



Special Use Permit Application

See the SUP Application Guide for help. Attach additional sheets if necessary.

Do not hesitate to ask the City for any assistance.

1. Applicant Information

Name: Harmony Group, LLC.

Address: 60 S 6th Street, Suite 3400, Minneapolis, MN 55405-4018

Telephone #: 612-334-5017

Email Address: Margot.Wickman@KutakRock.com

Application #: *To be assigned by City.*

Signature:

Signed by:

Margot Wickman

Date: 7/29/2020

Owner, if different from above: Multiple - See prior application materials for landowner Permitting Authorizations

Address:

Telephone #:

Email Address:

Signature (or attachment):

If the applicant is not the owner, explain the applicant's relationship to the current owner:

2. Property Information

Street Address: SW Corner of Midway Road and Morris Thomas Road

Legal Description: Full Legal Description provided on Sheet 1 of Hermantown Industrial Addition Final Plat

Parcel #:

Zoning District:

BLM

Shoreland Overlay Zone: No ☒

General ☐ Recreational ☐ Environmental ☐

Airport Zoning Overlay: No ☒ A zone ☐ B zone ☐ C zone ☐

If in Airport Zone, list elevation above sea level:

Floodplain: No ☒ Yes ☐ Zone/Area

Use Requested: Communication Facility Data Center

Property Size (Square Ft. or Acres): 234 acres

Legal Access: Morris Thomas Road

Is this a State ☐ **County** ☒ **City** ☐ **road?** St. Louis County

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3. Project Description

A. Describe the proposed project. Describe the type of business or activity, type and function of proposed or existing buildings, and other proposed uses of the property:

The proposed project involves development of up to three (3) data center communication facility buildings. The development also consists of two (2) general office/support buildings, an auxiliary building and associated site improvements including utilities, mechanical/electrical support equipment, substations, transmission lines, stormwater, parking, access drives, and landscaping to support the overall use and function of the campus.

B. Describe adjacent and surrounding land uses.

Land uses adjacent to the site include rural residential land to the north, east, and south, and utility facilities to the west.

C. Describe how storm water runoff will be collected and treated on-site.

Stormwater runoff from the site will be collected via a traditional conveyance system consisting of catch basins and underground storm sewer. The runoff will be directed to a series of proposed filtration basins designed to provide both rate control and water quality treatment in accordance with applicable local and state stormwater management requirements.

D. Describe proposed alterations to the existing landscape. Describe the proposed landscaping of the site. Describe how existing vegetation will be preserved or removed:

The proposed development will involve earthwork, grading, and the clearing and grubbing of existing trees where necessary. To the maximum extent practicable, mature trees along the site perimeter—particularly those adjacent to residential areas—will be preserved to maintain a natural vegetative buffer and visual screen. Additional overstory and understory plantings are proposed to enhance the depth and density of this buffer and to preserve the natural character of views from adjacent roadways. New plantings will consist primarily of native species that are well-suited to the local climate, soils, and habitat conditions, supporting long-term viability and compatibility with existing flora and fauna.

E. Describe the quantity, type, and schedule of traffic that will be generated:

Refer to the proposed construction and operational traffic impact analysis reports included as part of the submittal.

4. Other Services and Approvals

A. Will the proposed project require new or expanded public utility connections including water and sewer?	Yes ☒ or No ☐
B. Will the proposed project require a street extension or new drive-way access?	Yes ☒ or No ☐ 2 new driveways
C. Will the proposed project require a building permit?	Yes ☒ or No ☐
D. Will the proposed project include new signage? standard traffic and wayfinding signs internal to the site	Yes ☒ or No ☐
E. Will the proposed project require another land use approval from the City of Hermantown including, but not limited to a Special Use Permit, zoning amendment, platting, or a variance?	Yes ☒ or No ☐

