DENMARK TOWNSHIP
ZONING/USE/PERMIT APPLICATION

Date Received: 8-11-25
Date Accepted: _____

Legal Description & Parcel Identification Number: S 660FT OF W 660FT OF NW1/4- SE1/4 EXC FOLL DESC BEG AT INTER C/L TOWN RD & W LN SE1/4 SD SEC6 THN N ASSM BRG ALG SI THN E 147.50FT THN S 180.50FT TO C/L SD RD THN WLY ALG SD C/L TO POB EXC PARCL 2 MNDOT R/W PLAT 82-26 EXC E 296.98FT OF S 660 FT OF W 660FT OF SD NW1/4-SE 1/4 ALSO EXC PARCL 15 MNDO R/W PLAT 82-62 SECTION 06 TOWNSHIP 026 RANGE 020 Parcel # 06.026.20.42.0006

IS THIS TORRENS PROPERTY: yes X no _____

PROPERTY IS CURRENTLY ZONED C&I Commercial 300 - 305 INDUSTRIAL

Project Address: 12570 127TH ST S
Owner Name: Brockman Land LLC Phone: 651-436-6519
Address: 13380 Hudson Rd S
City: Afton State: Minnesota Zip: 55001
Email Address: (for electronic reports) joe@brockmantrailers.com

Applicant (if different from Owner):
Name: Interstate Truck Driving School Phone: 651-735-9250
Address: 33 E Wentworth Ave, Suite 120
City: West Saint Paul State: Minnesota State: 55118
Email Address: (for electronic reports) bill@interstatedriving.com

Type of Request:

- ____ Variance
- ____ Rezoning/Ordinance Amendment
- X Conditional Use Permit
- ____ Interim Use Permit
- ____ Certificate Of Compliance
- ____ Ag Certificate Of Compliance
- ____ Lot Line Adjustment
- ____ Administrative Minor Lot Split
- ____ Minor Subdivision
- ____ Major Subdivision
- ____ Planned Unit Development
- ____ Other

Description of Request: Request to operate a truck driver training backing range to comply with Federal Motor Carrier Safety Regulations and Minnesota Department of Public Safety regulations. Student drivers will be practicing their traller backing skills with the supervision of an Interstate Truck Driving School staff member to learn the skills they need to successfully pass their CDL road test and meet Industry Standards to become a safe and legal truck driver.

Signature of Owner: Sign Name- Joseph L Brockman Date: 8/11/2025
Print Name- Joe Brockman Brockman Land LLC

Signature of Applicant: Sign Name- Bill Collins Date: 8/11/2025
(if different from owner) Print Name- Bill Collins

August 11, 2025

Conditional Use Permit Application for operation of a truck driving school backing practice range at 12570 127th Street South.

Applicant: Interstate Truck Driving School, 33 E Wentworth Ave, Suite 120, West Saint Paul, MN 55118. 651-735-9250 Contact: Bill Collins, cell 651-248-4082

Property Owner: Brockman Land LLC.

The property owner has a current CUP for operating a trailer storage facility. Our request for a CUP is closely associated with the current CUP however it was recommended that we request an additional CUP to provide full transparency of new use and occupancy at the property.

We intend to set up areas for students to practice their backing skills with trailers. There will be 5 or 6 semi trucks with trailers practicing on up to 6 backing range areas identified by traffic barrels and cones. The backing areas will be approximately 260' long and 40' wide. The trucks will be operating exclusively at idle speed so no creation of dust is anticipated.

The students will be supervised at all times by an Interstate Staff Member. The activities would operate during daylight hours only.

There will also be up to 12 trailers parked at the facility. Instructors will be picking up and dropping off these trailers to use for on road training in Dakota County. There would be at most 10 visits in and out of the facility in any one day as trucks arrive to pick up a trailer and later drop off the trailer.

