



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, SEPTEMBER 12, 2022

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: August 22, 2022

PUBLIC HEARING: None

NEW BUSINESS:

1. Jeff Stalberger, HFN Properties, LLC., requesting Sketch Plan approval for Hidden Forest East 4th Addition (22 Single Family Residential lots and 3 out lots) in sections 24 and 25.

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, AUGUST 22, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, August 22, 2022 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Chair Brian Pogalz and Commissioners Dave Ringler, Kyle Lejonvarn, Scott Heaton, Jeff Entsminger and Jonathan Fisher

MEMBERS ABSENT: Commissioner Erin Dixon

OTHERS PRESENT: Building and Zoning Official, Mark Jones 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 Fisher, to approve the minutes of the July 25, 2022 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Chad Bakkene requesting a Special Home Occupation Permit to operate Bakkene Machining and Service, a machine and fabrication shop, at 18046 Concord Dr NE (06-32-23-12-0017).

Chad and Melanie Bakkene were present. Mr. Bakkene stated he has been a maintenance machinist for 30 years and wants to start his own machine shop business out of his garage as renting property is too expensive. Mr. Bakkene stated the machines he will primarily operate are a CNC lathe and CNC mill along with other machines such as a saw and disc sander. Chair Pogalz asked Mr. Bakkene about climate control in the garage. Mr. Bakkene stated it would be heated in the winter and he would use a window air conditioning unit in the summer; he only opens the doors to bring something in and out. Chair Pogalz asked if the CNC machines would require their own foundation and what type of electrical service is needed to operate them. Mr. Bakkene stated the CNC machines do not require a separate foundation and he will be using an electrical three phase converter. Chair Pogalz asked if the parts manufactured will primarily be for printing machines. Mr. Bakkene stated he will be doing field service work for anything

that has to do with the print industry; he will not be bringing any large machines back to work on in the shop as he is trying to get away from that type of work. Mr. Bakkene stated he intends to apply for a Federal Firearms License (FFL) so he can do gunsmithing and manufacture parts for firearms. Chair Pogalz asked about the statement in his narrative related to equipment delivered by large (semi) truck. Mr. Bakkene stated that type of delivery would occur when he buys a machine center for his shop. Mr. Bakkene stated 99% of what he creates or works on can be held in his hand. Commissioner Ringler completed the inspection, a copy which is on file. Commissioner Ringler stated he met with Mr. Bakkene and observed the garage setup. Commissioner Ringler stated the garage was neat and clean, he saw a CNC lathe in place and discussed various subjects noted in the narrative such as types of delivery vehicles, operating hours, customer traffic and FFL regulations with Mr. Bakkene. Mr. Bakkene stated there will not be any large equipment dropped off to be worked on and he has decided that operating hours will be 7:00 a.m. to 9:00 p.m. seven days a week. Mr. Bakkene stated anyone who obtains a FFL cannot meet customers at random locations; they must meet at his shop, gun shows or federal, state or local sanctioned competitions. Mr. Bakkene stated any time a serialized, controlled part changes hands, the record of where the transfer took place has to be logged; he would like customers to be able to drop off and pickup items at his shop. Commissioner Lejonvarn asked if the lathe machine was setup and if it was turned on to hear how noisy it was. Commissioner Ringler said it was not turned on. Chair Pogalz asked Building and Zoning Official Mark Jones to comment. Building and Zoning Official Jones stated the City Code for Special Home Occupation Permits states there is to be no customer traffic; this is also noted in the memo in the packet; if the Commission allows customer traffic, that is in violation of the City Code. Building and Zoning Official Jones reminded the Commission that a previous application for two residents who wanted to operate a BBQ catering business from their garage, had a condition that no customer traffic was allowed. Building and Zoning Official Jones stated he has had conversations with Attorney Murphy to clarify what types of businesses are allowed on residential properties; Attorney Murphy stated if the operation is residential in nature it would be allowed, if it is commercial or industrial in nature it would not be allowed. Building and Zoning Official Jones stated the Commission will need to decide what category applies to a machine shop. Building and Zoning Official Jones stated machining and fabricating businesses are normally found in a commercial setting, which, according to the direction provided by the City Attorney, would not be considered residential in nature. Building and Zoning Official Jones stated that in the past we have told residents they can't have a machine shop in an accessory building; CNC machines are generally used in commercial settings. Building and Zoning Official Jones stated the City has allowed gunsmithing in residential settings in past. Commissioner Heaton asked for clarification on the difference between a Home Occupation Permit and a Special Home Occupation Permit. Building and Zoning Official Jones stated the difference between the two types of permits is the location of where the work will be done – inside of a house or residential dwelling or an accessory building; if operating in an accessory building, the provisions of a Special Home Occupation Permit apply. Chair Pogalz asked what home daycare falls under. Building and Zoning Official Jones stated it is a residential use which is licensed through Anoka County. Commissioner Fisher stated they have customer traffic as do massage therapists. Building and Zoning Official Jones asked the Commissioners to keep in mind that some occupations are specific, approved uses in residential districts. Commissioner

Heaton asked Mr. Bakkene if he could send and receive items via mail delivery. Mr. Bakkene stated out of state customers will mail items. Mr. Bakkene stated he felt requiring items to be mailed by local customers seemed excessive. Mr. Bakkene commented on the differences between Home Occupation Permits and Special Home Occupation Permits. Mr. Bakken stated if someone comes to a residence to get a haircut, and walks into a house, traffic is OK, but if they walk into my shop, traffic is not OK; residents that offer daycare can generate traffic multiple times a day, if I have one to two customers a day that's an issue? Mr. Bakkene stated it feels odd to him to have a restriction on traffic for his type of business in comparison to other businesses such as daycare. Mr. Bakkene stated his business would generate very little noise, the garage is insulated and sheet rocked and the doors are never open; none one of the machines are very loud, the air compressor is the loudest and can barely be heard when standing in the driveway and there are no neighbors within 275 feet. Mr. Bakkene stated he currently works in his garage now and hasn't had any issues. Mr. Bakkene stated his business will have an occasional drop off and activity would be similar to a friend coming over; most drop offs would occur in the evening.