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If so, indicate which approval is needed:	
F. Does the proposed project require approval or review from another government agency? This includes, but is not limited to Minnesota Department of Transportation, Minnesota Department of Natural Resources, St. Louis County Highway Department, and the U.S. Army Corps of Engineers. If yes, indicate which agencies and if permits have been applied for or received:	Yes ☒ or No ☐ Elements of the project will require review and approval from the MPCA, WCA, and potentially others, which will be submitted in the future.
G. Is an EAW required? AUAR (alternative to EAW) for the property is currently published to the EQB.	Yes ☒ or No ☐

5. Site plan

Make the drawing to scale. The scale that is used must be sufficient to show the project's necessary details. Attach the site plan. Please show:

- A. Dimensions of the property: Length, Width, Depth See attached plan set included with this application.
- B. Location and size of existing and proposed structures (Please show the distance from the property lot lines to existing and proposed structures.)
- C. Size and location of parking areas- include how many vehicles can be accommodated
- D. Loading and unloading areas See attached plan set included with this application.
- E. Landscaped areas, blacktopped or paved driving areas See attached plan set included with this application.
- F. Access driveways See attached plan set included with this application.
- G. Location of signs advertising the business See attached plan set included with this application.
- H. Show how runoff from the site will be collected and treated See attached plan set included with this application.
- I. Existing and proposed easements See attached plan set included with this application.

6. Environmental Information

A. If the property is within a Shoreland Overlay Zone, will filling and grading occur within the zone?	Yes ☐ or No ☐ n/a
B. Has a wetland delineation been approved?	Yes ☒ or No ☒
C. Will there be wetland impacts?	Yes ☒ or No ☐
D. If yes to C., has a wetland replacement plan been approved?	Yes ☐ or No ☒
E. Will the project result in the creation, addition, or replacement of 5,000 square feet or more of impervious surface?	Yes ☒ or No ☐
F. If yes to E, has a stormwater management plan pre-application meeting been held?	Yes ☒ or No ☐ 8/7/25
G. Is a stormwater management plan required? If so, attach the stormwater management concept plan.	Yes ☒ or No ☐ Included in application package
H. Is a Stormwater Pollution Prevention Plan required? If so, attach the SWPPP.	Yes ☒ or No ☐

7. Zoning Dimensions: Fill in the required dimensional standards from Section 5 of the zoning code and the proposed dimensions. Be sure to use overlay standards where they are stricter.

Base Zone: BLM	Overlay Zone(s): None
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Dimension Type	Requirement	Proposed
Minimum Lot Area	2.5 acres	234 ac
Minimum Lot Width	100 ft	Project will comply with required dimensional standard
Front Yard (From R.O.W)	20 ft	Project will comply with required dimensional standard
Corner Side Yard (From R.O.W.)	n/a	Project will comply with required dimensional standard
Side Yard	20 ft (50 ft adjacent to residential)	Project will comply with required dimensional standard
Rear Yard	20 ft (50 ft adjacent to residential)	Project will comply with required dimensional standard
Lot Coverage	35% (max)	Project will comply with required dimensional standard
Building Height	80 feet (max)	Project will comply with required dimensional standard
Parking	Unlisted Use (Communication Facility)	570 Spaces

Fees	
Ask the Community Development Staff to help determine the applicable fee based on the project description.	
See Fee Schedule= \$	☐
See Fee Schedule for Renewal/Amendment	☐
Are Park Dedication Fees required?	Yes ☐ or No ☐
Park Dedication Fees (Ask Community Development Department for help calculating)	

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City Use Only	
The SUP application is complete:	Yes ☐ or No ☐
The application fee has been paid:	Yes ☐ or No ☐
The SUP application requires the modifications listed below:	
The project is not a use permitted with a SUP:	☐
Has notice of the public hearing been published in the Hermantown Star at least 10 days prior to the public hearing, and all property owners within 350' of the affected property been notified.	Yes ☐ or No ☐
Signature of Zoning Administrator/Date:	

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