



# CITY OF HAM LAKE

15544 Central Avenue NE  
Ham Lake, Minnesota 55304  
(763) 434-9555  
Fax (763) 434-9599

## CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, JUNE 24, 2024

**CALL TO ORDER:** 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:** June 10, 2024

**PUBLIC HEARING:**

**6:01 p.m.** Tiffani and Brendan Johnstone requesting a Conditional Use Permit to operate A Class Sounds (automotive repair shop) at 15804 Central Avenue NE.

*Dave*

**NEW BUSINESS:**

1. Gary Magnuson requesting Sketch Plan approval for the minor Plat of Magnuson Estates (2 lots) in Section 9.
2. Jeff Entsminger, Entsminger Enterprises, LLC, requesting Sketch Plan approval for a minor plat located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16.

**COMMISSION BUSINESS:**

1. City Council Update

CITY OF HAM LAKE  
PLANNING COMMISSION MINUTES  
MONDAY, JUNE 10, 2024

The Ham Lake Planning Commission met for its regular meeting on Monday, June 10, 2024 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

**MEMBERS PRESENT:** Commissioners Brian Pogalz, Kyle Lejonvarn, Jeff Entsminger, David Ross, Jonathan Fisher and Erin Dixon

**MEMBERS ABSENT:** Commissioner Dave Ringler

**OTHERS PRESENT:** City Engineer Dave Krugler and Building and Zoning Clerk Jennifer Bohr

**CALL TO ORDER:** Chair Pogalz called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was recited by all in attendance.

**APPROVAL OF MINUTES:**

**Motion by Lejonvarn, seconded by Ross, to approve the minutes of the May 13, 2024 Planning Commission meeting as written. All present in favor, motion carried.**

**PUBLIC HEARING:**

Jeff Stalberger, MN Developments LLC, requesting Preliminary Plat approval and rezoning from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) of the plat Swedish Chapel Estates located at 2506 Swedish Drive NE (47 Single Family Residential lots and 3 outlots) in Section 4

Mr. Jeff Stalberger was present. Mr. Stalberger stated the layout of the plat is essentially the same as it was when the sketch plan was approved. Mr. Stalberger stated he has had several conversations with the Anoka County Highway Department (ACHD) about the Xylite Street NE and Swedish Drive NE intersection and access to the development from that intersection. Mr. Stalberger stated the ACHD's proposal was focused on safety but wasn't practical as it did not allow access to the development from both lanes of traffic on Xylite Street NE. Mr. Stalberger stated the ACHD has now agreed to allow access to the development, via turning lanes, from both the northbound and southbound lanes of Xylite Street NE. Mr. Stalberger stated two additional outlots were added to the plans; Outlot B, which will be donated to the Swedish Evangelical Lutheran Church (2200 Swedish Drive NE), borders the northeast portion of the church property and Outlot C consists of an eight-foot wide strip of land to the west of PID# 04-32-23-13-0003 that will

be given to the property owner of 2217 Swedish Drive NE. Commissioner Ross asked Mr. Stalberger who will pay for the roadwork that will be done. Mr. Stalberger stated he will pay for the road but the cost of construction will be reflected in the cost of the lots so ultimately the consumer will be paying for the roadwork. Chair Pogalz asked Engineer Krugler to comment on the plat. Engineer Krugler stated the plan shows Swedish Drive NE will be realigned to maximize the buildable area. Engineer Krugler stated the developer will need to provide a legal description of right-of-way that will need to be vacated due to the street realignment. Engineer Krugler stated Mr. Stalberger mentioned the outlots; the City does not want lots created that are not buildable. Engineer Krugler stated Outlot A has a great deal of wetland and unless the developer can prove that it is buildable, the outlot will need to be combined with an adjacent parcel. Engineer Krugler stated some delineations for the water table are still in process. Engineer Krugler stated the developer continues to work with the ACHD and is shifting construction of the turn lanes to the west so wetlands, or property of other landowners to the east, are not impacted. Engineer Krugler stated both the City of Ham Lake and the City of East Bethel show a future County bike path along Xylite Street NE so the developer will need to provide a 20-foot trail easement along the west side of Xylite Street NE. Engineer Krugler stated some proposed lots are within the flood zone, FEMA Letters of Map Amendments will be required on those lots before construction can begin. Engineer Krugler stated Swedish Drive NE is currently a hydrologic boundary between the Upper Rum River Watershed Organization (URRWMO) and the Coon Creek Watershed District (CCWD). Engineer Krugler stated the CCWD currently has jurisdiction over the entire development but the portion north of Swedish Drive NE will comply with the URRWMO Watershed Management Plan; CCWD has tentatively approved the plans. Engineer Krugler stated reports have been received from the MN DNR on endangered plants, however the survey is incomplete. Engineer Krugler stated there is an eagle's nest in a dead tree within the proposed development but it appears to be inactive. Engineer Krugler stated the setback for an inactive nest is 75-feet and is shown on the plans. *(Engineer Krugler had further discussion about the eagle's nest with the US Fish and Wildlife Service, after the Planning Commission meeting, and it was determined the setback or buffer zone is to be 100 feet.)* Commissioner Fisher asked if the eagle's nest is the nest mentioned in the email message sent by a resident. Engineer Krugler stated it is. Commissioner Dixson completed the inspection; a copy which is on file. Commissioner Dixson stated she did see the eagle's nest on the property but did not observe any activity in the nest. Commissioner Dixson stated road improvements that will be done with the development will be good for residents.

**Chair Pogalz opened the public hearing at 6:17 p.m.**

Lowell Friday, 18215 Greenbrook Drive, Wyoming, MN 55092. Mr. Friday has property to the east of the plat. Mr. Friday commented on tree removal that was being done along County Highway 68 and 182<sup>nd</sup> Avenue NE and County Road 22. Mr. Friday stated he would like to keep some blue spruce and a large maple tree on his property. Chair Pogalz informed Mr. Friday that tree removal in the right-of-way will need to be discussed with the ACHD or the Public Works Departments of East Bethel or Ham Lake. Mr. Lowell stated he wanted to create awareness of the need to clear some of the trees in the right-of-way for safety.

Robert Quinn, 17943 Xylite Street NE. Mr. Quinn asked if the ACHD turned the developer down on having a left turn lane. Chair Pogalz stated the ACHD initially wanted to only have a right turn in and right turn out, at the Swedish Drive NE and Xylite Street NE intersection, but have agreed to allow both left and right turns into and out of the development. Mr. Quinn stated he heard there was going to be a center lane. Engineer Krugler stated there will be a through lane and a left turn lane northbound and a through lane and right turn lane southbound on Xylite Street NE. Mr. Quinn asked if the road would interfere with any land of neighboring landowners. Engineer Krugler stated the road construction will encroach into the development to the west and not require any additional land from the parcels to the east.

Colin Jorgenson, 2217 Swedish Drive NE. Mr. Jorgenson stated he is curious about the comment made about the easement and his driveway and asked if Swedish Drive NE will be a dirt road or a paved road. Chair Pogalz clarified that Mr. Jorgenson's property is west of the proposed development, north of Swedish Drive NE. Engineer Krugler stated there is an eight-foot strip of land north of Swedish Drive NE between both parcels owned by Mr. Jorgenson that will be transferred to him as the property is not a buildable lot. Engineer Krugler stated upgrading Swedish Drive NE would require a petition signed by at least thirty-five percent of the property owners abutting Swedish Drive NE, who would be assessed for the improvement of the road, or, a developer would need to develop additional land along other portions of Swedish Drive NE in order for it to be improved. Engineer Krugler stated there are no current plans to upgrade Swedish Drive NE. Mr. Jorgenson asked when work would begin on Mr. Stalberger's development. Mr. Stalberger stated it will start on approximately July 4<sup>th</sup>. Mr. Stalberger also stated when Mr. Jorgenson's parcel was created years ago, there was an error in the survey description that was discovered with the title paperwork that caused the eight-foot strip of land (Outlot C) to remain under Dosedel ownership. Mr. Stalberger stated Mr. Jorgenson's driveway crosses that land. Mr. Stalberger stated Mr. Jorgenson will need to contact him in the fall to work through the process of transferring the property.

Mike Schwalbe, 2258 176<sup>th</sup> Avenue NE. Mr. Schwalbe asked if the intersection of Crosstown Boulevard NE and Xylite Street NE will be upgraded as traffic volume increases with the new development. Mr. Schwalbe stated there was a terrible accident at the intersection last year with many other close calls. Chair Pogalz stated the ACHD would determine if the intersection would need to be upgraded. Engineer Krugler stated the next step may be to add a traffic light to the intersection but there has not been any discussion on that. Engineer Krugler suggested Mr. Schwalbe contact ACHD to learn what future plans the County may have for the intersection.

Ken Peterson, 17833 Xylite Street NE. Mr. Peterson stated an eagle built the nest approximately six or seven years ago. Mr. Peterson stated eagles may not like dead trees and the tree will come down one way or another. Mr. Peterson stated if there are special provisions for protection of the eagles, some research should be done. Engineer Krugler stated the US Fish and Wildlife Agency may consider the nest abandoned and, if it is abandoned, there are different buffer distances and rules. Mr. Stalberger asked how

long ago the tree died. Mr. Peterson stated he believes it was approximately two years ago.

Chair Pogalz read a message submitted by Jodie Pett, 17958 Coral Sea Street NE, who was not able to attend the meeting. Ms. Pett asked if an environmental study had been done. Chair Pogalz stated the MN DNR has been surveying the property. Ms. Pett also asked what the plan is so to not disturb the nest area and asked if a permit was needed to disturb the nest. Chair Pogalz stated the plans do include a 100-foot buffer around the nest as required.

**Chair Pogalz closed the public hearing at 6:41 p.m.**

**Motion by Dixon, seconded by Fisher, to recommend Preliminary Plat approval and rezoning from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) of the plat Swedish Chapel Estates located at 2506 Swedish Drive NE (47 Single Family Residential lots and 3 outlots) in Section 4 subject to meeting the requirements of the City Engineer which are obtaining signed certifications of valid septic fields for the proposed 47 lots, supplying the final Geotechnical Report, obtaining Anoka County Highway Department approval, providing a 20-foot bike path easement along the west side of Xylite Street NE (Part of the parkland dedication requirement), obtaining approval from the MN DNR, meeting the requirements of the Coon Creek Watershed District and meeting all City, County and State requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, June 17, 2024 agenda.***

**NEW BUSINESS:** None

**COMMISSION BUSINESS:**

City Council Update

Chair Pogalz stated the City Council concurred with the Planning Commission's recommendations to approve the sketch plans presented by Lincoln Street Commercial and Elevate Hope House. A planning commissioner will not be present at the June 17, 2024 City Council meeting.

**ADJOURNMENT:**

**Motion by Fisher, seconded by Dixon, to adjourn the Planning Commission meeting at 6:44 p.m. All present in favor, motion carried.**

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Jennifer Bohr  
Building and Zoning Clerk

**CITY OF HAM LAKE  
PLANNING COMMISSION REQUEST APPLICATION  
INSPECTION REPORT**

MTG DATE: June 24, 2024

INSPECTION ISSUED TO: Dave Ringler

APPLICANT/CONTACT: Tiffani & Brendan Johnstone

TELEPHONE NUMBER: 651-470-7712 or sales@aclasssounds.com

BUSINESS/PLAT NAME: A Class Sounds

ADDRESS/LOCATION OF INSPECTION: 15804 Central Ave NE (aka 15800 Old Central Ave NE)

APPLICATION FOR: Conditional Use Permit

RECOMMENDATION: \_\_\_\_\_

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DATE: \_\_\_\_\_

PLANNING COMMISSIONER SIGNATURE: \_\_\_\_\_



# CITY OF HAM LAKE

## PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application 06/10/2024

Date of Receipt 6-10-24

Receipt # 99914

Meeting Appearance Dates:  
Planning Commission 06/24/2024

City Council \_\_\_\_\_

**Please check request(s):**

- Metes & Bounds Conveyance
- Sketch Plan
- Preliminary Plat Approval\*
- Final Plat Approval
- Rezoning\*
- Multiple Dog License\*

- Commercial Building Site
- Certificate of Occupancy
- Home Occupation Permit
- Conditional Use Permit (New)\*
- Conditional Use Permit (Renewal)
- Other

*\*NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.*

Development/Business Name: A Class Sounds LLC

Address/Location of property: 15804 Central Ave NE Ham Lake MN 55304

Legal Description of property: 15804 Old Central Ave NE Ham Lake, MN 55304

PIN # 17-32-23-34-0011 Current Zoning I-P Proposed Zoning \_\_\_\_\_

Notes: \_\_\_\_\_

Applicant's Name: Brendan and Tiffani Johnstone

Business Name: A Class Sounds

Address 15804 Central Ave

City Ham Lake State MN Zip Code 55304

Phone 7632734125 Cell Phone 6514707712 Fax \_\_\_\_\_

Email address sales@aclasssounds.com

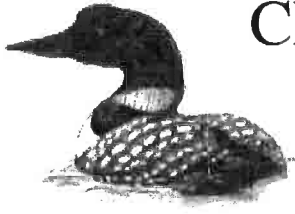
*You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.*

SIGNATURE  DATE 06/10/2024

**- FOR STAFF USE ONLY -**

ACTION BY: Planning Commission \_\_\_\_\_  
City Council \_\_\_\_\_

PROPERTY TAXES CURRENT YES NO



# CITY OF HAM LAKE

15544 Central Avenue NE  
Ham Lake, Minnesota 55304  
(763) 434-9555  
info@ci.ham-lake.mn.us

NOTICE OF PUBLIC HEARING  
CITY OF HAM LAKE  
COUNTY OF ANOKA  
STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, June 24, 2024 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE, for the purpose of considering the application of Tiffani and Brendan Johnstone requesting a Conditional Use Permit to operate A Class Sounds (automotive repair shop) at 15804 Central Avenue NE, such land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

17-32-23-34-0011

LOT 2 BLOCK 1 HAM LAKE INDUSTRIAL PARK 2<sup>ND</sup>

At such hearing both written and oral comments will be heard.