Chair Pogalz opened the public hearing at 6:18 p.m. and asked for public comment.

Steve Flaherty, 835 181st Avenue NE. Mr. Flaherty stated he wanted to understand what type of business Mr. Bakkene was going to operate. Mr. Flaherty stated his concern was truck traffic; 181st Avenue NE already has enough truck traffic.

David Downs, 17815 Jefferson Street NE. Mr. Downs stated he wanted to know if there was going to be noise and odor; earlier discussion answered most of his questions. Mr. Downs asked if Mr. Bakkene would be firing any test shots from the firearms he works on. Mr. Bakkene stated he would not be firing the weapons.

Mark and Renee Ryan, 17925 Concord Drive NE. Mr. and Mrs. Ryan were not present but submitted a letter stating they object to the operation of a machine shop in the area; *"it is a residential neighborhood and we want it to keep it as such"*. Their comments were read by Chair Pogalz, a copy which is on file.

Chair Pogalz closed the public hearing at 6:23 p.m.

Chair Pogalz asked for additional discussion. Commissioner Heaton commented on the way City Code was written related to customer traffic in Sections 9-350.1 and 9-350.3. Commissioner Heaton stated he felt the amount of traffic Mr. Bakkene anticipates for his business (average of less than one per day) could be considered normal residential traffic. Chair Lejonvarn asked Mr. Bakkene if it was possible for him to conduct business through the mail. Mr. Bakkene stated he could conduct business through the mail; it would result in more delivery truck traffic. Chair Pogalz asked what leverage the City had if Mr. Bakkene's request was approved but later found to be an issue for nearby residents and the City. Building and Zoning Clerk Bohr stated Section 9-350.2 states Home Occupation or Special Home Occupation Permits shall be reviewed and renewed annually unless complaints have been received, in which case the permit shall be resubmitted to the Planning Commission for review and recommendation to the City Council. Building and

Zoning Official Jones stated he has corresponded with Attorney Murphy about stipulations in City Code related to Home Occupation and Special Home Occupation Permits; Attorney Murphy's advice was to ensure applicants are meeting the provisions of the code; if they don't, the City cannot accept their application. Building and Zoning Official Jones stated the way the City Code is written may not sound right, but it is the code; a code change would be needed to accommodate Mr. Bakkene's desire to have customer traffic or allow customers to drop off and pick up items. There was discussion among the Commissioners on previous Home Occupation and Special Home Occupation Permit applications. Commissioner Lejonvarn asked Building and Zoning Official Jones what his recommendation is. Building and Zoning Official Jones stated his recommendation is to allow gunsmithing but, per code, no customer traffic. Chair Pogalz asked Commissioner Ringler for his recommendation. Commissioner Ringler stated his recommendation is to approve Mr. Bakkene's request for a Special Home Occupation permit with the conditions of: no outside storage, items may be dropped off and picked up or mailed, that there is no noise generated audible to neighboring properties, no odor or vibration generated that is detectable to nearby properties, one commercial delivery/pickup by outside delivery service per day, no additional employees, no machinery can be brought in for repairs, business hours of 7 a.m. to 9 p.m., seven days a week, meeting all city, state and county requirements. Commissioner Lejonvarn stated he felt the condition of allowing items to be dropped off and picked up should be removed with only mail delivery being allowed so the recommendation meets current City Code. Chair Pogalz stated code is interpreted in different ways by different people. Chair Pogalz stated the Planning Commission can forward a recommendation not to approve the request. Commissioner Lejonvarn restated that Mr. Bakkene stated he could operate by receiving items via mail which would comply with current City Code. Commissioner Heaton stated he didn't feel the application should be turned down as he felt what Mr. Bakkene was proposing fit 9-350.1.e - customer traffic would not be outside of normal residential levels of traffic. Commissioner Heaton stated one could interpret no customer traffic actually means no customer traffic outside of normal customer traffic. Commissioner Lejonvarn stated that would be reading something more into the code than what is written. Commissioner Heaton stated we're always reading into what is written. Commissioner Heaton stated he could make a recommendation related to customer traffic either way but if a condition of no customer traffic was recommended it would be with the intent that a future code change would permit some customer traffic. Commissioner Lejonvarn stated he felt listing a condition of no customer traffic is the right thing to do. There was discussion about the future impact on the applicant if code changed and allowed customer traffic. Commissioner Entsminger asked Mr. Bakkene what his opinion is of the Planning Commission making a recommendation of no customer traffic pending the Planning Commission looking into changing code. Mr. Bakkene stated if he could never have any customers he would have a difficult time; "no one within 20 miles will take the time to send something by mail, they will just go somewhere else". Mr. Bakkene feels the provision in City Code of not allowing any customer traffic, for his possible one customer a day, is too stringent. Commissioner Fisher stated there appears to be a conflict with the provisions of City Code and the FFL regulations. **Motion by Ringler, seconded by Fisher, to recommend approval of a Special Home Occupation Permit as requested by Chad Bakken to operate Bakkene Machining and Service, a machine and fabrication shop, at 18046 Concord Drive NE, subject to no outside storage, receiving and returning items via customer drop**

off, pick up or via mail service, no noise generated being audible to neighboring properties, no odor or vibration generated that is detectable to nearby properties, one commercial delivery/pickup by outside delivery service per day, no additional employees, no machinery can be brought in for repairs, business hours of 7 a.m. to 9 p.m., seven days a week, obtaining a Federal Firearms License and providing a copy of the license to the City before creating parts or working on any firearms, no discharging of firearms on-site, meeting all City, State, County and Federal requirements. Commissioners Ringler, Entsminger, Heaton and Fisher voted yes. Chair Pogalz and Commissioner Lejonvarn voted no. Motion carried. *This item will be placed on the September 6, 2022 City Council Agenda.*

Chair Pogalz stated he is not opposed to what Mr. Bakkene is trying to do; the reason he voted no is due to the way the code is written related to customer traffic, the Commission should not be recommending approval of this application with a condition that allows customer traffic.

