

March 15th, 2023

Stacy planning commission members,

My name is Jonathon Graus and I am looking for some time in the next planning meeting on Tuesday, March 21st to discuss a business opportunity that I am considering to pursue. I am proposing the establishment of a mini-storage facility in the Stacy Ponds Business Park using up the last two lots: 19.00133.29 and 19.00133.31. This business will provide a convenient and secure storage solution for residents and businesses in the local community. The facility will be designed to cater to the growing demand for secure storage and will also feature units large enough for boats and other recreational vehicles.

Personal Background:

My family and I moved to the area 10 years ago. We currently own a house within the Stacy, MN zip code, Wyoming township. We have been in this home for over 5 years. My wife and I are both powersports/outdoors enthusiasts and work as engineers locally at Polaris Industries. We have chosen Stacy, MN for this business opportunity because we are looking to invest in something that is nearby and within our local community. By being so close to our home and work, we will be able to service our customers quickly and efficiently.

Market Analysis:

There is a high demand for storage solutions within the local area. I have several friends and colleagues that are consistently looking for storage options for off-season vehicles and equipment so that it is not taking up space in their driveways or garages. Our local lakes area lends itself nicely to a boating community, but many do not have good places to store their boats and seasonal equipment. This facility will have several garages that are large enough to store boats for outdoor recreation as a better option than leaving it in your driveway or yard. This presents a business opportunity to offer secure and affordable storage to residents and businesses in the local area.

Business Model:

The mini-storage facility will be designed to accommodate various storage needs of the customers. The business model will include a mix of unit sizes that can cater to the diverse storage requirements of clients. The facility will also offer 24/7 access to the storage units, ensuring that clients can access their items whenever they need them. The mini-storage facility will be built out in phases where the initial plan does not cover the entire 2 lots but is setup to be easily expanded in the future as the storage needs within the community grow. This will also allow us to cater to the needs of the community by learning about their specific storage needs before expanding.

The establishment of a mini-storage facility will provide affordable, secure, and convenient storage solutions to residents and businesses, which will result in a positive impact on the local economy. If given an initial go ahead, I look forward to formalizing the business plan and working with the city commission to make this business a reality.

Thank You,
Jon Graus

cityclerk@stacymn.org

From: cityclerk@stacymn.org
Sent: Wednesday, March 22, 2023 3:43 PM
To: 'Jonathon Graus'
Cc: cityclerk@stacymn.org
Subject: RE: Stacy Ponds Business Park Interest

Hi Jon,

As you heard last night while you were here, the planning commission doesn't feel like this falls into an allowed use for those two lots. Their recommendation to the council is that they don't feel the use is allowed and do not recommend making this an allowed use. This will go to the April council agenda where they will review the planning commission's notes, your request and then make their final decision.

In the meantime, as Michele on the planning commission noted, Nancy Hoffman who is the head of the Chisago County HRA/EDA may be able to help you either find an appropriate home if there is one in Chisago County or may be able to work with you to find another venture that may work for you. I have provided her contacts below.

<p>NANCY HOFFMAN CHISAGO COUNTY HRA/EDA EXECUTIVE DIRECTOR</p> <p>(1) 674-5664 Work nancy@chisagocounty.org</p> <p>38883 7th Avenue PO Box 815 North Branch, MN 55056</p>
--

Please let us know if you have any other questions. Otherwise, this will be on the agenda for Tuesday, April 11th at 7pm for the regular council meeting.

Angie Comstock

Deputy City Clerk
30955 Forest Blvd
Stacy, MN 55079
651-462-4486
www.stacymn.org

Hours: Monday, Wednesday, Thursday 9-5, Tuesday 11-7, Closed on Friday



From: cityclerk@stacymn.org <cityclerk@stacymn.org>
Sent: Wednesday, March 15, 2023 4:38 PM
To: 'Jonathon Graus' <jon.graus@gmail.com>
Subject: RE: Stacy Ponds Business Park Interest