DATED: June 14, 2024

Jennifer Bohr  
Building and Zoning Clerk  
City of Ham Lake

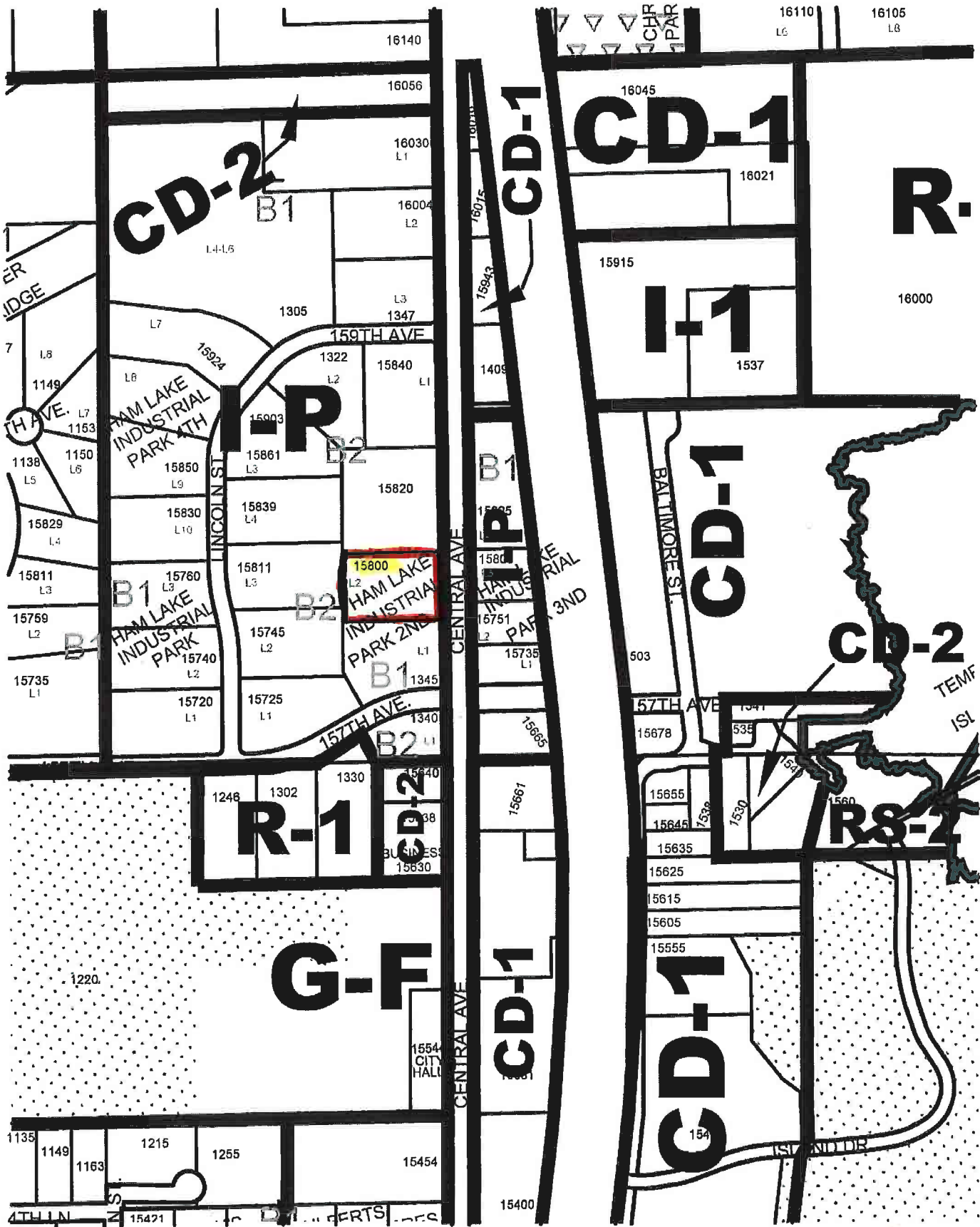


# Anoka County Parcel Viewer



**Parcel Information:**      Approx. Acres: 2.23467888  
 17-32-23-34-0011      Commissioner: JULIE BRAASTAD  
 15800 CENTRAL AVE NE  
 HAM LAKE  
 MN 55304  
 Plat: HAM LAKE INDUSTRIAL PARK SECOND ADDITION

**Owner Information:**  
 CAPITAL ACQUISITIONS LLC  
 3140 HAMLINE AVE  
 ARDEN HILLS  
 MN  
 55112



1" = 500'

June 24, 2024

**CITY OF HAM LAKE**  
**STAFF REPORT**

**To: Members of the Planning Commission**

**From: Mark Jones, Building Official**

**Subject: Conditional Use Permit - A Class Sounds at 15804 Central Avenue NE.**

**Introduction/Discussion:**

Brendan and Tiffani Johnstone operate A Class Sounds, a 12V vehicle electronics and accessories sales and service shop. They have been in business since 2012 and are currently located at 8413 Center Dr NE in Spring Lake Park. The Johnstone's are looking to move their business to Ham Lake at 15800 Central Avenue NE.

A Class Sounds, installs, repairs or upgrades hands-free radios, Apple CarPlay, dash cameras, back-up cameras, audio systems, OEM vehicle electronic issues (amplifiers going out, touch screen radios no longer working) LED lighting, remote start/security and other accessories. A Class Sounds is looking to expand the services they offer in the future to include window tinting, applying vehicle films for paint protection (A sticker/vinyl material application not a spray-on coating.), vehicle detailing, and suspension and truck accessories (aftermarket vehicle accessories). Types of vehicles that have been, and will be, worked on include passenger cars and trucks, classic cars, coach buses, and school buses. A Class Sounds does some fabrication onsite with the use of woodworking equipment and a 3D printer. They currently keep up to 10 sheets of plywood on hand, but may buy up to 30 sheets of plywood at a time. The fabrication shop will be equipped with a commercial dust collector.

Normal business hours are Monday through Friday 7am to 7pm, and Saturday 9am to 5pm. Per the Johnstone's, they work on 3-6 vehicles a day with 2-3 longer term projects (Jobs that take two to four weeks to complete). Work will be done inside of the building except for work done on the occasional larger vehicle (bus). Work on larger vehicles will be done outside in the dock parking area. Customers come in during the day to purchase items from the retail store, view the showroom and drop-off vehicles for appointments. Customer traffic could consist of up to 4 four customers onsite at the same time. A Class Sounds currently has 4 employees. They expect to have a total of 5 employees in the future.

At this time, the building has no floor drain in the area in which vehicles are to be worked on, nor does the building have a Carbon Detection System. A code complaint Carbon Detection System will need to be installed before any vehicles are brought into

the building. Per Mr. Johnston, the amount of water coming off the vehicles at this time will be minimal. A floor drain will not be required in the work area at this time. A dumpster enclosure is not required as a dumpster will be kept inside of the building to only be put outdoors on garbage day and brought back in the same day.

**Recommendation:**

I recommend approval of the Conditional Use Permit (CUP) for A Class Sounds with these conditions:

1. A code complaint Carbon Detection System must be installed before any vehicles are brought into the building.
2. Storage of Baltic Birch plywood and MDF (Medium-Density Fiberboards), combined, not to exceed 40 sheets.
3. Equipping the fabrication shop with a commercial dust collector.
4. All flammable liquids are to be stored in an approved flammable cabinet.
5. Dumpster is to be stored inside of the building or a code complaint enclosure must be constructed.
6. A code complaint floor drain must be installed before any car detailing activities start or the floor will become unsafe due to standing water on the floor.
7. All delivery vehicles are not to block or interfere with parking.
8. All parking for employees and customers is to be on an approved hard surface.
9. Meeting all City, County and State requirements.

RECEIVED

JUN 10 2024

My name is Brendan Johnstone and I co-own and operate our small family business A Class Sounds with my wife Tiffani Johnstone. We have been operating since 2012 with a brick and mortar since 2016 and are currently located at 8413 Center Dr NE Spring Lake Park MN 55432.

We are a 12v vehicle electronics and accessories shop. Our work is clean and professional and we work with the interiors of vehicles, rvs, boats and side by sides. Our work includes hands free radio upgrades, apple car play upgrades, dash cameras, back up cameras, audio upgrades, oem vehicle electronic issues (amplifiers going out, touch screen radios no longer working) led lighting, remote start/security and other accessories. We have worked on everything from a youth travel hockey team coach bus (upgraded audio/visual/lighting and added security), a local small school who we put remote starts on their bus fleet, to classic cars that have no speakers wired up.

We do audio and accessories Spring through Fall and then Winter time we do Remote Starts, Security and LED headlight upgrades. I want to emphasize we are not a mechanic shop-we don't like to get dirty. I invite you to check out some of work over on our website <https://www.aclasssounds.com/gallery>

Storage requirements for retail product, tools and equipment will be adequate inside the building, please reference the layout for business layout.

Our normal business hours are Monday through Friday 7am to 7pm, and Saturday 9am to 5pm. We will have customers coming in during the day to view our showroom and morning drop offs for appointments.

#### Parking expectations

We expect vehicle traffic to be light up to 4 customers at any same time in the shop. We are light retail with most of our business being consultations before we schedule as we work by appointments. On average we work on 3-6 vehicles a day with 2-3 longer term projects (2-4 week jobs). We only preform work inside our bay exception being the one off larger vehicle which we will work on in the dock parking area.

The front area parking we want to keep clean and presentable with keeping customer vehicles inside overnight outside of limited ones that will not fit but those will only be outside while work is being performed (not storage for customers) the area being used for this will be the loading dock parking area. Our parking area will not be for storage of customer vehicles waiting to be worked on.

We have 4 employees with expected growth up to 5 employees at a given time.

Addressing vehicles inside the building being worked on for car starters.

Floor Drains - We confirmed with the building owner that the only floor drains in the building are in the two-bathroom areas. So we will not need to cap any floor drains or add a holding tank.

Running Vehicles - We will be splitting costs with the building owner to get a mechanical CO2 detection system in the building and have that to code.

Addressing storage of materials and wood room –

Storage of material as follows

1. Sheets of Baltic birch – no more than 1 bunk.
2. Sheets of medium- no more than 1 bunk
3. Sheets or liquid acrylic - up to 2 4x8 sheets
4. aba plastics - ABS plastic 2-4 rolls of 3d print filament
5. carpet - 2 rolls
6. vinyl materials - order in as needed 1 roll plus scraps
7. other flammable, hazardous material. - a cabinets worth

The tools used in the wood room are as follows and are all connected to a dust collector  
-Table Saw, Panel Saw, Router, Table Top CNC

We currently keep on hand up to 10 sheets of wood. We do not store wood for other people and buy no more than 30 sheets of wood at a time. Our wood room is already equipped with a commercial dust collector and that would be moving with us.