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Commissioner Fisher asked about changing provisions in Section 9-350, could it be a future agenda item. **Motion by Fisher, seconded by Heaton, requesting City Council to direct the Planning Commission to review the provisions of Article 9-350, Home Occupation and Special Home Occupation Permits. All present in favor, motion carried.** Commissioner Entsminger will attend the September 6, 2022 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:51 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

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

PLANNING REQUEST

Date of Application 8-22-2022

Date of Receipt 8-25-2022
Receipt # 93864

Meeting Appearance Dates:
Planning Commission 9-12-22

City Council _____

Please check request(s):

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

- Commercial Building Permit
- 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: HFN Properties, LLC

Address/Location of property: EAST OF Lexington Ave approx. 148th

Legal Description of property: Hidden Forest East 4th Addition

PIN # 24-32-23-44-0001 Current Zoning R-A Proposed Zoning R-1
25-32-23-12-0002

Notes: 25-32-23-11-0002+0008 22 Single Family Lots / 3 Outlots

Applicant's Name: JEFF A. STALBERGER

Business Name: HFN Properties, LLC

Address 17404-Ward Lk. Dr. NW

City Andover State MN. Zip Code 55304

Phone 612-799-1471 Cell Phone _____ Fax _____

Email address STALLY68@MSN.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 8-22-2022

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO

Memorandum

Date: September 8, 2022

To: Planning Commissioners

From: Tom Collins, City Engineer *TPC*

Subject: Hidden Forest East 4th Addition Sketch Plan

Introduction:

The proposed 22 lot residential development is located on 112.96 acres, which includes parcels 24-32-23-44-0001, 25-32-23-11-0002, 25-32-23-11-0008 (Outlot A - Hidden Forest East 3rd Addition) and 25-32-23-12-0002. The parcels are currently a mixed zoning of Rural Single Family Residential (R-A) and the proposed zoning is all Single Family Residential (R-1). The mixed zoning is a result of that portion of RLS 290 (attached) outside of the plat of Hidden Forest East Third Addition being rezoned to R-1 because it was included in the legal description provided by the surveyor on the Certificate of Title when the Third Addition was platted. A 500-scale aerial photo, 400 scale half-section maps and a 1,000 scale zoning map are attached.

Discussion:

Packard Street and Stutz Street are being extended from the Hidden Forest East Third Addition (attached). Stutz Street was constructed with a temporary cul-de-sac with the Third Addition, and the temporary cul-de-sac right-of-way is shown as to be vacated. An exhibit showing the location of utilities will be required to verify that there are no utilities in what is to be considered for vacation.

A temporary cul-de-sac is proposed for the future extension of 150th Avenue to the west and for Packard Street to the northwest. The street layout is consistent with the future street thoroughfare, per the attached Future Roadway Classification map. The attached Future Concept Plan shows a conceptual connection to the west to Lexington Avenue from the Hidden Forest East 4th Addition "Future Phase".

The Sketch Plan includes three outlots, all of which are for the Future Phase to the north and west. The Development Agreement will acknowledge that the outlots are for a future phase. It is anticipated that security will need to be posted, per Resolution 13-50, to protect the City from any loss associated with an unattached and undeveloped outlot. FEMA Letter of Map Amendments will be needed for Lots 1, 2, 3, 5, 6 and 7 of Block 1, Lot 2 of Block 2 and Lot 3 of Block 3.

Per correspondence with Public Works Superintendent John Witkowski, it is recommended that parkland dedication fees be collected rather than the dedication of parkland or trail easement. This development will have access to the 27.12-acre park within the Hidden Forest East Park Addition thru the streets of Hidden Forest East 2nd and 3rd Additions.

Approval from the Coon Creek Watershed District is required, including wetland impacts and the capacity and elevations of the proposed County Ditch 44-5 crossing. Per the CCWD, portions of the Sketch Plan and land to the north and west are classified as drainage sensitive land uses, meaning that downstream lands are dependent upon removal of water from the soil profile for their continued use. The CCWD will require that post development 100-year discharge rates do not exceed pre development 25-year rates.

The Natural Resources Inventory and Assessment (NRIA) that was completed in 2008 by the Anoka Conservation District (Appendix S of the Storm Water Pollution Prevention Plan) identifies a portion of the proposed development area as Natural Resource Cluster #1. The area includes patches of aspen forest, lowland hardwood swamp, mixed hardwood swamp and oak forest per the attached. A Natural Heritage Information System data review by the DNR will also be required to determine whether any state-protected species may be located within the plat boundary.

Recommendations:

It is recommended that the Sketch Plan of Hidden Forest East 4th Addition be recommended for approval.

