

April 14, 2023

City of Arden Hills
1245 West Highway 96
Arden Hills, MN 55112

Attn.: Jessica Jagoe
Community Development Director

Re: 1275 Red Fox Rd Sign Standard Adjustment

Dear Ms. Jagoe,

CathX Medical, Inc. located at 1275 Red Fox Road, Arden Hills, MN 55112 requests a Sign Standard Adjustment for city ordinance section 1240.02, District 7, I-Flex Zone. We request a Sign Standard Adjustment based on city ordinance section 1260.01, Subd. B which states, "The sign adjustment will allow a sign of exceptional design or a style that will enhance the area or that is more consistent with the architecture and design of the site;". Appendix A has been attached to show the site plan.

By way of background: Zeus Industrial Products, Inc. (Zeus) is the sole shareholder of CathX Medical, Inc. The shareholders of Zeus are the sole shareholders of Champlain Associates Arden Hills, LLC which purchased the property at 1275 Red Fox Rd. Per our corporate branding standard, we utilize the oval "Z" and "ZEUS" logos on all of our worldwide properties and intend to do so for the property in Arden Hills. It is customary for Zeus to own our properties with the intent to maintain/enhance the properties for 30+ years to support our business growth.

CathX Medical, Inc. intends to meet the requirements of ordinance 1260.01 by the following means:

- Subd. 1 "There are site conditions which require a sign adjustment to allow the sign to be reasonably visible from a street immediately adjacent to the site;"
 - CathX Medical, Inc. is not seeking Sign Standard Adjustments based on site conditions relating to reasonable visibility.
 - For reference: sign variance 04-09 was issued to the site in 2004 to increase the north-facing wall sign copy area to 90 sq ft due to visibility concerns from I-694 and Snelling Ave. We intend to use the existing variance for the north-facing wall sign.
- Subd. 2 "The sign adjustment will allow a sign of exceptional design or a style that will enhance the area or that is more consistent with the architecture and design of the site;"
 - CathX Medical, Inc. is requesting two sign standard adjustments, both of which are intended to enhance the design and appearance of the property while keeping architectural consistency:

1. We are requesting a sign standard adjustment to internally illuminate the monument sign. It is our intention to keep the same dimensions and location of the current monument sign, which complies with the requirements of Zone 7. We are seeking to enhance the monument sign design by utilizing internal illumination to project a professional appearance for our employees, customers, vendors and visitors, especially in the evening.
 2. We are requesting a sign standard adjustment for the south-facing wall sign to allow for ≤ 90 sq ft sign copy area to maintain architectural consistency with the existing wall signs on the building to enhance the design and appearance of the property. The building has an existing "1275" sign which is of scale and proportion that match the size of the building. We intend to match the scale and proportion of the south-facing wall sign to the existing "1275" sign as both signs would be visible from the main entrance to the parking lot simultaneously. A ≤ 90 sq ft sign copy area on the south-facing building sign would also match the sign copy area on the north-facing building sign adding to the consistency of the building appearance, enhancing the professional nature of the CathX Medical business.
- Subd. 3 "The sign adjustment will not result in a sign that is inconsistent with the purpose of the zoning district in which the property is located or the current land use."
 - Being surrounded by commercial properties in the Zone 7 I-FLEX district, an internally illuminated monument sign of Zone 7 compliant dimensions and a wall sign of consistent scale and proportions to the existing wall sign would enhance the level of professional appearance to our property, representing the high-tech nature of our medical manufacturing business. It would also fit with similar signage at businesses which are located near the intersection of Red Fox Road and Lexington Avenue while meeting the intended purposes of the I-FLEX district to support a combination of office, light industrial, manufacturing and service retail uses.

Request with additional supporting information:

- We are requesting Sign Standard Adjustment to enhance the design of the monument sign by adding subtle internal illumination to further represent the high-tech medical manufacturing business that CathX will operate at this site. The rendering shown in Appendix B generally describes the intended monument sign.
 - The monument is intended to be a 10"-12" deep cabinet with routed aluminum face, painted white and backed with a 1/4" acrylic, printed blue and internal illumination showing the oval "Z" logo and "ZEUS" name and the site address below.
- We are also requesting a Sign Standard Adjustment for the South-facing wall sign to be consistent with the architectural design, scale and proportion of the existing "1275" sign located on the south-east corner of the building. District 7

city ordinance allows 45sq ft sign copy area, which would result in mismatched scale and proportion to the existing “1275” sign, both of which are visible from the property entrance on Red Fox Road.

- We are requesting to increase the allowable sign copy area to ≤ 90 sq ft to provide an architecturally consistent appearance for the building. The rendering shown in Appendix C generally describes the intended wall sign.
 - The south-facing wall sign is intended to be 4” Deep Channel Letters with white face, trim and returns and a sign copy area of approximately 89 sq ft including the oval “Z” logo and “ZEUS” name and will include internal illumination.
 - For reference: The property is allowed ≤ 90 sq ft sign on the north-west side of the building per variance 04-09 to enhance visibility to I-694 and Snelling Ave.

Please do not hesitate to contact me should you have any questions or need additional information.

Regards,

David Kaufenberg

David Kaufenberg
Operations Manager