Plastics - we order 1 sheet of time and we don't use liquid acrylic. The plastic we use is ABS and purchased in 4x8 sheets no more than 1/2 sheets at a time for plastic.  
Our 3d machine is a tabletop 3d printer and nothing big gets stored for it. We carry maybe up to small consumer sized rolls for the machine.

Paints, adhesives etc will not fall outside of a standard storage cabinet all of which we have currently only take half a storage cabinet (3ftx2ft by 6ft tall worth and would also accommodate growth.

Dumpster- We will be using a roll in/out dumpster to be put on our garbage day and brought back in same day.

What we would like to expand our services to down the line -

Window Tinting and Vehicle Films like Paint Protection (if our current use could include this that would be great, otherwise we are open to getting our use approved before expanding to this service) This material is sticker/vinyl and not sprayed materials.

Detailing - we know this would require floor drains and we would put those in and amend our use with the city before offering the service.

Suspension and Truck Accessories - this type of work wouldn't need a floor drain as no liquids are coming out of vehicles, but we would like to offer this eventually as it falls in the aftermarket vehicle accessories. This would not affect inventory/storage as we order in product for jobs and don't carry overstock.

My wife and I moved to Andover from Coon Rapids summer of 2021 (we are less than 2 miles from this Ham Lake location). Our business is out-growing the current space we lease in Spring Lake Park and this location in Ham Lake will suite our current and future business needs.

We are very involved in our local community both personally and as a business. We also love to do things such as sponsor youth sports teams, participate in local parades, and donate items to raffles and fundraisers in the community. We would love to be able to move our business closer to home and be more involved in our own community.

Thank you for your consideration  
Brendan Johnstone  
A Class Sounds



91

20

8 Wash Bay

Large Vehicle Work Area

Emp Parking

21

Emp Parking

9

Emp Parking

Emp Parking

Emp Parking

158.04

43

9 Bin Bay

Cost Parking

9

22

10

Cost Parking

9

Cost Parking

9

Handicap

8

Handicap

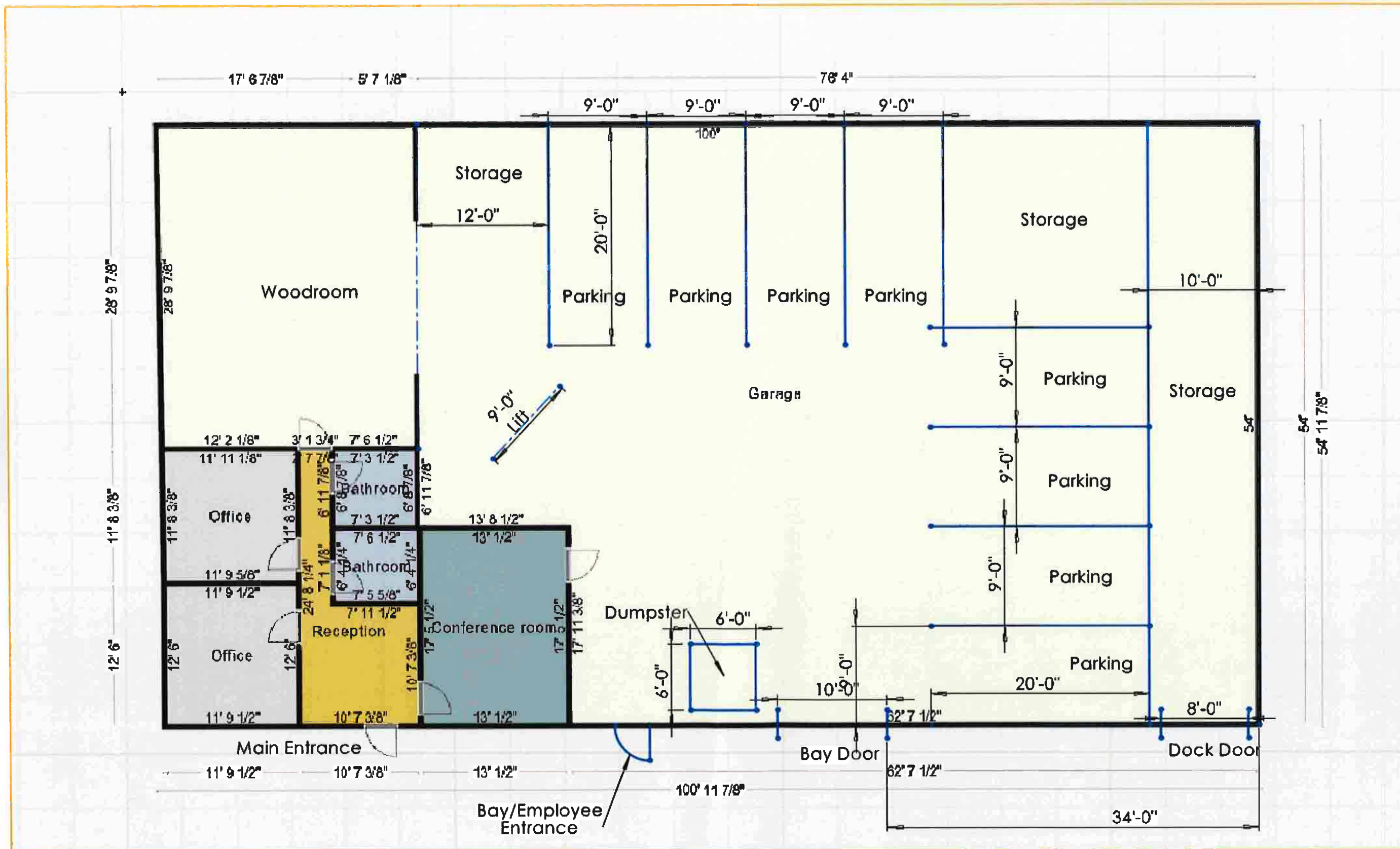
6 Entrance

20

9

9

9







# CITY OF HAM LAKE

## PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application 6-4-2024

Date of Receipt 6-4-2024  
Receipt # 99863

Meeting Appearance Dates:

Planning Commission 6-24-2024 City Council \_\_\_\_\_

Please check request(s):

- |   |   |
|---|---|
| <input type="checkbox"/> Metes & Bounds Conveyance  | <input type="checkbox"/> Commercial Building Permit       |
| <input checked="" type="checkbox"/> Sketch Plan     | <input type="checkbox"/> Certificate of Occupancy         |
| <input type="checkbox"/> Preliminary Plat Approval* | <input type="checkbox"/> Home Occupation Permit           |
| <input type="checkbox"/> Final Plat Approval        | <input type="checkbox"/> Conditional Use Permit (New)*    |
| <input type="checkbox"/> Rezoning*                  | <input type="checkbox"/> Conditional Use Permit (Renewal) |
| <input type="checkbox"/> Multiple Dog License*      | <input type="checkbox"/> Other _____                      |

*\*NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.*

Development/Business Name: Magnuson Estates

Address/Location of property: 17220 NASSAU ST. N.E.

Legal Description of property: \_\_\_\_\_

PIN # 09-32-23-21-0002 Current Zoning R-A Proposed Zoning R-1

Notes: 2 lot minor plat

Applicant's Name: GARY D. WAGNUSON

Business Name: NONE

Address 17220 NASSAU ST. N.E.

City HAM LAKE State MN Zip Code 55304-4849

Phone 763-434-5819 Cell Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email address \_\_\_\_\_

*You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.*

SIGNATURE Gary Magnuson DATE 6-4-2024

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- FOR STAFF USE ONLY -

ACTION BY: Planning Commission \_\_\_\_\_  
City Council \_\_\_\_\_

PROPERTY TAXES CURRENT  YES  NO

## Memorandum

Date: June 5, 2024  
To: Planning Commissioners  
From: Tom Collins, City Engineer *TPC*  
Subject: Magnuson Estates Sketch Plan

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### Introduction:

The Sketch Plan proposes to subdivide the 5.93-acre (excludes Nassau Street right-of-way) 17220 Nassau Street (09-32-23-21-0002) parcel into two residential lots. The parcel is zoned Rural Single Family Residential (R-A) and both parcels will need to be rezoned to Single Family Residential (R-1). A 500-scale zoning map, a 400-scale half-section map and a 300-scale aerial photo are attached.

### Discussion:

The proposed subdivision falls under the Minor Plat portion of City Code Section 10-101. Consideration of approving both the preliminary and final plat will be before the Planning Commission at the same meeting, following the public hearing.

The attached bike trail system map identifies a future bike path adjacent to Crosstown Boulevard. A 15-foot-wide trail easement is required adjacent to the northerly 10-foot drainage and utility easement of Lot 1. The easement dedication will satisfy the parkland dedication requirements of 10-420B of City Code. The Lot 1 septic area must be located outside of the trail easement.

Both lots meet the requirements of 10-430I lot standards of City Code. The existing buildings are proposed to remain on Lot 2. The existing 2,000 +/- square foot shed is located within the 30-foot front-yard setback and exceeds the 800 square-foot maximum accessory building size allowed in front yards per 9-370.1 of City Code. The accessory building will need to be removed before the plat can be recorded at Anoka County. Future submittals are to show the Lot 1 building setbacks from the west and south property lines for compliance with 11-411.2C of City Code.

A compliance inspection will be required for the existing septic system per 11-450.4c of City Code. The original septic system was replaced in 2016 to a secondary septic area, so per the Building Official borings are not required for a secondary septic area for Lot 2. The Plan shows the location and surface elevation of soil borings. The boring logs indicate that Lot 1 will support two standard septic systems in accordance with Minnesota Rules 7080. A septic designer certification will be required prior to consideration of Preliminary Plat approval.

Submittal to the Coon Creek Watershed District (CCWD) is required to determine whether a CCWD Permit is required. It is anticipated that a CCWD permit will be required, based on existence of wetlands per the attached Minnesota DNR National Wetland Inventory exhibit. The results of a DNR Natural Heritage Information System data review determining whether any state-protected species may be located within the Minor Subdivision boundary will need to be supplied. No portion of the parcel is located in the FEMA Zone A 100-year flood boundary.

Crosstown Boulevard (County State Aid Highway 18) is under the jurisdiction of Anoka County. The preliminary plans will need to be submitted to the County for review and approval drainage and Crosstown Boulevard right-of-way width.

**Recommendations:**

It is recommended that the Magnuson Estates Sketch Plan be recommended for approval.

# Preliminary Plat of MAGNUSON ESTATES

CITY OF HAM LAKE  
ANOKA COUNTY, MN

Bearings are based on the Anoka County coordinate system (NAD83 96adj). For the purpose of this plat, the north line of the W 1/2 of the NE 1/4 of the NW 1/4 is assumed to bear South 88 degrees 28 minutes 44 seconds East.

- Denotes found iron monument
- Denotes 1/2 inch by 1/4 inch iron monument with a plastic plug stamped R.L.S. 47466
- ⊙ Denotes found cast iron monument
- △ Denotes set nail

REFERENCE BENCHMARK:  
MNDOT Geodetic Monument "0208 AG"  
Elevation = 906.62 feet (NAVD 88)

PROJECT BENCHMARK:  
Mag Nail at the NE corner of the subject property.  
Elevation = 908.91 feet (NAVD 88)

OWNER/DEVELOPER:  
Gary Magnuson  
17220 Nossou St. NE  
Ham Lake, MN 55304

SURVEYORS & ENGINEERS:  
Bogart, Pederson & Associates, Inc.  
13076 First Street  
Becker, MN 55308-9322  
763-282-8822

TOTAL AREA: 6.45± Acres

EXISTING ZONING: R-A Rural Single Family Residential

PROPOSED ZONING: R-1 Single Family Residential

MINIMUMS:  
300' Width  
1.0 Acre

DENOTES BUILDING SETBACKS:  
30' Front/Corner  
10' Side  
50' Rear

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right-of-way lines, also being 10 feet in width and adjoining side lot lines, unless otherwise indicated, as shown on plat.