CONCEPT PLAN

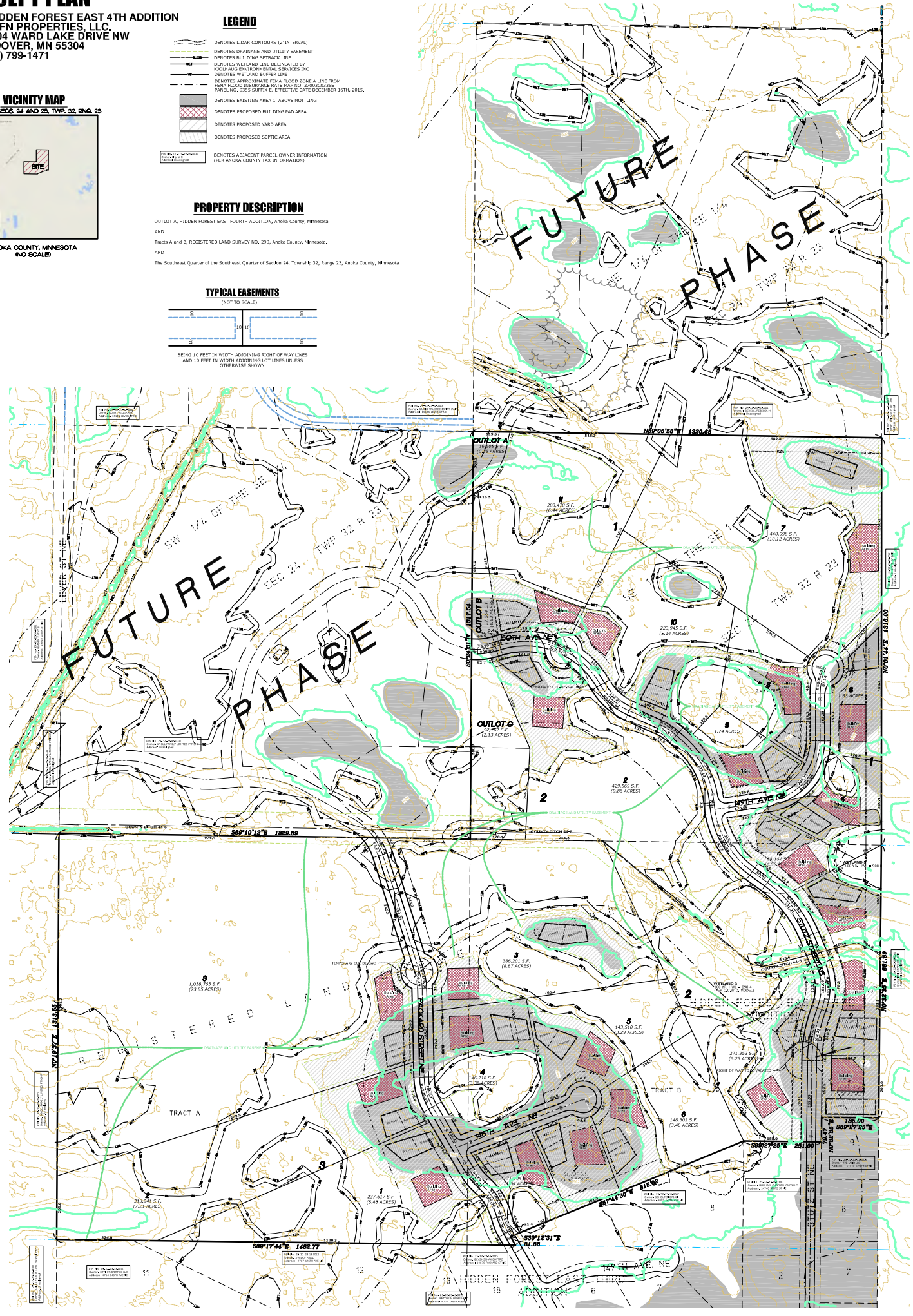
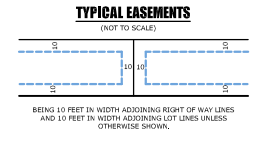
~of~ HIDDEN FOREST EAST 4TH ADDITION
 ~for~ HFN PROPERTIES, LLC.
 17404 WARD LAKE DRIVE NW
 ANDOVER, MN 55304
 (612) 799-1471



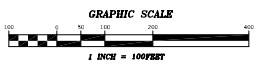
- LEGEND**
- DENOTES LIDAR CONTOURS (2' INTERVAL)
 - DENOTES DRAINAGE AND UTILITY EASEMENT
 - DENOTES BUILDING SETBACK LINE
 - DENOTES WETLAND LINE Delineated BY KOLHAGEN ENVIRONMENTAL SERVICES INC.
 - DENOTES WETLAND BUFFER LINE
 - DENOTES APPROXIMATE FEMA FLOOD ZONE A LINE FROM FEMA FLOOD INSURANCE RATE MAP NO. 220202338E PANEL NO. 0355 SUFFIX E, EFFECTIVE DATE DECEMBER 16TH, 2015.
 - DENOTES EXISTING AREA 1' ABOVE HOTTLING
 - DENOTES PROPOSED BUILDING PAD AREA
 - DENOTES PROPOSED YARD AREA
 - DENOTES PROPOSED SEPTIC AREA
 - DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

PROPERTY DESCRIPTION

OUTLOT A, HIDDEN FOREST EAST FOURTH ADDITION, Anoka County, Minnesota.
 AND
 Tracts A and B, REGISTERED LAND SURVEY NO. 290, Anoka County, Minnesota.
 AND
 The Southeast Quarter of the Southeast Quarter of Section 24, Township 32, Range 23, Anoka County, Minnesota



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



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

JASON SUNDQUIST
 Date: 08/19/2022 License No. 41576

- NOTES**
- Bearings shown are on Anoka County datum.
 - Parcel ID Number: 24-02-23-44-0001, 25-02-23-12-0002, 25-02-23-11-0002, 25-02-23-11-0008
 - OWNERS: HFN PROPERTIES, LLC, KROLL FAMILY LIMITED PARTNERSHIP, BEVELL, REBECCA H

DEVELOPMENT DATA

TOTAL SITE AREA = 112.967 ACRES
 OUTLOT AREA = 1.144 ACRES
 22 PROPOSED SINGLE FAMILY LOTS
 3 PROPOSED OUTLOTS
 AVERAGE LOT SIZE = 4.591 ACRES
 MINIMUM STREET FRONTAGE = 200 FEET
 MINIMUM LOT SIZE = 1.20 ACRES (INCLUDING HALF OF STREET ROW)
 PROPOSED ZONING = R-4
 FRONT YARD SETBACK = 20 FEET
 REAR YARD SETBACK = 50 FEET
 COUNTY ROAD = 50 FEET

DATE	BY	JOB NO.	DATE

REGISTERED LAND SURVEY NO. 290

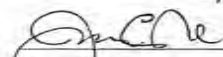
CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 25, T. 32, R. 23

I, Jason E. Rud, hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508.47, I have surveyed the following described property situated in the County of Anoka, State of Minnesota:

The Northeast Quarter except the South Half, Section 25, Township 32, Range 23.


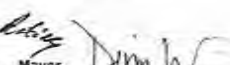
I hereby certify that this Registered Land Survey was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that this Registered Land Survey is a correct representation of said parcel of land.

Dated this 9th day of July, 2021.


Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

We do hereby certify that on the 16th day of July, 2021, the City Council of the City of Ham Lake, Minnesota, has approved this Registered Land Survey.


