

Mark Kronbeck

From: Dolan, Chris <cdolan@fredlaw.com>
Sent: Wednesday, February 2, 2022 3:39 PM
To: Mark Kronbeck
Cc: Volkert, Vern - NFCG
Subject: FW: Cardinal/Northfield
Attachments: Cardinal Glass - Sketch.pdf; City Zoning-GIS.pdf

Mark, please see message below from St. Olaf supporting our proposed rezone. I am not sure if you have had recent conversations with the City but please feel free to tell that that we have their support.

From: Carl Crosby Lehmann <lehmann@stolaf.edu>
Sent: Wednesday, February 2, 2022 9:38 AM
To: Dolan, Chris <cdolan@fredlaw.com>
Cc: Volkert, Vern - NFCG <vvolkert@cardinalcorp.com>
Subject: Re: Cardinal/Northfield

CAUTION: EXTERNAL E-MAIL

Chris,

You are welcome to mention that St. Olaf is supportive of Cardinal's effort to rezone the property.

Carl Crosby Lehmann '91
Vice President and General Counsel
St. Olaf College
1520 St. Olaf Avenue
Northfield, Minnesota 55057
(507) 786-3894
lehmann@stolaf.edu

Sent from my iPhone

On Jan 27, 2022, at 12:44 PM, Dolan, Chris <cdolan@fredlaw.com> wrote:

Carl, I hope all is well.

As I mentioned previously, Cardinal plans to acquire the property at 450 Armstrong Road to accommodate an expansion of its existing facility located adjacent to the property at 1500 Industrial Drive. I have attached a preliminary sketch of Cardinal's proposed building expansion for your review..

The property located at 450 Armstrong Road has two zoning classifications. I have attached the city zoning map for your review. The larger portion to the east with the existing building has the same zoning as the Cardinal Glass property I1-B (Industrial). However, the western portion of the property located at 450 Armstrong Road (which is approximately 100' wide) is zoned CD-S (College Development) even though parking for the building on the easterly lot in is located on that westerly parcel. It is odd for

one development site to have separate parcels with different zoning designations and it is clear that the westerly parcel is not part of any college development plans. As a condition of Cardinal's purchase of 450 Armstrong Road, the City will require that we rezone the westerly 100 feet to I1-B (Industrial) to be consistent with the other parcels.

The landscape nursery to the west is owned by St. Olaf and is zoned CD-S (College Development). As you can see from the attached building expansion sketch, the building expansion will not have any impact on the landscape nursery.

Before we finalize our purchase of the property, we are hopeful that we can get the support of St. Olaf to rezone the westerly parcel to I1-B (Industrial). Please let us know if you have any questions or comments. I would be happy to schedule a call to discuss any issues that you may have.

Thank you for your consideration of the issue and I hope to hear from you soon. We appreciate your continued assistance with Cardinal's proposed project.

Thanks

Chris

**Christopher J. Dolan
Fredrikson**

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Clark Wicklund, PE

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