DATE: 4/4/24  
FIELD DATE: April 2nd, 2024  
BK/Pg: 2.10/Pg. 51  
DRAWN BY: CK  
CHECKED BY: CAW  
DWG FILE: 24-0132 Prelim  
FILE NO: 24-0132.00

REVISIONS:

No.	Description

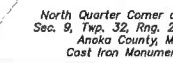
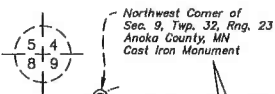
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: *Craig Wensmann*  
Craig A. Wensmann  
Date: 4/5/24 Lic. No. 47466

**BOGART, PEDERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
CIVIL ENGINEERING  
MAPPING  
13076 FIRST STREET, BECKER, MN 55308-9322  
TEL: 763-282-8822 FAX: 763-282-8844

PRELIMINARY PLAT  
for  
Gary Magnuson  
MAGNUSON ESTATES  
City of Ham Lake  
Anoka County, MN

**BOGART, PEDERSON & ASSOCIATES, INC.**



**SOILS CHART**

Map symbol & soil name	Hydrologic group	Water table depth (in)
ZmB: Zimmerman fine sand, 1 to 6 percent slopes	A	>80
LnA: Lino loamy fine sand, 0 to 4 percent slopes	A/D	18
lw: Isanti fine sandy loam	A/D	0

\* Data from USDA Web Soil Survey

**Property Description:**

The West 1/2 of the NE 1/4 of the NW 1/4 of Section 9, Township 32, Range 23, EXCEPT plot of ROSE CREST, ALSO EXCEPT Road, subject to easements of record

**Survey Notes:**

- This survey was performed without the benefit of a title report. No search for easements or restrictions was made by the surveyor. We reserve the right to update this survey upon receipt of title documentation.
- Contours were created using RTK GPS Methods (NAVD 88).
- An official wetland delineation was not performed. Owner said that a wetland delineation was not required at this time.
- House type and lowest floor are suggested at this time. Soil boring information that was completed by ARK Septic, LLC may show a different house type and low floor may be acceptable. Soil borings were not provided to us.
- Subject property is located within Zone X (unshaded) area determined to be outside the 0.2% (100 year) annual chance floodplain per Map Number 27003C021SE, Effective Date December 16, 2015.

**SCHEDULE OF LIVABILITY AREAS FOR LOTS**

Block	Lot	Total Lot Area (Ac)	Livable Area (Ac)
1	1	1.72	1.22
1	2	4.21	2.76

\*Note: For the purpose of this plat, livable area is defined by lots containing at least 29,500 square feet of land which lies above the 100 year flood contour and not encroaching into easement areas.

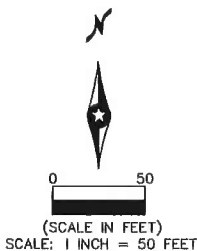
I hereby certify that a boundary survey has been completed for the preliminary plat of MAGNUSON ESTATES, Anoka County, MN

Signed: *Craig Wensmann*  
Craig A. Wensmann

Date: 4/5/24 Lic. No. 47466

**TYPICAL HOUSE PAD**

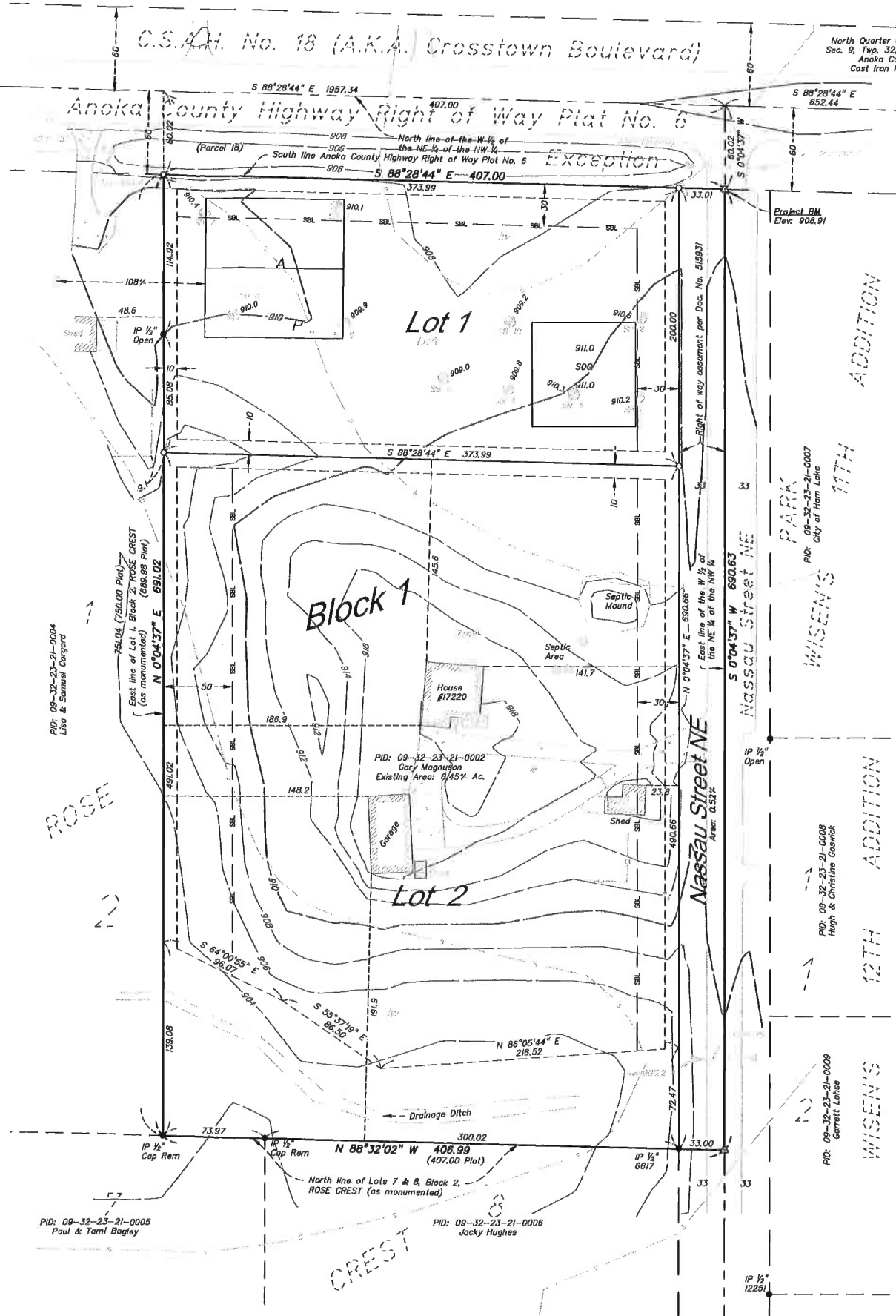
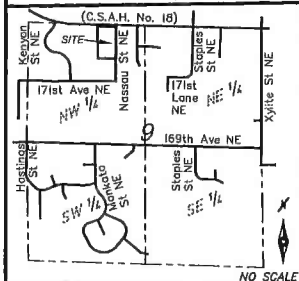
970.0	SUGGESTED GARAGE FLOOR ELEVATION
506	SUGGESTED BUILDING TYPE
962.0	SUGGESTED LOW FLOOR ELEVATION
SOG =	DENOTES SLAB ON GRADE



**LEGEND:**

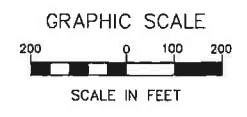
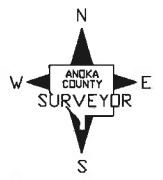
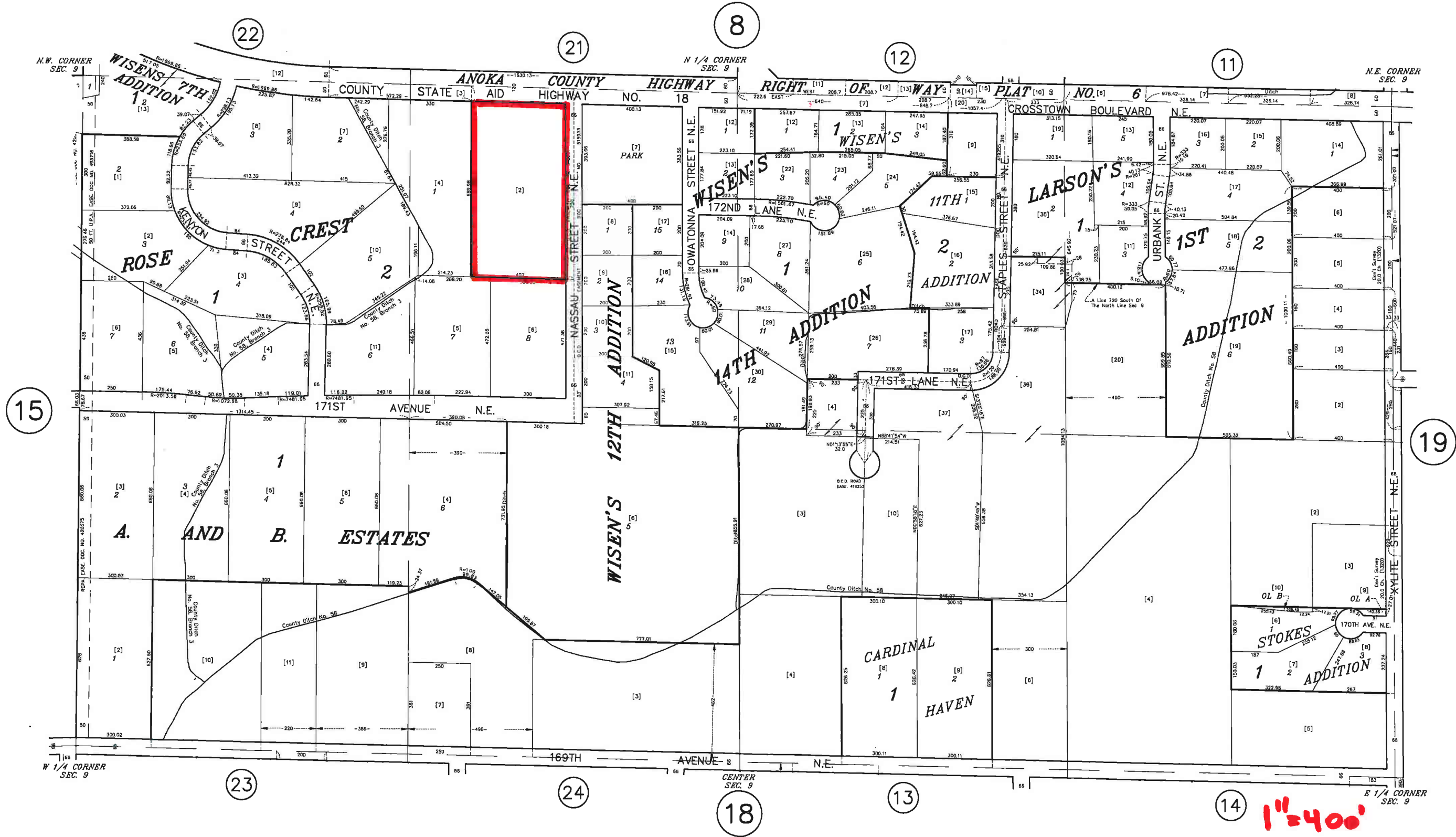
- Denotes electrical cabinet
- Denotes septic manhole
- Denotes telephone pedestal
- Denotes soil Borings by ARK Septic, LLC
- Denotes well
- Denotes air conditioning
- Denotes light pole
- Denotes propane tank
- LS 6617 Denotes Donald Hult, LS
- LS 12251 Denotes Jeffery Colne, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes gravel surface
- Denotes wood fence
- Denotes barbwire fence
- Denotes easement
- Denotes right of way
- Denotes major contour
- Denotes minor contour
- Denotes existing adj./lane
- SBL Denotes building setback line
- S Denotes soil type boundary
- S Denotes soils classification type

**VICINITY MAP**  
Sec. 9, Twp. 32, Rng. 23  
Anoka County, MN



# N 1/2 SECTION 9, T. 32, R. 23

CITY OF HAM LAKE



ANOKA COUNTY  
SURVEYOR'S OFFICE  
ROOM 224  
2100 3RD AVENUE  
ANOKA, MN 55303  
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
32	31	42	41
33	34	43	44