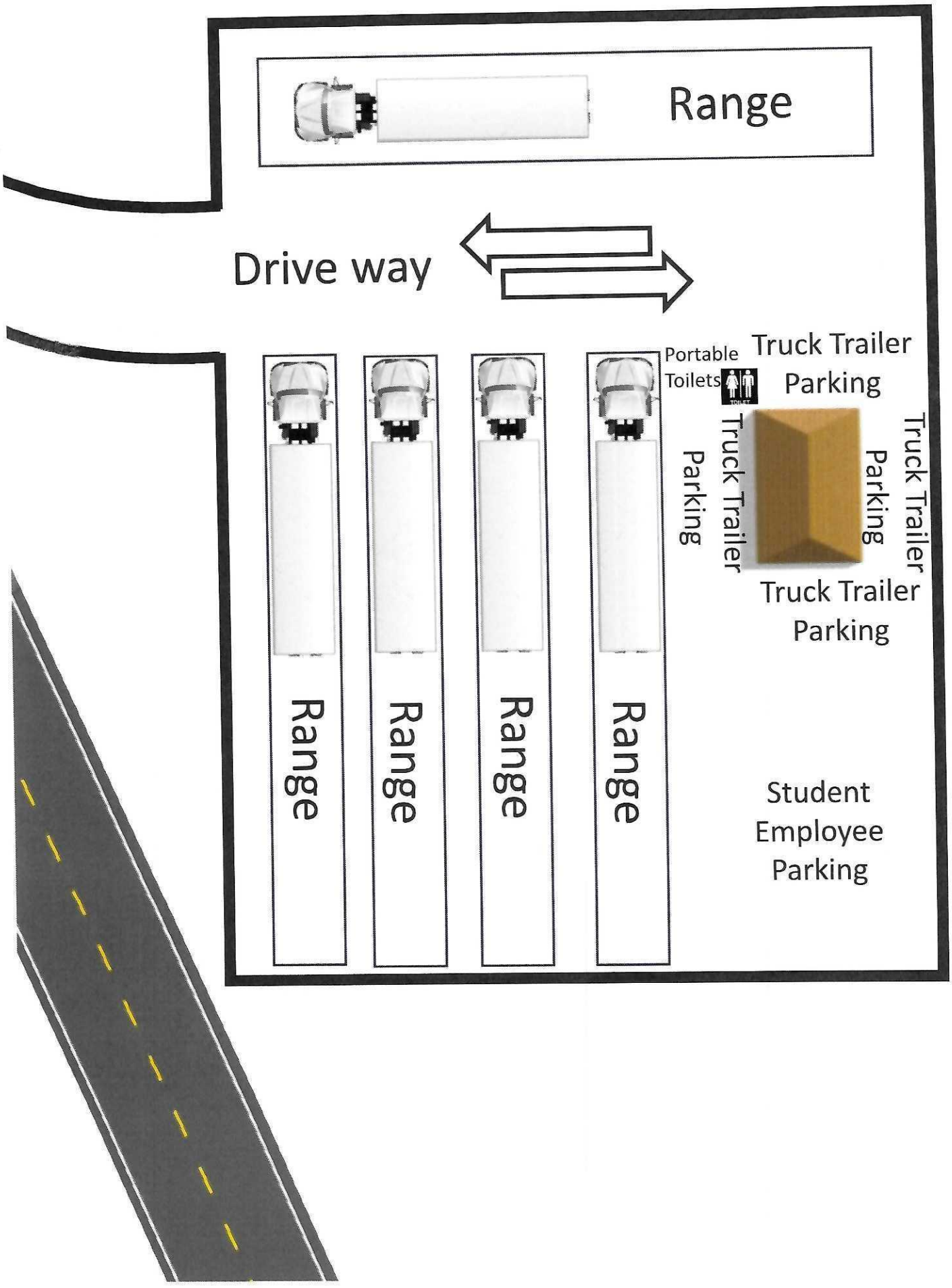
Since the use is so similar to the existing CUP, no improvements are planned at the property. Thus we have not provided a Landscaping and screening plan, a Finished drainage and grading plan, a Proposed floor plan and elevations, or a Soil type and limitations for intended use.