Mayor , Clerk

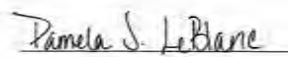
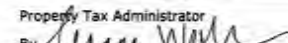
ANOKA COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, this Registered Land Survey has been reviewed and approved this 22nd day of July, 2021.


David M. Ziegemeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

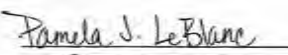
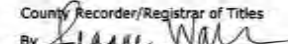
Pursuant to Minnesota Statutes, Section 508.47, Subd. 4, taxes payable in the year 2021 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 22nd day of July, 2021.

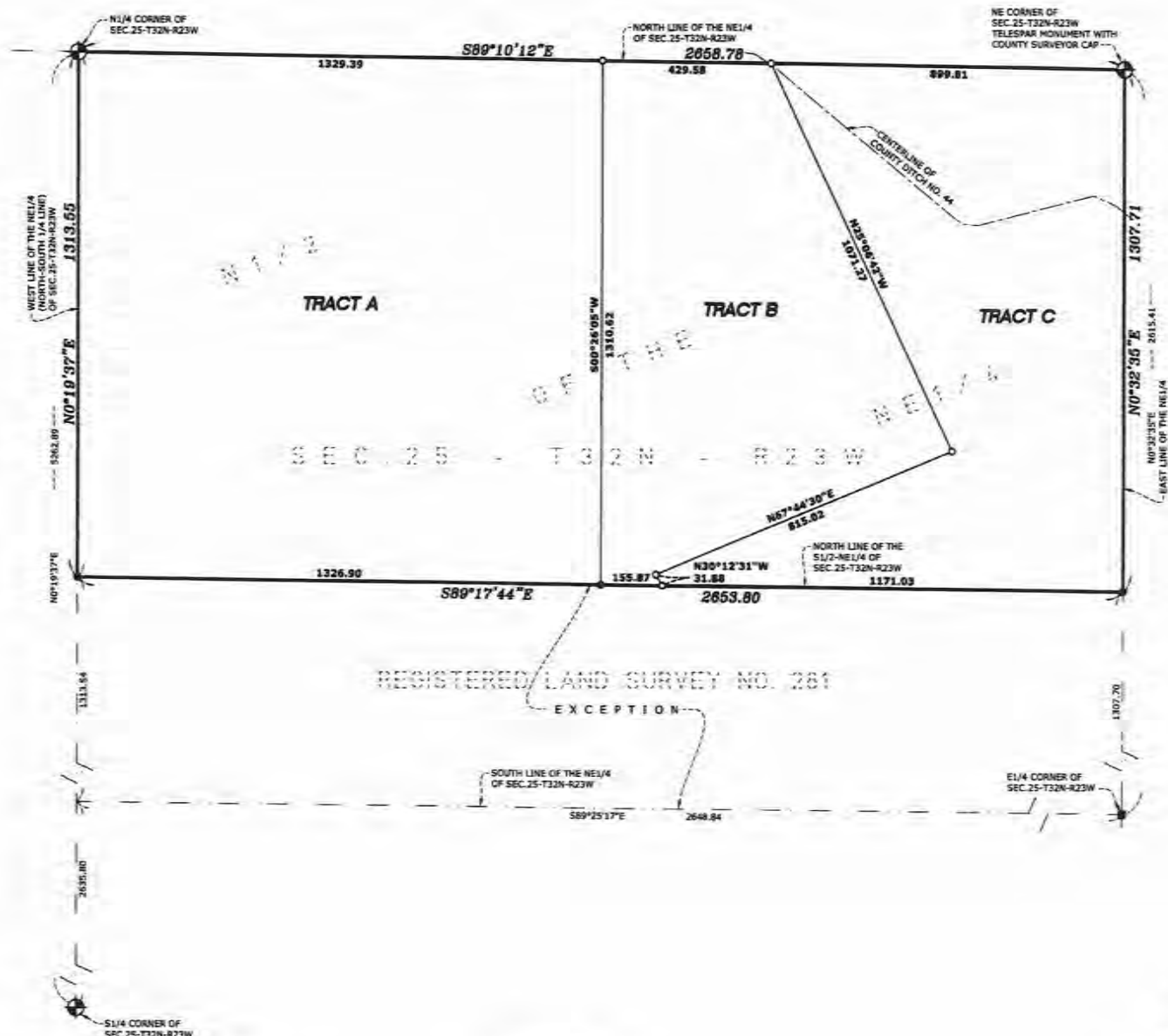

Pamela S. LeBlanc
Property Tax Administrator
By , Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this REGISTERED LAND SURVEY NO. 290 was filed in the office of the County Recorder/Registrar of Titles for public record on this 22nd day of July, 2021, at 12:14 o'clock P.M. and was duly recorded as Document Number 590855.001.