NORTH HALF OF SECTION

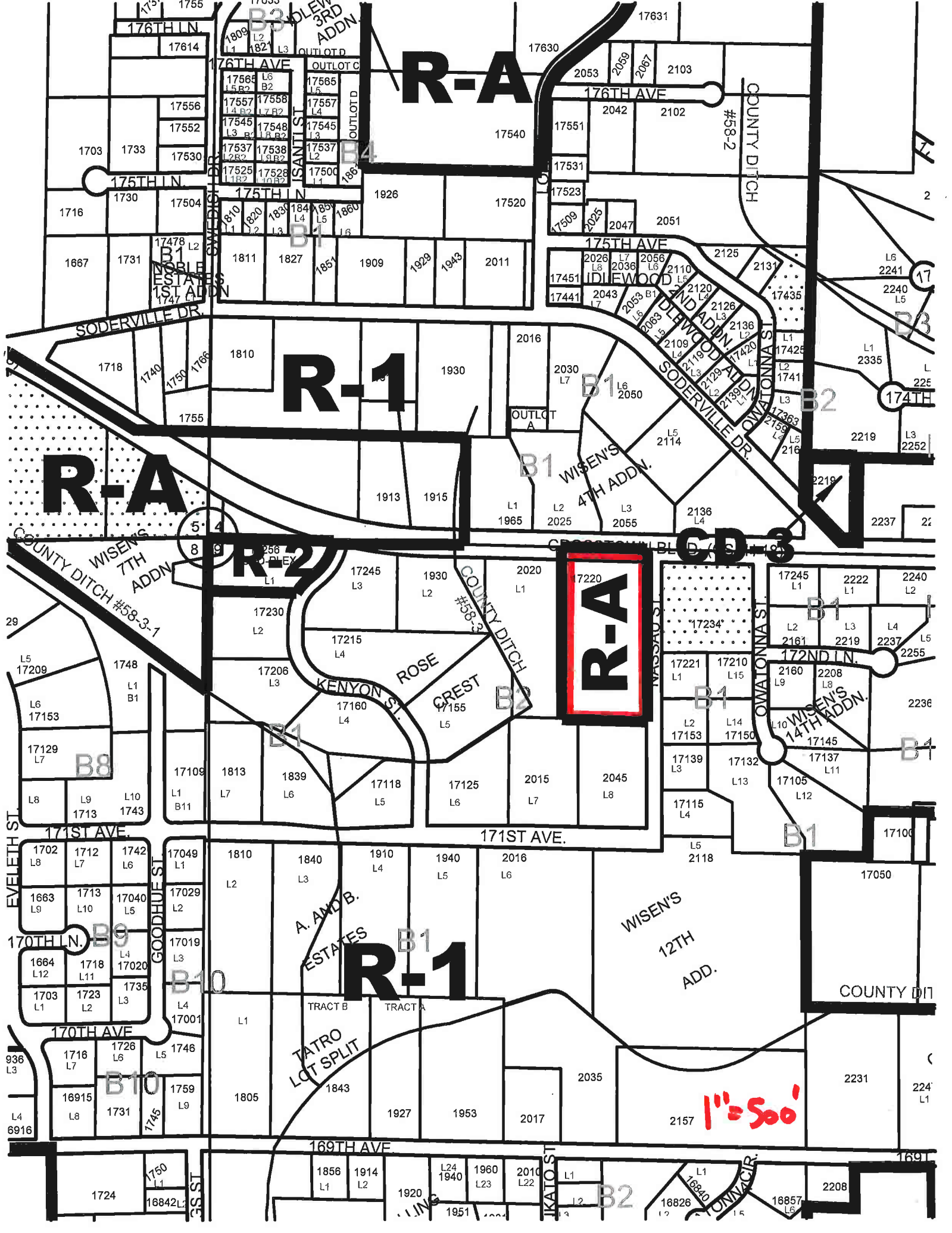
SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

Section Number	Township Number	Range Number	Quarter Number	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]  
EXAMPLE OF PIN NUMBER: 09-32-23-13-0009

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.



**R-A**

**R-1**

**R-A**

**R-2**

**R-A**

**R-1**

1" = 500'

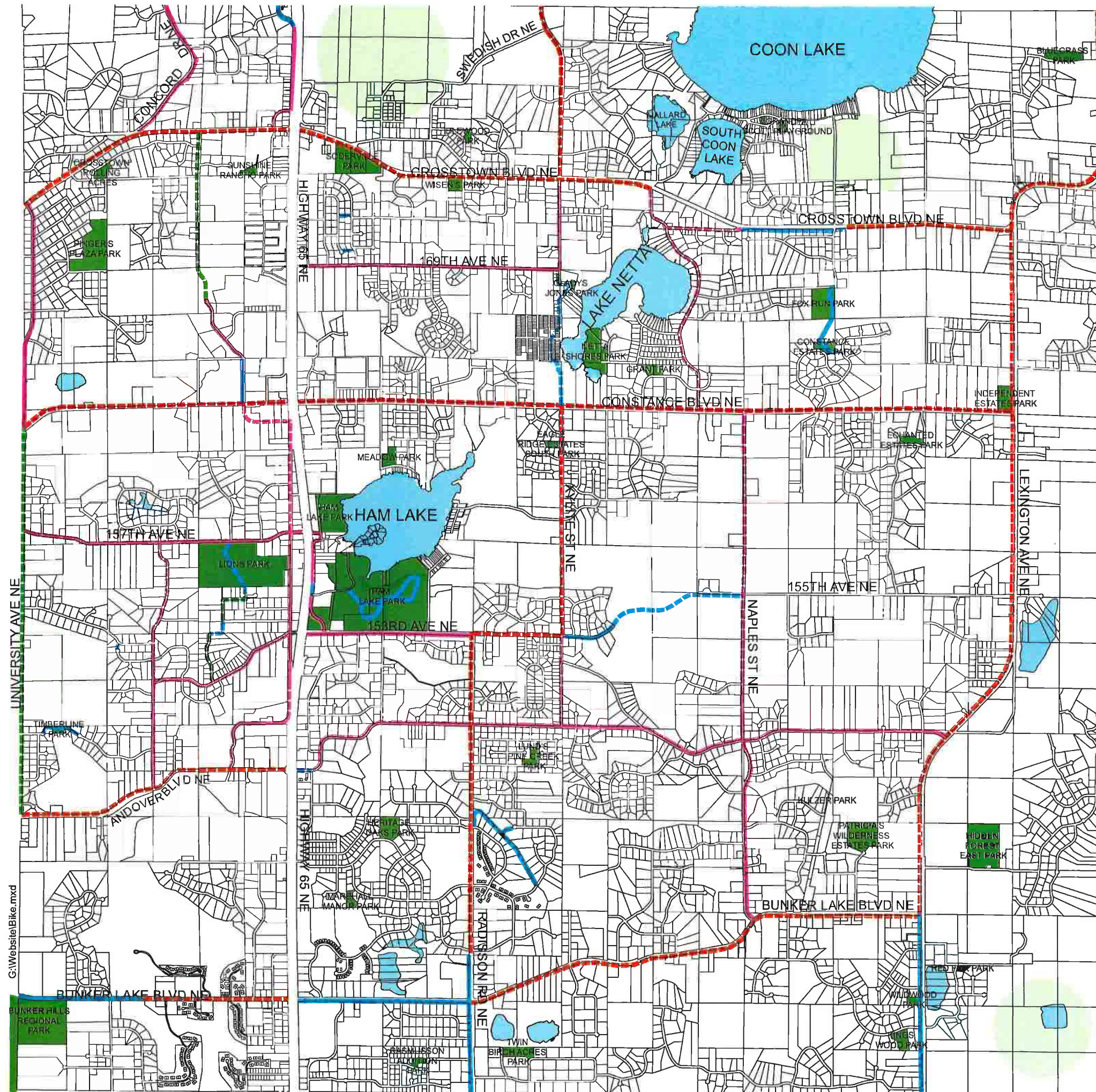


1" = 300'



# HAM LAKE, MINNESOTA

## BIKE FACILITIES MAP



### Legend

-  Existing Bike Lane
-  Existing Bike Path
-  Proposed County Bike Path
-  Proposed Bike Lane/Path
-  Proposed Bike Lane
-  Proposed Bike Path
-  Existing Park
-  Potential Future Park



MAP DATE:

6/4/2024



G:\Website\Bike.mxd



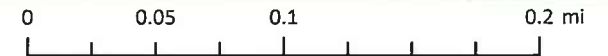


**Cowardin Classification**

- Aquatic Bed/  
Nonpersistent Emergent
- Emergent
- Forested
- Moss/Lichen
- Rock Bottom

- Rocky Shore
- Streambed (Intermittent)
- Scrub-Shrub
- Unconsolidated Bottom (Open Water)
- Unconsolidated Shore  
(Banks & Sandbars)

- Public Waters Basins
- Public Water  
Watercourse
- Public Ditch/Altered
- Natural Watercourse



Date Printed: 06/05/2024

This map is for general reference only. Neither the state of Minnesota nor the Minnesota Department of Natural Resources make any representations or warranties with respect to the use of or reliance on the data. There are no guarantees as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose.



# CITY OF HAM LAKE

## PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application 6/13/24

Date of Receipt 6-20-24  
Receipt # 70023

### Meeting Appearance Dates:

Planning Commission 6-24-24 City Council \_\_\_\_\_

### Please check request(s):

- |   |   |
|---|---|
| <input type="checkbox"/> Metes & Bounds Conveyance  | <input type="checkbox"/> Commercial Building Permit       |
| <input checked="" type="checkbox"/> Sketch Plan     | <input type="checkbox"/> Certificate of Occupancy         |
| <input type="checkbox"/> Preliminary Plat Approval* | <input type="checkbox"/> Home Occupation Permit           |
| <input type="checkbox"/> Final Plat Approval        | <input type="checkbox"/> Conditional Use Permit (New)*    |
| <input type="checkbox"/> Rezoning*                  | <input type="checkbox"/> Conditional Use Permit (Renewal) |
| <input type="checkbox"/> Multiple Dog License*      | <input type="checkbox"/> Other _____                      |

*\*NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.*

Development/Business Name: \_\_\_\_\_

Address/Location of property: 2045 Constance Blvd Ne

Legal Description of property: \_\_\_\_\_

PIN # 16-32-23-21-0001 Current Zoning R-A Proposed Zoning R-1 + R-A

Notes: 3 Single Family Residential lots and 1 outlot

Applicant's Name: Jeff Eutswinger

Business Name: Eutswinger Enterprises LLC.

Address 14916 Central Ave Ne

City Ham Lake State MN Zip Code 55304

Phone \_\_\_\_\_ Cell Phone 612-669-4004 Fax \_\_\_\_\_

Email address jeff@allseasonservices.com

*You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.*

SIGNATURE [Signature] DATE 6/13/24

\*\*\*\*\*  
- FOR STAFF USE ONLY -

ACTION BY: Planning Commission \_\_\_\_\_  
City Council \_\_\_\_\_

PROPERTY TAXES CURRENT YES NO

## Memorandum

Date: June 13, 2024

To: Planning Commissioners

From: Tom Collins, City Engineer *TPC*

Subject: 2045 Constance Boulevard Sketch Plan

---

**Introduction:**

The Sketch Plan proposes to subdivide the 17.2-acre parcel into three residential lots and one outlot. The parcel is partially zoned Single Family Residential (R-1) and partially Rural Single Family Residential (R-A). The three residential lots will be zoned R-1, and the outlot that is being combined with 16337 Mankato Street will be zoned R-A. A 600-scale zoning map, a 400-scale half-section map and a 300-scale aerial photo are attached.

**Discussion:**

The proposed subdivision falls under the Minor Plat portion of City Code Section 10-101. Consideration of approving both the preliminary and final plat will be before the Planning Commission at the same meeting, following the public hearing.

A 66-foot-wide access opening is shown for "Mankato Street". Although Mankato Street and 164<sup>th</sup> Avenue appear to be public streets on the half-section map, they are private. There is a 66-foot-wide "road easement", which is a private ingress/egress easement. The Lot 1 Constance Boulevard frontage of 216-feet includes the entire 66-foot-wide ingress/egress easement. Future submittals will need to identify Line B that is included in the property description.

Future plan submittals are to identify the existing house, two existing accessory buildings and the existing shed as being razed. Future plans are to show the existing septic system, and whether it is to be utilized or abandoned per MPCA requirements. If the existing septic system is proposed to be utilized, then a compliance inspection is required per 11-450.4c of City Code. Future plans also need to identify whether the existing 91-foot deep well is to be utilized or if it is to be sealed. The existing fence does not comply with 11-250 of City Code, and future submittals will identify the fence as to be removed.

The rear yard setback for Lot 1 is shown adjacent to the northerly lot line, although driveway access is proposed to be from the "Mankato Street" ingress/egress easement. Per 11-411.2C of City Code, the apparent entrance or front of the home will be required to be parallel with Constance Boulevard.

There is an existing building block foundation in the southeasterly portion of the 16337 Mankato Street parcel. The roof has been caved in for more than one year, and a building permit cannot be issued for this building because it is within 10-feet of the south lot line. If rehabilitation is proposed to the building, then additional outlot is needed on the north side of Lot 2 so that the 10-foot setback is met.

