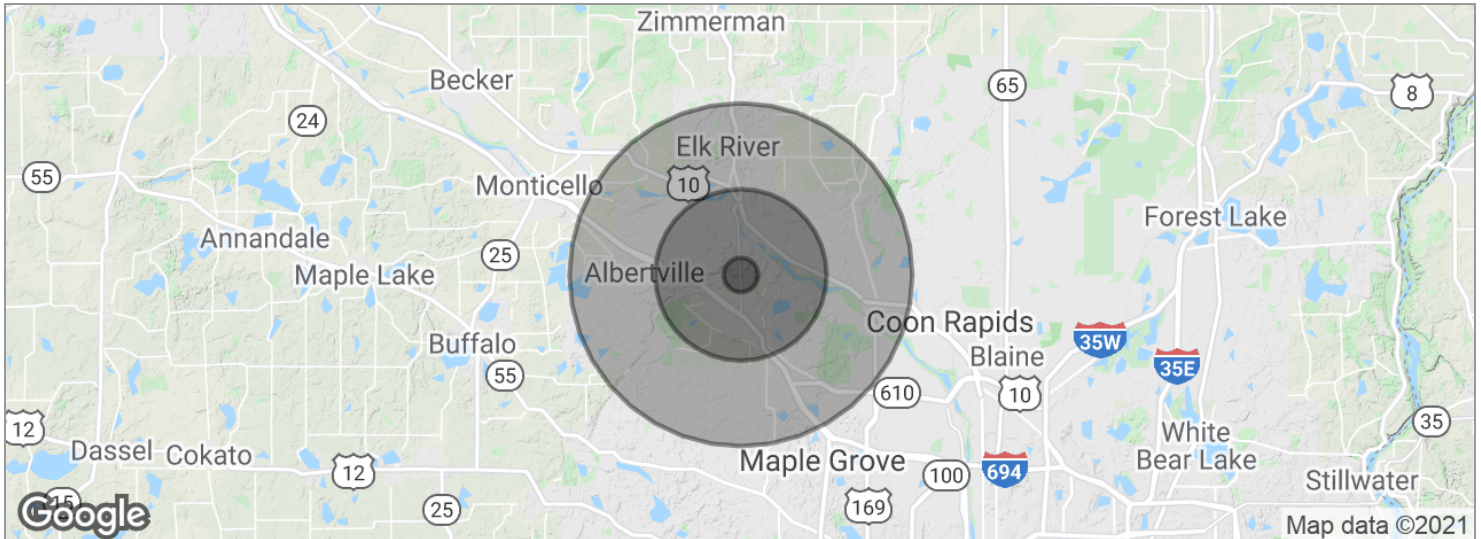
All uses in the B-1 General Business Zoning District shall comply with the lot and building requirements set forth in the following table and all other applicable regulations set forth in this code:

B-1 DISTRICT REQUIREMENTS			
Minimum Lot Features			
Size	40,000 s.f.		
Setbacks	Front	Side ¹	Rear ¹
	30 ft.	15 ft.	20 ft.
	1Except abutting a residential district, then not less than 30 feet		
Lot Width	100 ft.		
Lot Depth	None		
Other			
Max. Hard Surface Coverage	85% (including bldg., parking, driveways, and the like)		
Min. Principal Building Size	1,000 square feet, unless by Conditional Use Permit		
Maximum Height	35 ft. (can be taller with a Conditional Use Permit)		
Public Sewer and Water	Required		
Other Regulations to Consult (not all inclusive)	§ 155.031, Required Landscaping and Screening		
	§ 155.033, Lighting		
	§ 155.049, Building Type and Construction		
	§ 155.050, Off-Street Park and Driveways		
	§ 155.051, Loading		
	§ 155.490, Signage		

(Ord. 110, passed 11-15-97; Am. Ord. 116, passed 10-27-98; Am. Ord. 0408, passed 12-15-04; Am. Ord. 1401, passed 1-28-14) Penalty, see § 155.999

LAND FOR SALE

5358 QUAM CIRCLE NE, ST MICHAEL, MN 55376



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,963	34,725	157,079
Median age	33.3	33.9	35.1
Median age (male)	34.1	33.9	35.2
Median age (Female)	32.5	33.7	35.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	670	12,053	55,464
# of persons per HH	2.9	2.9	2.8
Average HH income	\$95,228	\$91,042	\$92,083
Average house value	\$273,563	\$254,670	\$283,578

* Demographic data derived from 2010 US Census

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
O: 612.991.6360
jeff.meehan@kwcommercial.com

PAT LONEY
Commercial Real Estate Consultant
O: 612.868.1200
ploney@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com