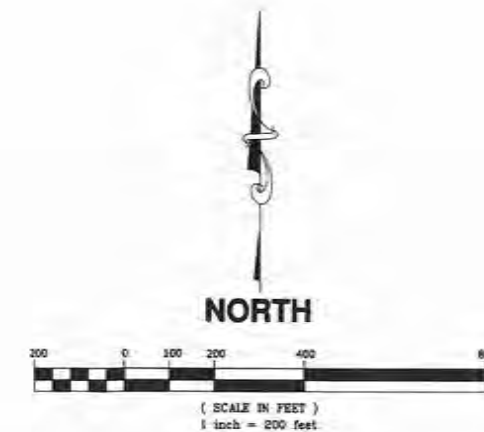

Pamela S. LeBlanc
County Recorder/Registrar of Titles
By , Deputy



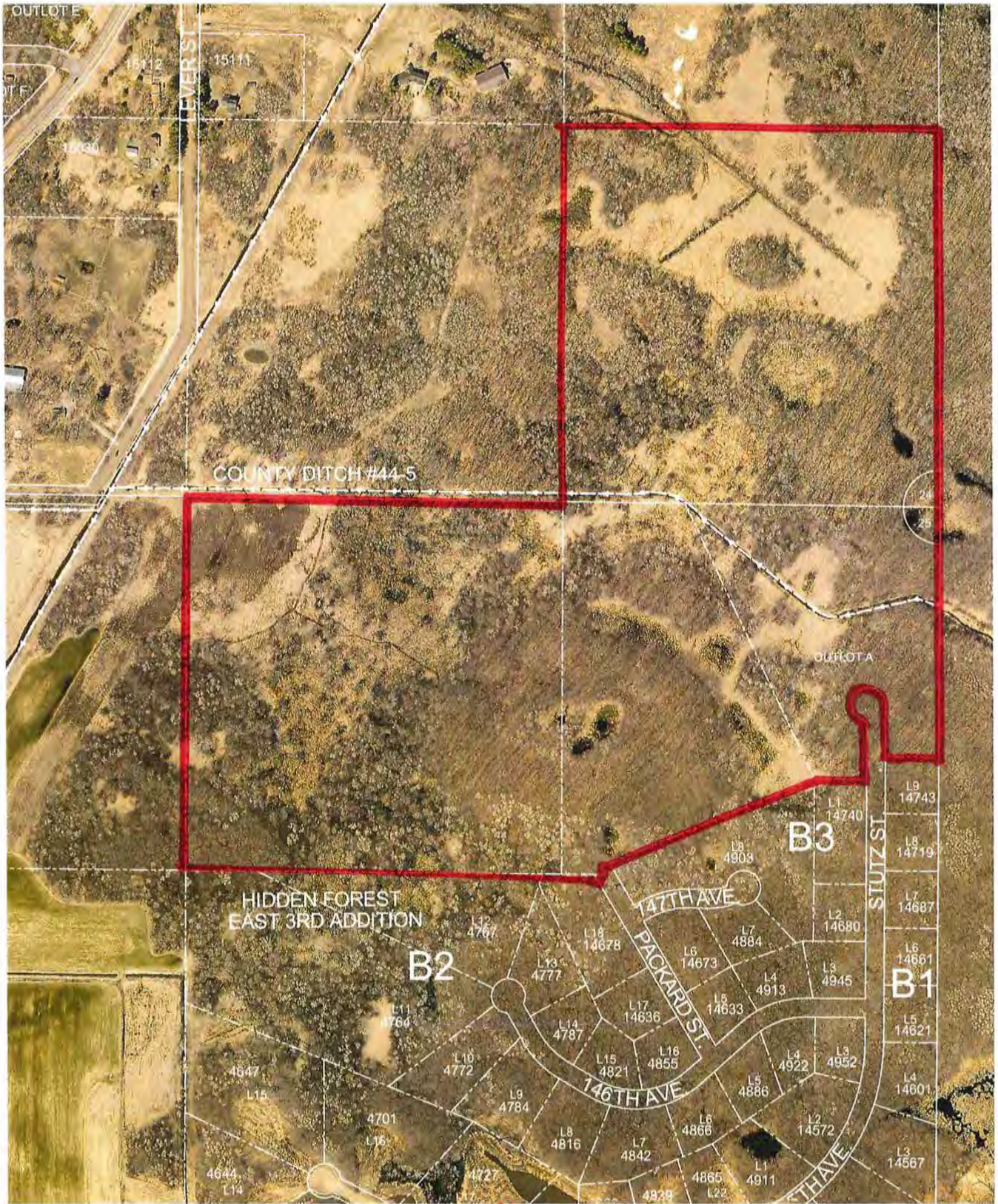
LEGEND

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET MARKED BY RLS NO. 41578
- DENOTES FOUND 1/2 INCH IRON PIPE MARKED RLS 41578
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT, UNLESS OTHERWISE SHOWN
- DENOTES FOUND CONCRETE MONUMENT

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 32 NORTH, RANGE 23 WEST, IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 19 MINUTES 37 SECONDS EAST.