Per the attached Proposed Municipal Bike Trail System exhibit, Constance Boulevard is identified as a proposed bike path. A 15-foot-wide trail easement, adjacent to the drainage and utility easements, is required for all three lots. Similar trail easements were required from Lake Netta Preserve and Nettas Preserve. Per correspondence with Public Works Superintendent John Witkowski, parkland dedication is not recommended and parkland dedication fees will be credited with the value of the trail easements for compliance with 10-420B of City Code. Submittal to the Coon Creek Watershed District (CCWD) is required to determine whether a CCWD Permit is required. It is anticipated that a CCWD permit will be required, based on existence of wetlands. The results of a DNR Natural Heritage Information System data review determining whether any state-protected species may be located within the Minor Subdivision boundary will need to be supplied. No portion of the three proposed residential lots is located in the FEMA Zone A 100-year flood boundary. County Ditch 58-4 traverses thru the northerly portion of the outlot. The County Ditch needs to be identified on future submittals.

Constance Boulevard (County Road 60) is under the jurisdiction of Anoka County. The preliminary plans will need to be submitted to the County for approval of the Lot 2 and Lot 3 driveways accessing Constance Boulevard, approval of drainage and Constance Boulevard right-of-way width. The 30-foot-wide access opening for the Lot 2 driveway and for the Lot 3 driveways will limit each driveway to be a maximum width of 20-feet, because the driveways have to be 10-feet from the common property line so that outside of the side yard drainage and utility easement. It is anticipated that Anoka County will require a shared culvert underneath the driveways. The applicable portion of the Anoka County Highway Right-of-Way Plat No. 44, that is referenced on the Sketch Plan, is attached.

There is an 85-foot side United Power Association Easement that encroaches 25-feet into the southerly portion of the three proposed lots. Written approval needs to be provided for the Lot 2 and Lot 3 driveway crossings, the future trail and any grading within the Easement.

**Recommendations:**

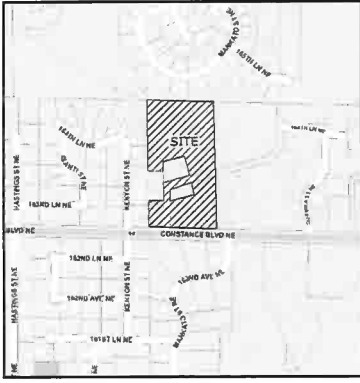
It is recommended that the 2045 Constance Boulevard Sketch Plan be recommended for approval.

# CONCEPT PLAN

~for~ ENTSMINGER ENTERPRISES  
~of~ 2045 CONSTANCE BLVD NE  
HAM LAKE, MN

## VICINITY MAP

PART OF SEC. 16, TWP. 32, RNG. 23



ANOKA COUNTY, MINNESOTA  
(NO SCALE)

## DEVELOPMENT DATA

TOTAL AREA = 17.20± ACRES  
PROPOSED NUMBER OF LOTS = 3 LOTS  
PROPOSED NUMBER OF OUTLOTS = 1 OUTLOT  
RIGHT-OF-WAY DEDICATION = 0.91 ± ACRES  
AVERAGE LOT SIZE = 1.56 ± ACRES EXCLUDING PUBLIC R/W

## ZONING INFORMATION

EXISTING ZONING: SOUTH HALF OF THE SITE IS R-1 - SINGLE FAMILY RESIDENTIAL  
NORTH HALF OF THE SITE IS R-A - RURAL SINGLE FAMILY RESIDENTIAL

R-1 - SINGLE FAMILY RESIDENTIAL LOT REQUIREMENTS

MINIMUM LOT AREA = 1.0 ACRES (INCLUDING HALF OF STREET R/W)  
MINIMUM STREET FRONTAGE = 200 FEET  
MINIMUM STREET FRONTAGE CUL-DE-SAC = 60 FEET

## SETBACKS

COUNTY ROAD = 50 FEET  
FRONT ROAD = 30 FEET  
SIDE YARD = 10 FEET  
REAR YARD = 10 FEET  
WETLAND = 25/15 FEET PENDING QUALITY OF WETLAND

## PROPERTY DESCRIPTION

The West Half of the Northeast Quarter of the Northwest Quarter of Section 16, Township 32, Range 23, Anoka County, Minnesota, EXCEPT the following described tracts:

Commencing at the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North along the West line thereof 323.65 feet to the actual point of beginning of the land to be described; thence East parallel with the South line of said Northeast Quarter of the Northwest Quarter 150 feet; thence North parallel with said West line 290.63 feet; thence West to a point on said West line 290.63 feet North of the point of beginning; thence south to the point of beginning.

ALSO EXCEPT: Commencing at a point on the South line of said Northeast Quarter of the Northwest Quarter 150 feet East of the southwest corner thereof; thence North parallel with the West line thereof 505.17 feet to the actual point of beginning of land to be described (for the purpose of this description the West line of said Northeast Quarter of the Northwest Quarter bears due North); thence North 75 degrees 37 minutes East 266 feet; thence North 14 degrees 23 minutes West 200 feet; thence South 75 degrees 37 minutes West to intersect a line bearing North from the point of beginning; thence south to the point of beginning.

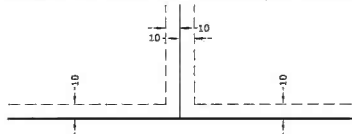
ALSO EXCEPT: Commencing at a point on the south line 150 feet East of the Southwest corner thereof; thence North along a line to be hereafter known as Line A, said Line A being parallel with the West line of said Northeast Quarter of the Northwest Quarter (for the purpose of this description the West line of said Northeast Quarter of the Northwest Quarter bears due North and South) 323.65 feet; thence East parallel with said South line of said Northeast Quarter of the Northwest Quarter to intersect a line parallel with and 66 feet East of said Line A (as measured at right angles to said Line A) said point of intersection to be hereafter known as point C; thence return along the mentioned parallel line to said Line A; thence North along said Line A 181.52 feet; thence North 75 degrees 37 minutes East along a line to be hereafter known as Line B, 266 feet; thence South 14 degrees 23 minutes East 66 feet to the actual point of beginning of the land to be described; thence South 75 degrees 37 minutes West to intersect said Line B East of Line A; thence south along said parallel line to said Point C; thence North 75 degrees 37 minutes East to intersect with a line bearing South 14 degrees 23 minutes West from the point of beginning; thence North 14 degrees 23 minutes West to the point of beginning.

## ROAD EASEMENT NOTES

- Awaiting title work to determine if Parcel 13 of the ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 44 was taken in fee or easement.
- Awaiting title work to determine if the road easement per the property description is public or private.

## TYPICAL DRAINAGE AND UTILITY EASEMENT DETAIL

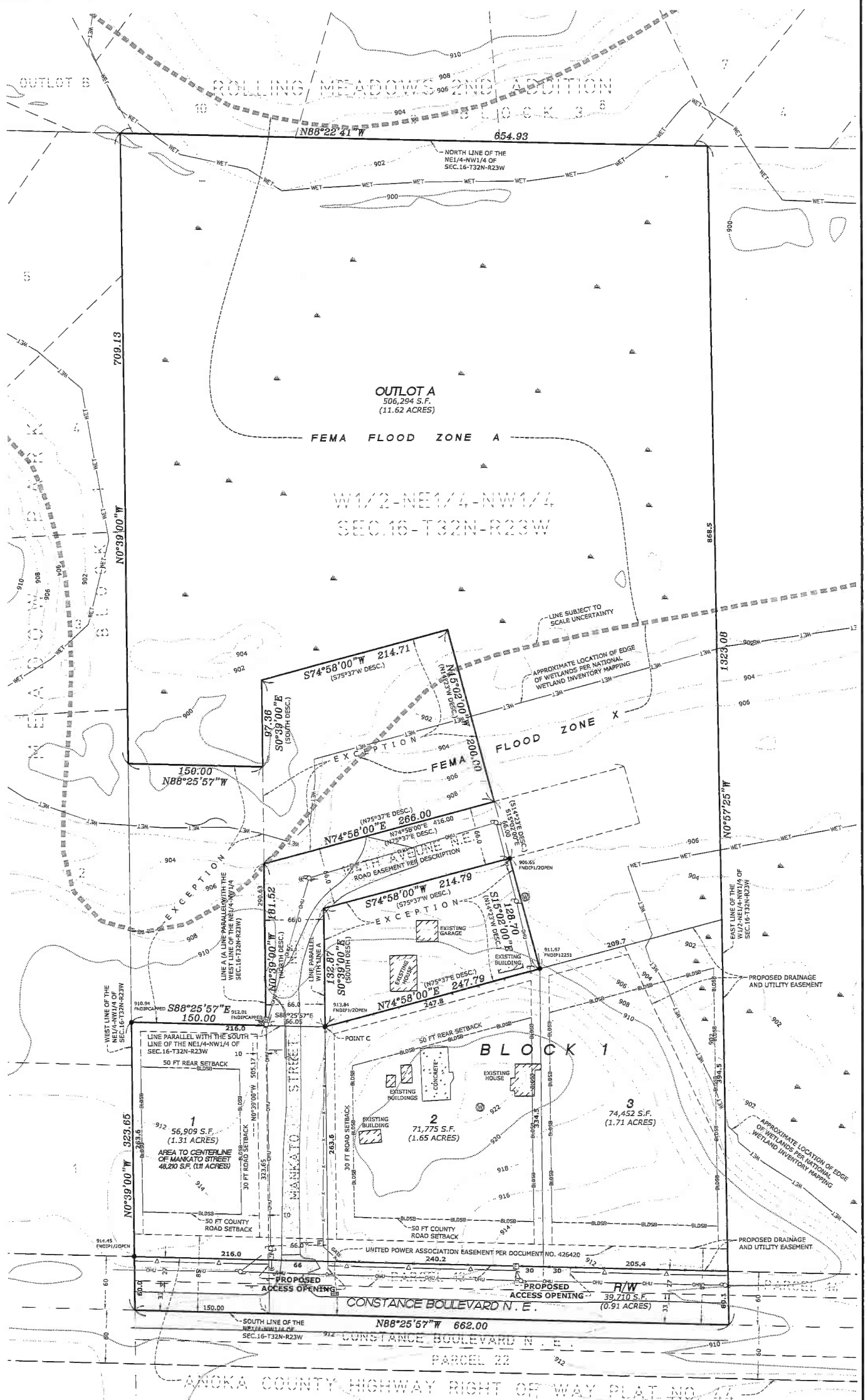
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



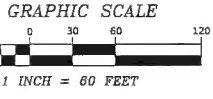
BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/01/24 for 16337 Mankato St NW. Partial topography was performed on 6/06/2024. No field work has been done at this time for 2045 Constance Blvd NW.
- Bearings shown are on Anoka County Coordinate System.
- FEE OWNER: MARGARET M 2045 Constance Blvd NE, Ham Lake 16-32-23-21-0001
- This survey was prepared without the benefit of title work for the parcel located at 2045 Constance Blvd NE. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Flood Zone A (No base flood elevation determined), according to Flood Insurance Rate Map No. 27003C0215E Community No. 270674 Panel No. 0215 Suffix E by the Federal Emergency Management Agency, effective date December 16th, 2015.
- Contours shown are from MNGEO Lidar Topography.
- House and garage location is per proposed survey.



NORTH



## LEGEND

- DENOTES IRON MONUMENT FOUND FROM PREVIOUS SURVEY WORK
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES WELL
- DENOTES EXISTING LIDAR CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES PROPOSED RESTRICTED ACCESS

## LIVABILITY STANDARDS REQUIREMENT

All residential lots shall contain at least 29,500 square feet of land which lies above the 100 year flood contour. Of this 29,500 square feet, the following additional requirements must be present.

A. **ISTS Area** Each lot must contain at least 7,500 square feet of contiguous area which is reserved for both the ISTS originally constructed and a future ISTS. The ISTS Area need not be contiguous to the Eligible Building Area or the Yard Area, but the entire ISTS Area must exist at an elevation at least one foot above Unsuitable Soils, and must contain Undisturbed Soils or soils which meet the requirements of Rule 7080 of the Minnesota Pollution Control Agency for ISTS construction standards. The ISTS Area may be irregular in shape, provided they do not encroach into areas reserved by easement or otherwise for roadway, drainage or utility purposes, and provided that all of the area can be reasonably used for ISTS construction without the need for variances.

