



COMMUNITY DEVELOPMENT DEPARTMENT

**September 27, 2016**

Corner Kick LLC  
C/O St. Croix Real Estate, Inc.  
101 Main Street NE  
Suite 2  
Minneapolis, MN 55413

Signs Unlimited  
Attn: Michael Dvoracek  
22400 Highway 55  
Hamel, MN 55340

***Re: 2027-2085 Rice Street - Master Sign Plan Approval***

On September 10, 2015, the Master Sign Plan Committee held the required hearing for the proposed Master Sign Plan (MSP) for the above address. At the hearing no citizens addressed the Committee and no Committee members had questions of the City Planner regarding the proposal. The Committee voted to approve the MSP subject to the following stipulations:

**WALL SIGN REQUIREMENTS**

- Advertising, flashing, pulsating, rotating light (or lights), rooftop, banners, mobile signs, and portable signs shall be prohibited, as well as other prohibited signs covered under Section 1010 of the Roseville City Code.
- Wall signs shall be limited the following:
  - 2920 Rice Street = 203 sq. ft. (135 lineal feet x 1.5 ratio)
  - 2045 Rice Street = 180 sq. ft. (120 lineal feet x 1.5 ratio)
  - 2055-2065 Rice Street = 203 sq. ft. (135 lineal feet x 1.5 ratio)
  - 2075-2085 Rice Street = 203 sq. ft. (135 lineal feet x 1.5 ratio)
- Wall signs meeting the total square footage allowed can be installed on north, east, and south sides of the building.
- Wall signs (including identity logos and/or symbols) shall be individual or channel letters that may be illuminated, have finished returns and/or be installed on raceways, and shall not exceed 30 inches in height.
- Letter returns and raceways may be painted, prefinished, or utilize exposed metal; and exposed metal shall be stainless steel, titanium, bronze, aluminum, or other non-corrosive material.
- Sign panels/cabinets may be used in place of individual or channel letters.
- Sign material shall be limited to metal and acrylic with UV inhibitors. All materials shall be made of high quality durable materials and finishes, and be of the highest quality fabrication.

- All applications for wall signs shall be accompanied by a graphic that provides the City with the existing and proposed wall sign totals.
- No sign, or any portion thereof, shall project above the parapet or top wall portion upon which it is mounted.

#### **FREESTANDING SIGN REQUIREMENTS**

- 2029 Rice Street will be permitted to reuse the existing sign pole for a new freestanding sign. The existing cabinet will be required to be reduced to 50 sq. ft. in size and the pole shall be cover with wrap or shroud a minimum of 36 inches in width.
- 2045 Rice Street can remain in use indicating the Rice Street Business Center. The sign can also be reused, where the existing cabinet is reduced to 50 sq. ft. in size and the double pole design enhanced with brick, stone, wrap, or shroud wide enough to cover both poles. This new sign will be permitted to include Rice Street Business Center appropriately sized for the new sign and which will not count against the 50 sq. ft. of signage
- 2027 – 2085 will be permitted to have a new freestanding sign 8 feet in height, containing up to 50 sq. ft. of signage and setback a minimum of 5 feet from the property line adjacent to Rice Street.

#### **OTHER REQUIREMENTS**

- Any leasing information shall be incorporated into the development identification freestanding monument sign (such as contact name and number), which shall not count against the sign total. A “for lease” sign can be attached to the exterior of the building, which sign shall not be a banner or vinyl material, and not exceed 32 sq. ft. Said leasing information shall be reviewed and approved by the Planning Division. All existing freestanding leasing signs shall be removed within 30-days of MSP approval.
- A sign permit is required for the installation of all signs on the premises.

Should you have any questions or comments, regarding temporary signs, please feel free to call or email me at 651-792-7074 or [thomas.paschke@ci.roseville.mn.us](mailto:thomas.paschke@ci.roseville.mn.us).

*Respectfully,*

**CITY of ROSEVILLE**



*Thomas Paschke  
City Planner*