516

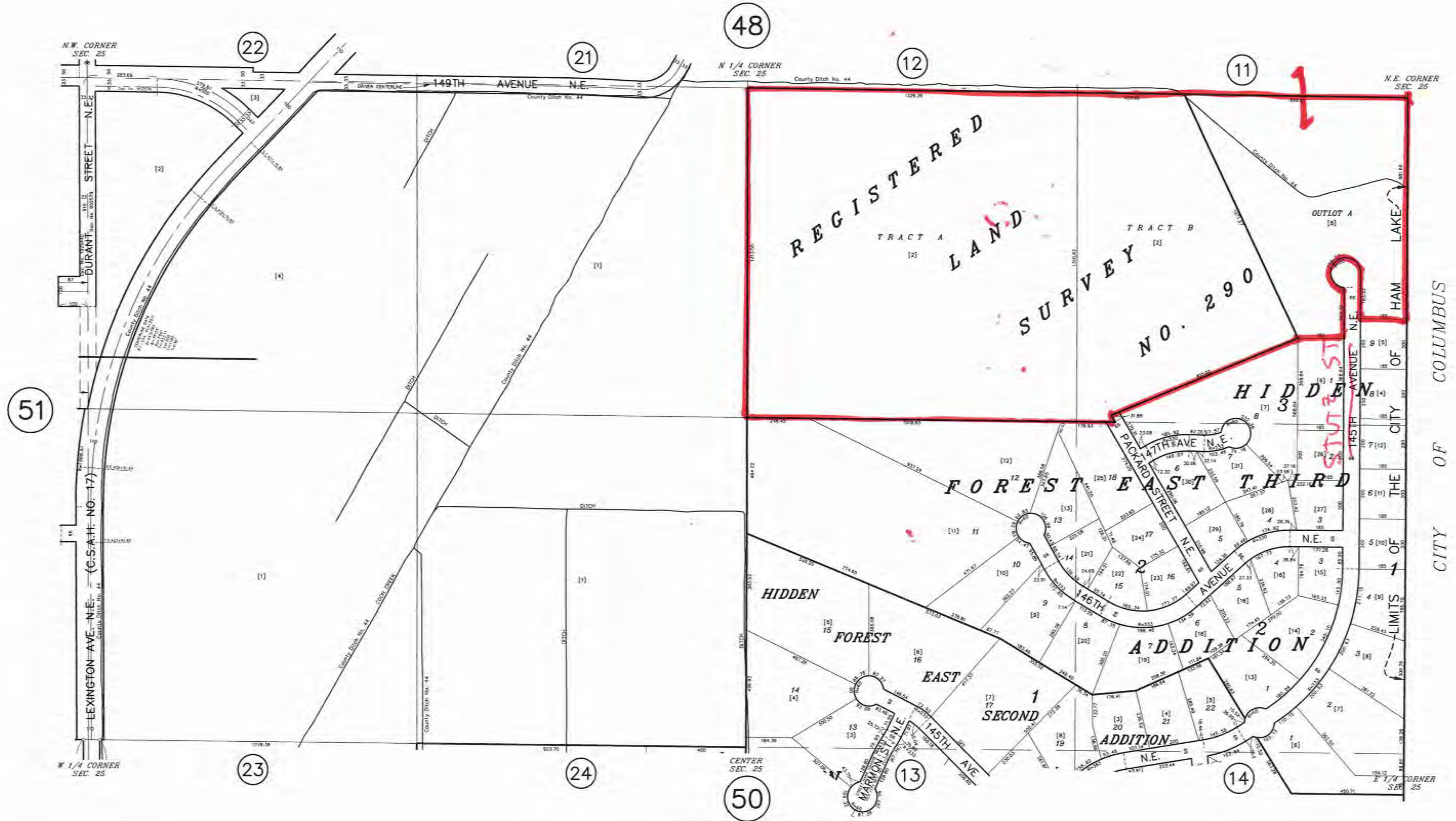


Aerial Photo

1" = 500'

N 1/2 SECTION 25, 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

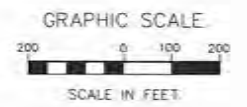
Section Number	Township Number	Range Number	Quarter	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 25-32-23-13-0001

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.

S 1/2 SECTION 24, 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

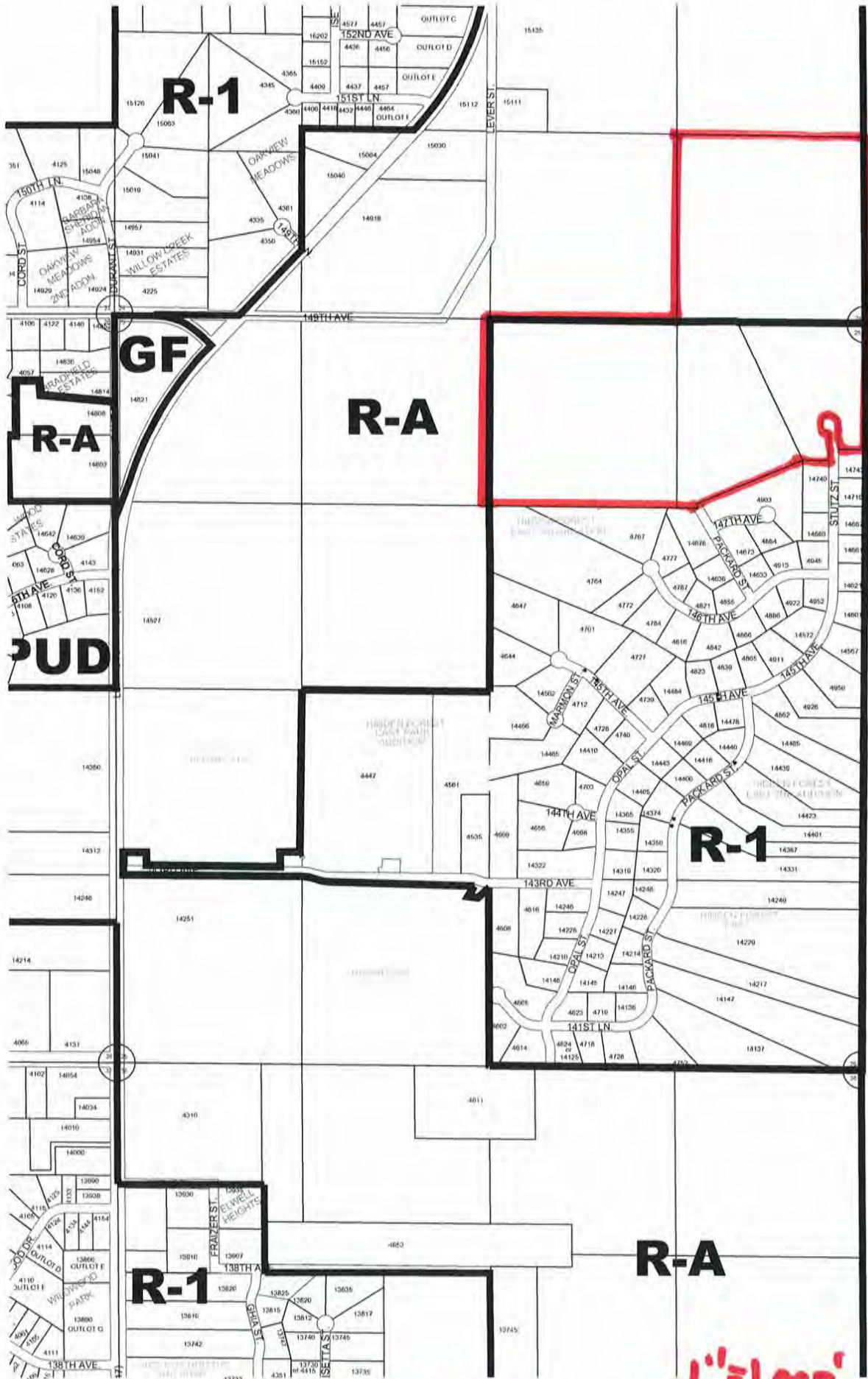
SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

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

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 24-32-23-33-0013

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.