B. **Eligible Building Area** Each lot shall contain at least 10,000 square feet of contiguous land which lies at an elevation at least four feet above Unsuitable Soils. The Eligible Building Area may not be irregular in shape, and should be generally rectangular or oval, with no panhandles, narrow necks or peninsulas. Eligible Building Areas may not encroach into any areas reserved by easement or otherwise for roadway, drainage or utility purposes. Fill may be used to create Eligible Building Areas.

C. **Yard Area** Each lot shall contain at least 12,000 contiguous square feet which:

- Lies above the 100 year flood contour, and
- Lies at least one foot above soils unsuitable for the intended use of the Yard area, and III) Is contiguous to the Eligible Building Area for a distance of at least fifty percent of the linear perimeter of the lot, and Yard Areas may encroach into the dedicated easement area which lies at a distance of ten feet from the perimeter of the lot, and may encroach into areas reserved by easement or otherwise for public utility purposes, but may not encroach into any other area reserved by dedication or otherwise for road or drainage purposes, any may not encroach into any areas within the 100 year flood contour or into designated wetlands. Yard Areas may be irregular in shape except within thirty feet of the locations where the Yard Area is contiguous to the Eligible Building Area, at which locations the Yard Areas shall be a logical extension or expansion of the generally rectangular or oval shape of the Eligible Building Area. Fill may be used to create Yard Area.

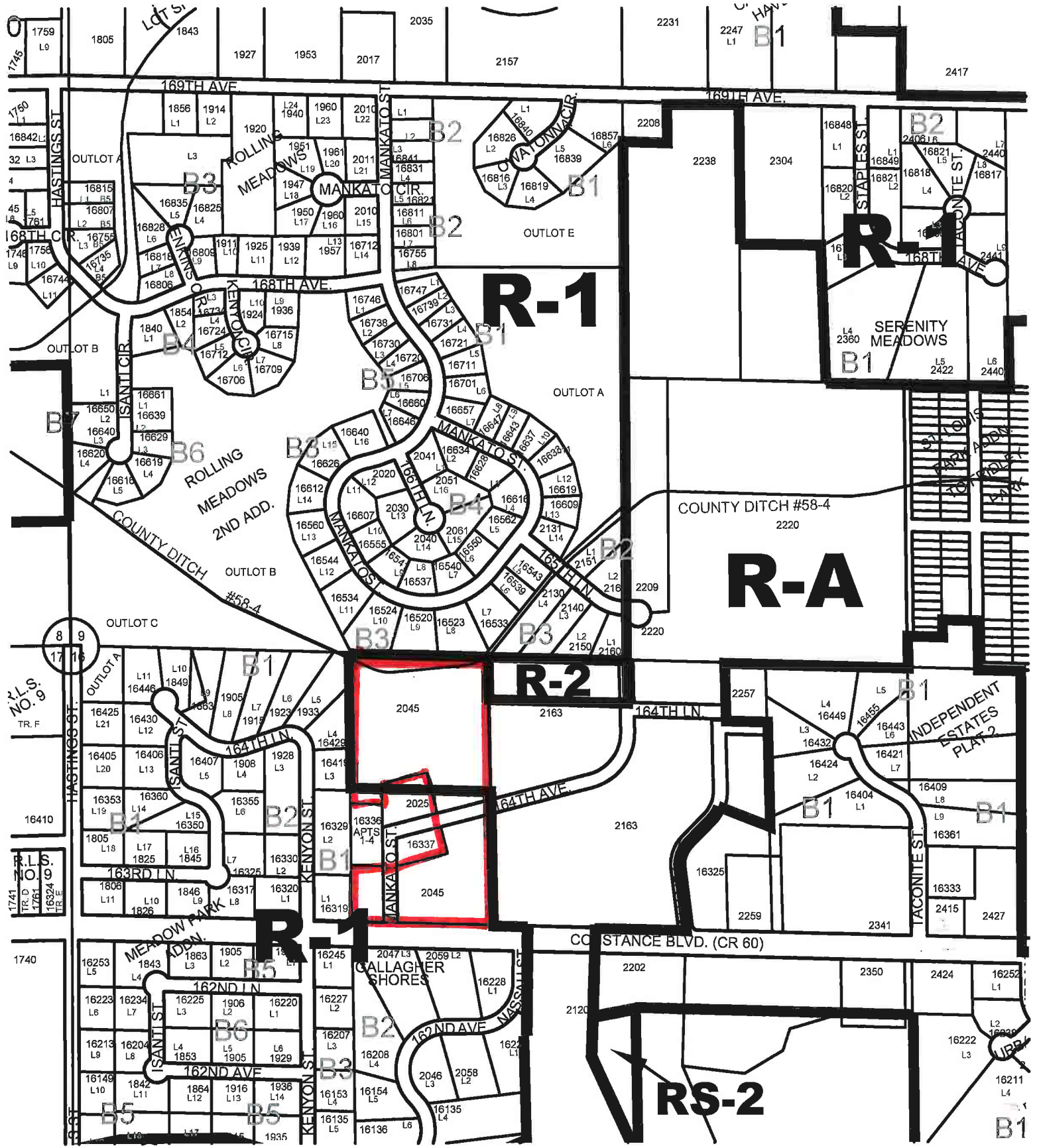
D. **Building Pad Areas** The entire Building Pad must lie within the Eligible Building Area, and shall meet the separation requirements for the Eligible Building Area.

E. **Low Floor Elevations**

- For walkout designs, the low floor elevation shall be at least one foot above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.
- For other designs, the low floor elevation shall be at least one foot above the 100 year flood contour, but, notwithstanding the 100 year flood contour, not less than one foot above unsuitable soils, as determined by the City's engineer.

DRAWN BY: JEN	JOB NO: 230987HS	DATE: 02/16/24	
CHECK BY: JER	FIELD CREW: DT-CT		
1	05/03/24	REVISE LAYOUT	JEN
2	05/07/24	ADD BUILDINGS, BTT AND GRAVEL	JEN
3			
NO.	DATE	DESCRIPTION	BY

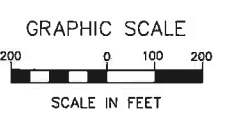
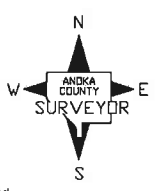
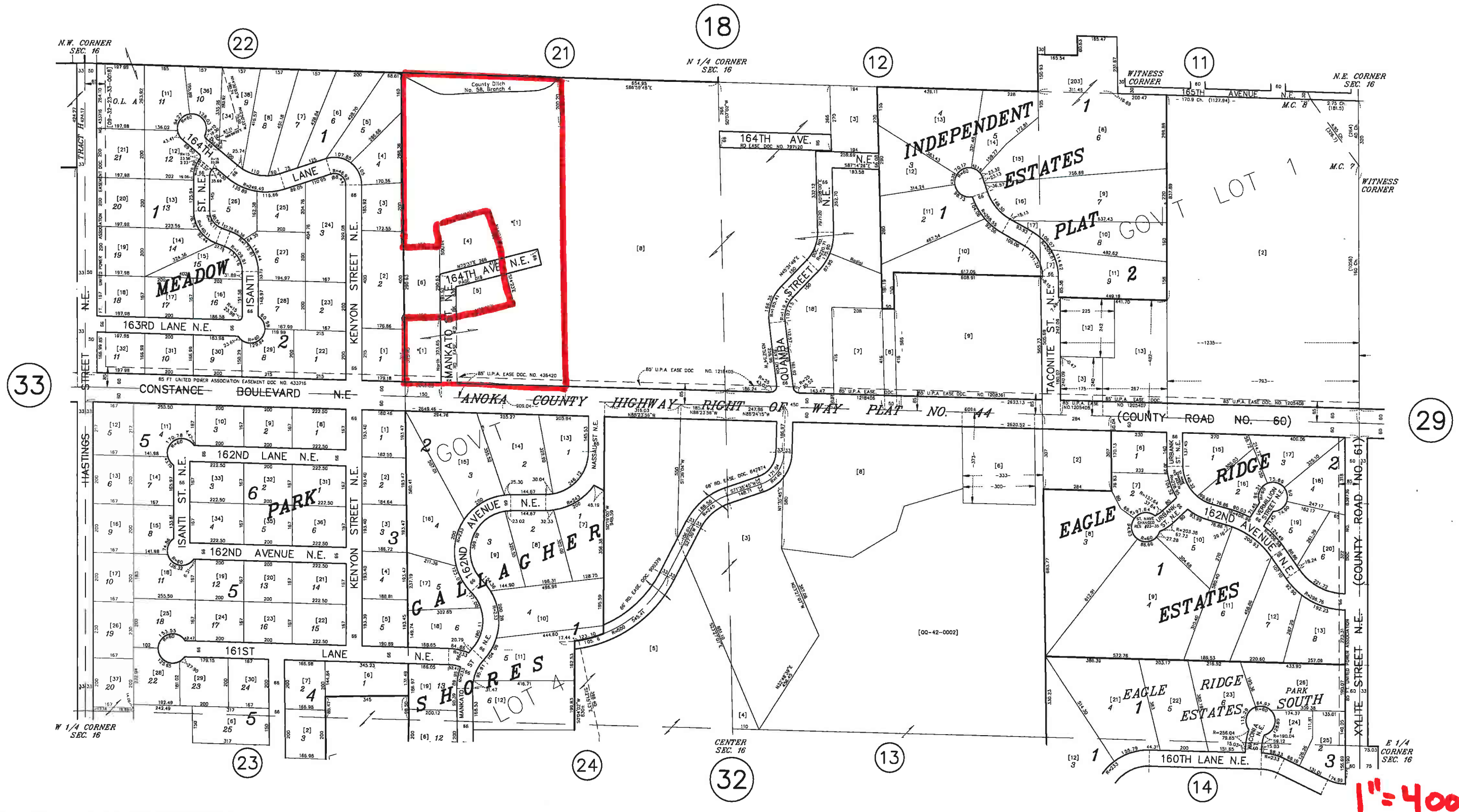
**E.G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701  
www.egrud.com



1" = 600'

# N 1/2 SECTION 16, T. 32, R. 23

CITY OF HAM LAKE



ANOKA COUNTY  
SURVEYOR'S OFFICE  
ROOM 224  
2100 3RD AVENUE  
ANOKA, MN 55303  
(763) 324-3200

QUARTER QUARTER INDEX

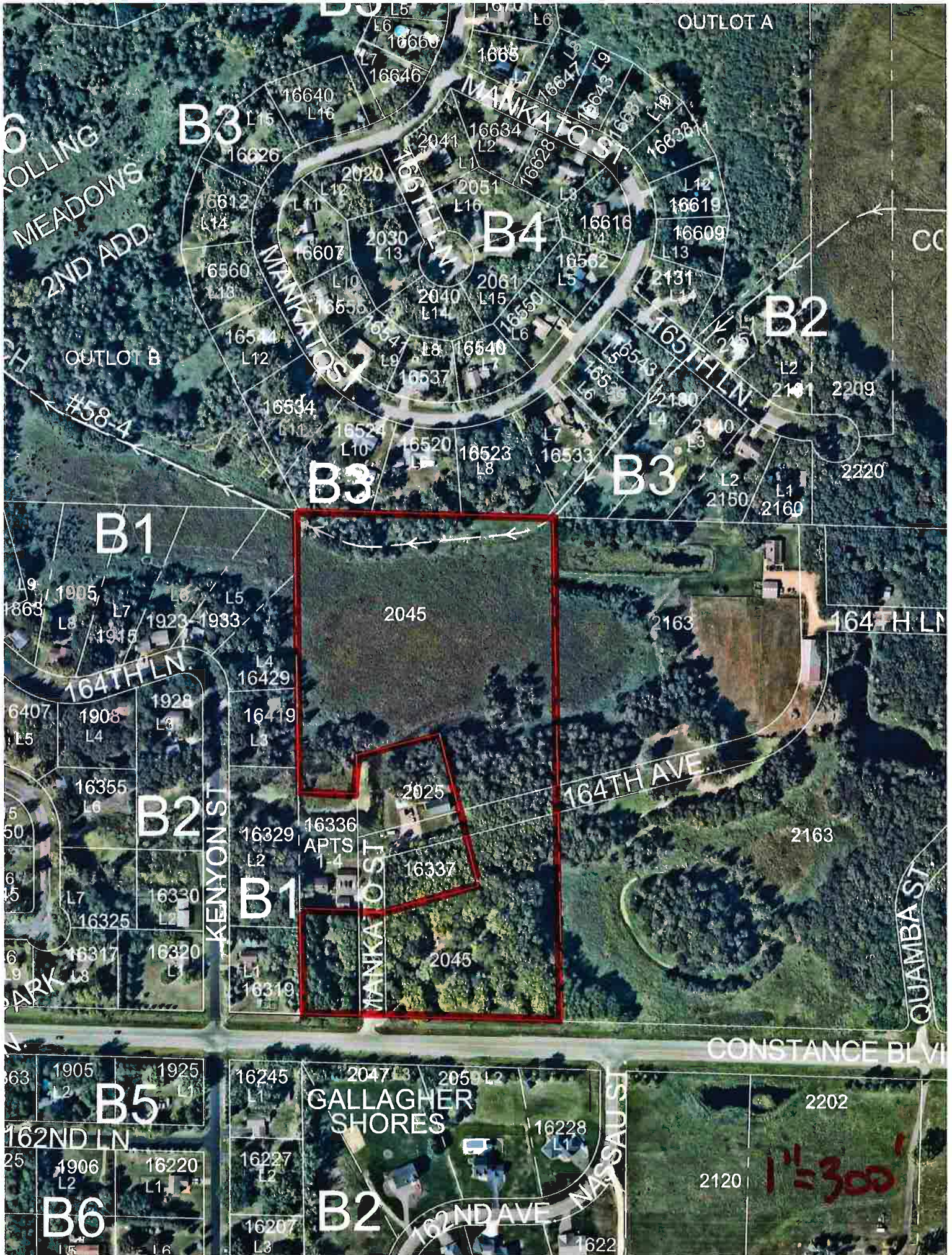
22	21	12	11
23	24	13	14
NORTH HALF OF SECTION			
32	31	42	41
33	34	43	44
SOUTH HALF OF SECTION			

PROPERTY IDENTIFICATION NUMBER

Section Number	Township Number	Range Number	Quarter	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]  
EXAMPLE OF PIN NUMBER: 16-32-23-14-0022

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.



