



CITY OF BAXTER

LAND USE APPLICATION FORM

For Internal Use Only

Project # _____
Fees Paid: \$ _____
Escrow Paid \$ _____
Receipt # _____
Escrow Code _____

Type of Application (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Architectural Review | <input type="checkbox"/> Vacation (Street ROW/Easements) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Interim Use Permit | <input type="checkbox"/> Zoning/Subdivision Ordinance Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> PUD, Planned Unit Development General Plan |
| <input type="checkbox"/> Sketch Plan Review | <input type="checkbox"/> PUD, Planned Unit Development Final Plan |
| <input type="checkbox"/> Administrative Subdivision | <input type="checkbox"/> Mobile/Seasonal Vending Permit |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Shoreland Alteration Permit |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Other _____ |

Project Name: Simonsen Lumber Co.

Property Information

Address: 3915 Independence Park PID Number: 40150501
Legal Description (attach if necessary): _____

Applicant Information

Name: Simonsen Jensen
Address: 2455 14th St. S.E. St. Cloud, MN 56304
Phone (W): 320-252-9385 Phone (H): 320-267-1651 Fax: _____
Print or Type Name: Richard Hobbs Email Address: rahobbs@gmail.com
Contact Person Name (if other than applicant): _____
Phone: _____ Address: _____

Owner Information

Name: WPC LUMBER, LLC (JAIDEN WATUMULLI)
Address: 307 LEWERS STREET, FLOOR 6, HONOLULU, HI 96814
Phone (W): 8089718818 Phone (H): _____ Fax: _____
Print or Type Name: JAIDEN WATUMULLI Email Address: JDW@WPCHAWAII.COM

Brief Description of Request: (Attach separate sheet, if necessary)

If this permit is granted, I hereby certify that all work will be done as stated herein and in accordance with all applicable laws and ordinances of the State of Minnesota and the City of Baxter.

Applicant's Signature *Richard F. Hobbs* Date 8-
Applicant's Printed Name Richard F. Hobbs

Owner's Signature *Sajdev manager* Date 8/27/25
Owner's Printed Name Sajdev Watomull

We are writing to request a one-year extension of the CUP granted by the City in October 2020.

The City of Baxter has already been more than generous with us concerning this issue but our parent company, Kodiak Building Partners, has asked us to pursue this one-year extension.

Kodiak is owned by a private equity company called Cork Square. Because of global economic concerns, the entire private equity market has taken a wait and see attitude toward additional investments so by extension has Cork Square. This is an industry wide phenomenon, nothing directly to do with Simonson's.

Regardless, Kodiak has asked to explore the possibility of buying the building we now lease, which would obviate the need for the CUP. This has been a long process as those owners are under no obligation to sell which we completely understand.

Market conditions notwithstanding Kodiak will go ahead with building a new office or acquiring the existing building if the City is not disposed to grant the extension. That is our obligation.

If we need to build now, we are prepared to do so, however, under current conditions it would likely not be as big a building as we would like.

Again we are mindful of the City's graciousness to date but would appreciate the City's consideration of this request.


City of Baxter
 13190 Memorywood Dr
 Baxter, MN 56425
 (218) 454-5100

Print Date: 08/21/2025
PZE Number: PZ2025-027
PZE Type: Interim/Conditional Use Permit
Location: 3915 INDEPENDENCE RD

Pay by Account in Full

Total Balance Due: \$600.00

KBP Bear Den LLC
 9780 KODIAK BUILDING PARTNERS PYRAMID CT STE 3
 Englewood, CO 80112

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	0000001202	08/21/25	09/20/25	\$0.00	\$0.00	\$600.00
Quantity	Category	Description			Billed	
1.00	Planning & Zoning	Interim Use - Commercial			\$600.00	
Total Balance Due:					\$600.00	


City of Baxter
 13190 Memorywood Dr
 Baxter, MN 56425
 (218) 454-5100

Print Date: 08/21/2025
Bond/Escrow Number: PE2025-0017
Bond/Escrow Type: Planning/Zoning Escrow
Location: 3915 INDEPENDENCE RD

Pay by Account: In Full

Total Balance Due: 500.00

Simonson Lumber
 2455 12TH ST SE
 St Cloud, MN 56304

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	0000001203	08/21/25	09/20/25	\$0.00	\$0.00	\$500.00

Quantity	Category	Description	Billed
1.00	Escrow	Invoice for Escrow	\$500.00

Total Balance Due: \$500.00