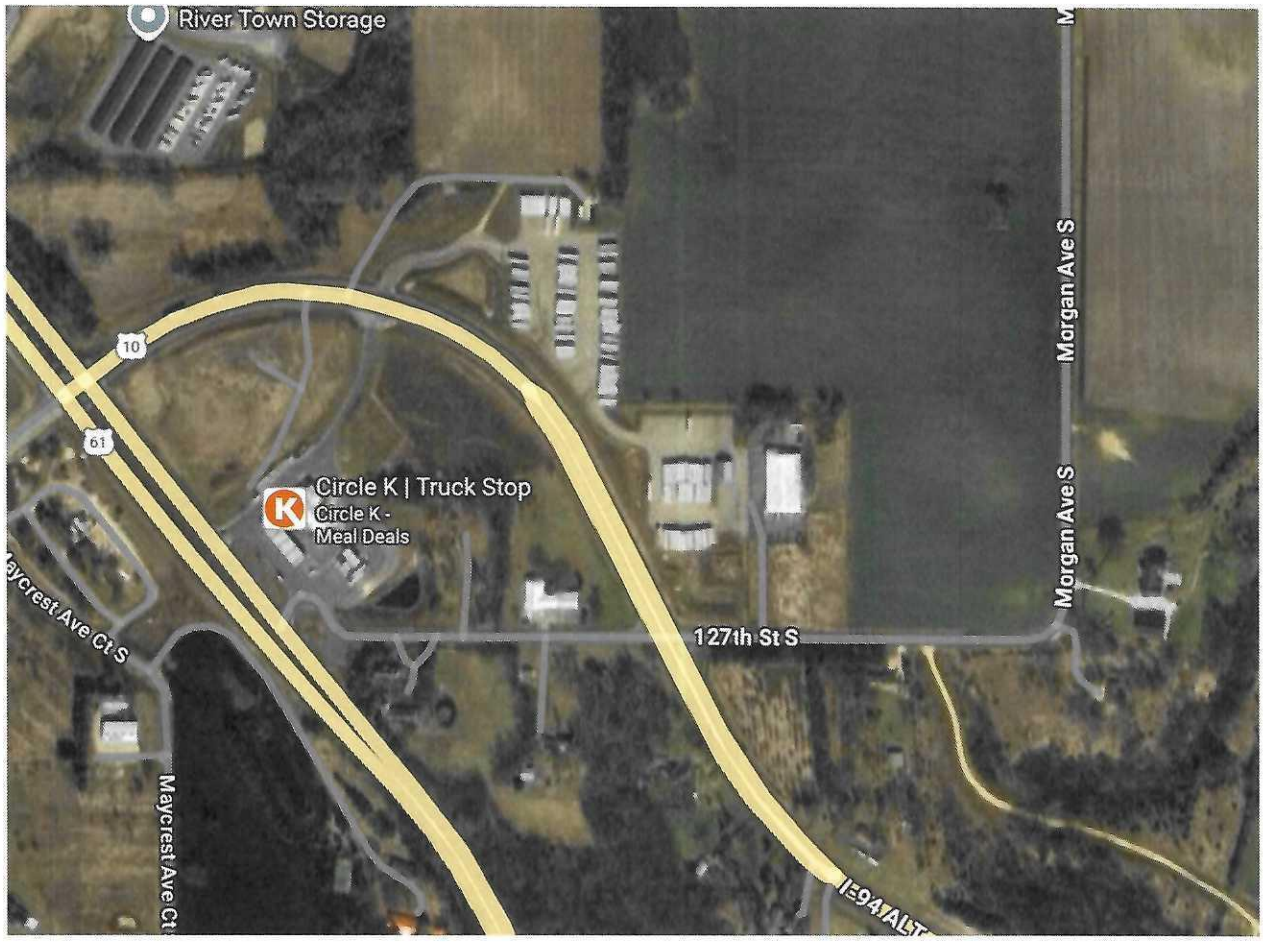
Please advise of any further information or documentation that would be required for this application.

Sincerely,

Bill Collins

Campus Director, Interstate Truck Driving School


Range
Drive way
Portable Toilets
Truck Trailer Parking
Truck Trailer Parking
Truck Trailer Parking
Truck Trailer Parking
Truck Trailer Parking
Range
Range
Range
Range
Student Employee Parking


River Town Storage
10
61
Circle K | Truck Stop
Circle K -
Meal Deals
Morgan Ave S
Morgan Ave S
127th St S
Maycrest Ave Ct S
Maycrest Ave Ct
I-94 ALT