OUTLOT A

ROLLING MEADOWS 2ND ADD

B3

MANKATO ST

B4

B2

OUTLOT B

#58-4

B3

B3

B1

2045

2163

164TH LN

164TH LN

B2

B1

164TH AVE

2163

MANKATO ST

QUAMBA ST

CONSTANCE BLVD

B5

GALLAGHER SHORES

2202

162ND LN

16228

2120

1" = 300'

B6

B2

162ND AVE

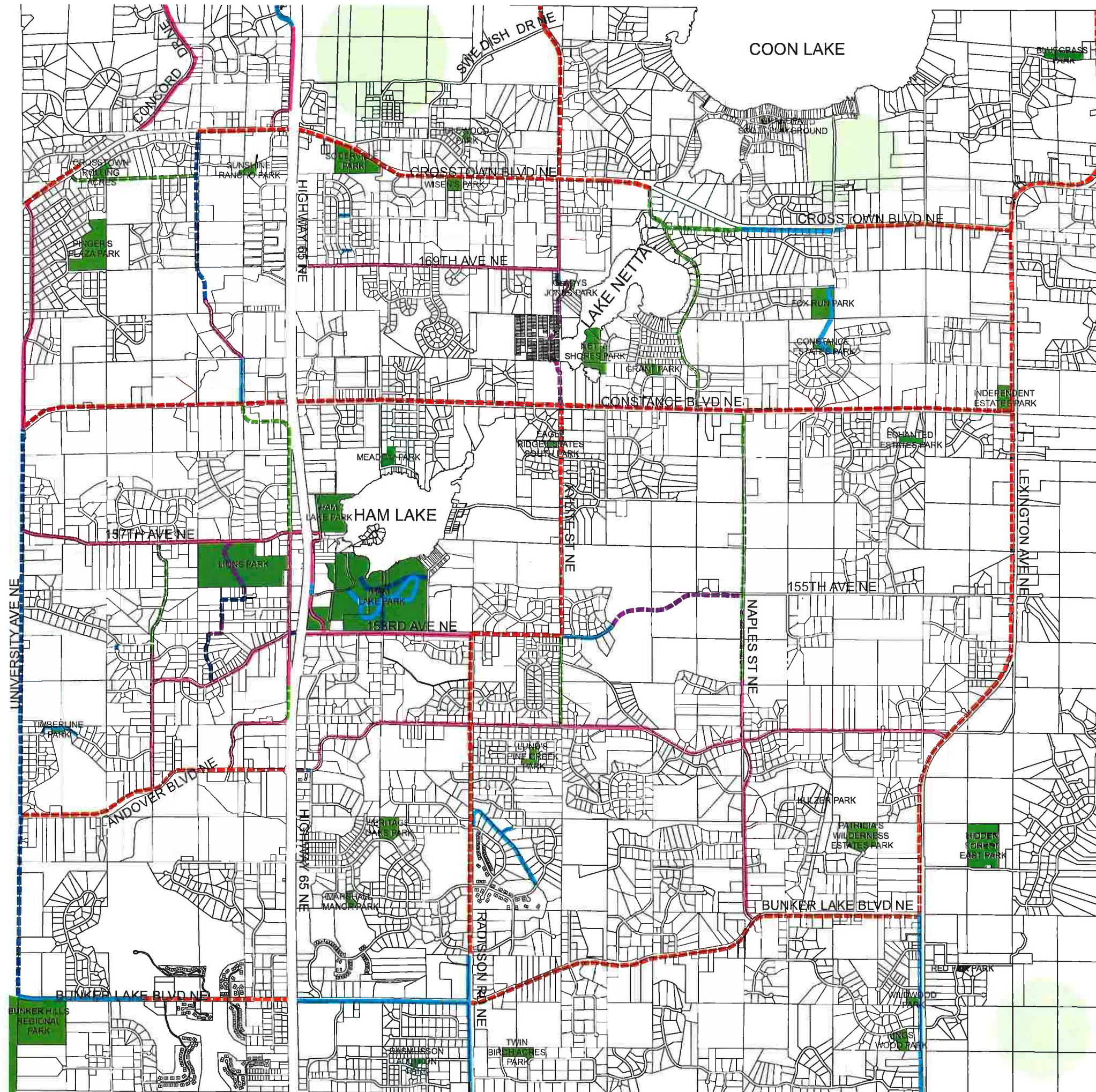
1622





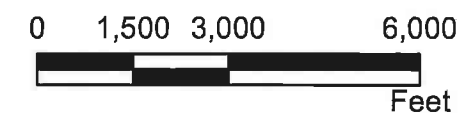
# HAM LAKE, MINNESOTA

## BIKE FACILITIES MAP



### Legend

-  Potential Future Park
-  Existing Bike Lane
-  Existing Bike Path
-  Proposed County Bike Path
-  Proposed Bike Lane/Path
-  Proposed Bike Lane
-  Proposed Bike Path
-  Existing Park



MAP DATE:

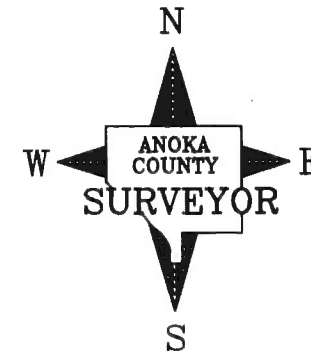
3/18/2024



# ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 44

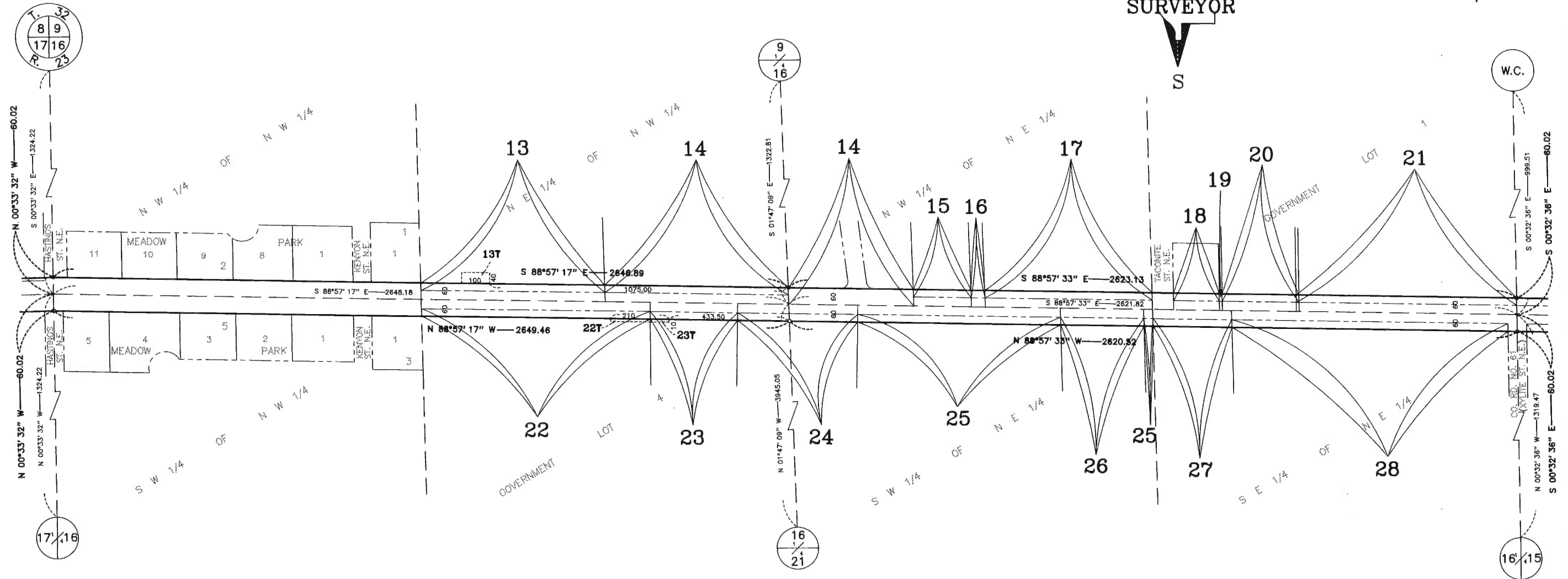
County Highway Project No. C. P. 93-04-60

SCALE: ONE INCH = 200 FEET  
 SCALE IN FEET



**CONVENTIONAL SYMBOLS**

- Section Line
- Quarter Line
- Quarter Quarter Line
- Property Line
- Plat Boundary Line
- Existing R/W Line
- R/W Parcel Number 77
- Temporary Easement 10T
- Right-of-Way Monument



DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY

RIGHT-OF-WAY IN SECTION 16, T. 32, R. 23									
PARCEL	OWNER	LOCATION: BY PARCEL IDENTIFICATION NUMBER (P.I.N.)	DEED RECORD DOCUMENT NO. OR BOOK PAGE	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT ACRES	NEW HIGHWAY RIGHT OF WAY ACRES	TEMPORARY EASEMENT ACRES	TEMP. EASE. EXPIRES ON DATE	BALANCE OF TRACT REMAINING ACRES
13, 13T	Margaret M. Wiswell	163223210001	868047		16.698	0.410	0.092	12-31-97	16.288
14	Allan T. Dets	163223210008	666264		30.430	1.030			29.400
15	Terry Eugene and JeanMarie Nordlund	163223120007	877456		1.826	0.129			1.697
16	Terry Eugene and JeanMarie Nordlund	163223120008	877456		0.439	0.031			0.408
17	Earl Inman and Nancibel L. Fuller	163223120009	355891		7.407	0.374			7.033
18	Kenneth J. LaCoe	163223110003	889615		0.932	0.109			0.723
19	Description Gap				0.0019	0.0002			0.0017
20	Orlean and Marilyn Stromgren	163223110004	382742		2.752	0.166			2.586
21	Ham Lake Sportsman's Club	163223110002	280967		23.1±	0.492			22.6±
22, 22T	Richard T. and Lorraine C. Gallagher	163223240004	552149		34.8±	0.510	0.032	12-31-97	34.3±
23, 23T	Terry Babcock and Laurie Gallagher-Babcock	163223240003	900379		15.6±	0.195	0.016	12-31-97	15.4±
24	Kathleen Rae Lund	163223130003	1001987		10.683	0.268			10.415
25	Richard T. and Lorraine C. Gallagher	163223130007	552149		28.778	0.474			28.304
26	Fred William Arvotte	163223130006	741455		2.343	0.186			2.157
27	Paul K. and Marlys J. Ruud	163223140002	198731		1.785	0.176			1.609
28	Dennis L. and Susan M. Horst	163223140003	842792		11.725	0.616			11.109