Zoning Map

1" = 1,000'

HIDDEN FOREST EAST THIRD ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 25, T32N, R23W

KNOW ALL PERSONS BY THESE PRESENTS: That HFN Properties, LLC, a Minnesota limited liability company, owner of the following described property:

Tract B, Registered Land Survey No. 281, Anoka County, Minnesota.
(Torrens Property/Certificate of Title No. 148138)

AND

Tract C, Registered Land Survey No. 261, Anoka County, Minnesota, and
(Torrens Property/Certificate of Title No. 148138)

AND

Tract C, Registered Land Survey No. 290, Anoka County, Minnesota.
(Torrens Property/Certificate of Title No. 148138)

Has caused the same to be surveyed and plattd as HIDDEN FOREST EAST THIRD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said HFN Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 6th day of DECEMBER, 2021.

HFN PROPERTIES, LLC

Jeffrey A. Stalberger
Jeffrey A. Stalberger, Administrator

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 6th day of December, 2021 by Jeffrey A. Stalberger, Administrator of HFN Properties, LLC, a Minnesota limited liability company.

Lavae Mack (Signature)

Lavae Mack (Print Name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

I Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 6th day of DECEMBER, 2021.

Jason E. Rud
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 6th day of December, 2021 by Jason E. Rud.

Lavae Mack (Signature)

Lavae Mack (Print Name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of HIDDEN FOREST EAST THIRD ADDITION was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this 21st day of September, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ham Lake, Minnesota

By [Signature] Mayor

By [Signature] Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 8th day of December, 2021.

David M. Ziegler
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 3rd day of December, 2021.

Pamela J. LeBlanc
Pamela J. LeBlanc
Property Tax Administrator

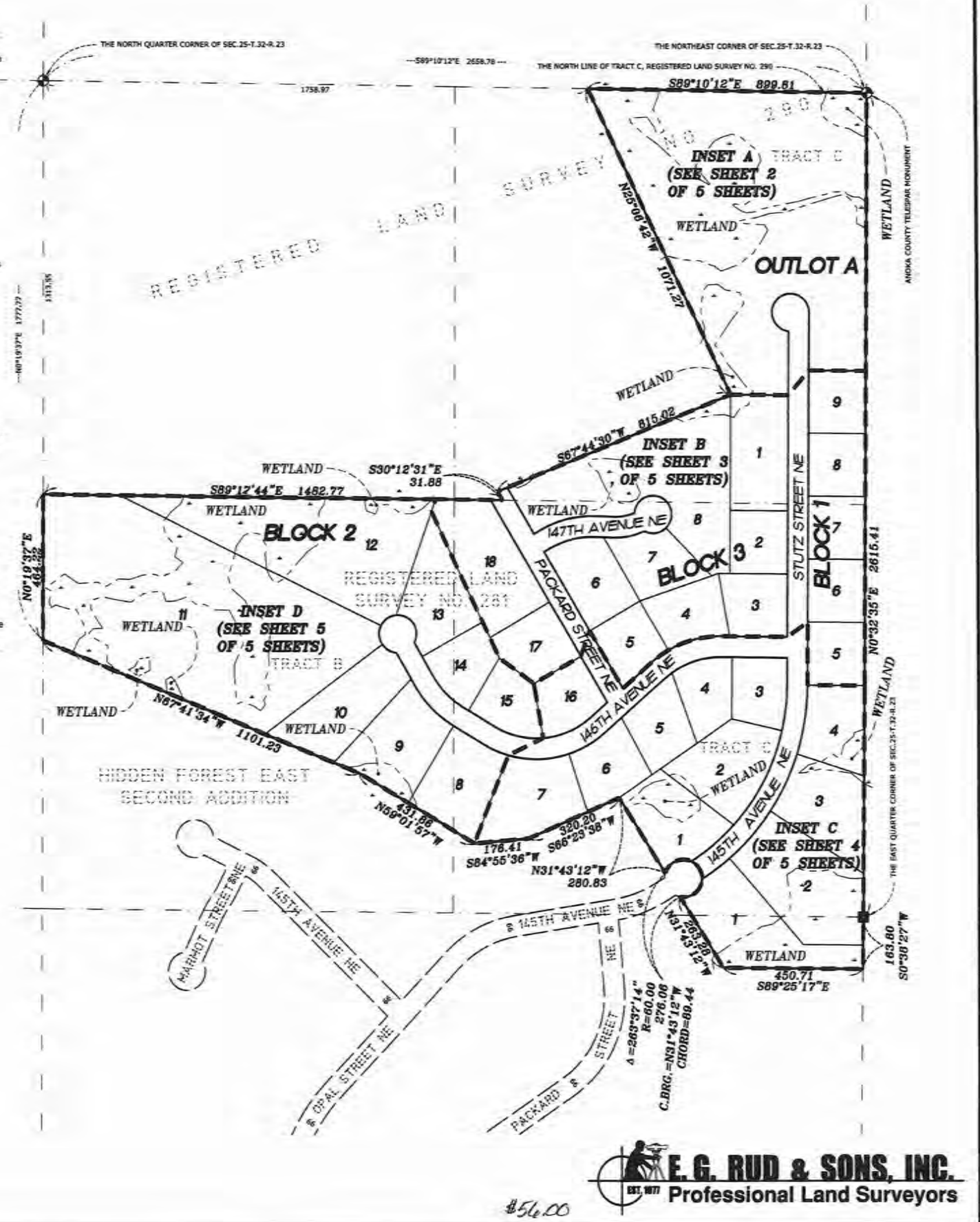
By [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of HIDDEN FOREST EAST THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this 24th day of December, 2021, at 9:47 o'clock A.M. and was duly recorded as Document Number 596088.001.

Pamela J. LeBlanc
Pamela J. LeBlanc
County Recorder/Registrar of Titles

By [Signature], Deputy



FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF TRACT C, REGISTERED LAND SURVEY NO. 290, IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 10 MINUTES 12 SECONDS EAST.

◆ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT UNLESS OTHERWISE SHOWN

■ DENOTES FOUND CONCRETE MONUMENT

■ DENOTES WETLAND AS DELINEATED BY KOOLHAUG ENVIRONMENTAL IN JULY, 2020

NORTH

GRAPHIC SCALE



(SCALE IN FEET)

1 INCH = 200 FEET

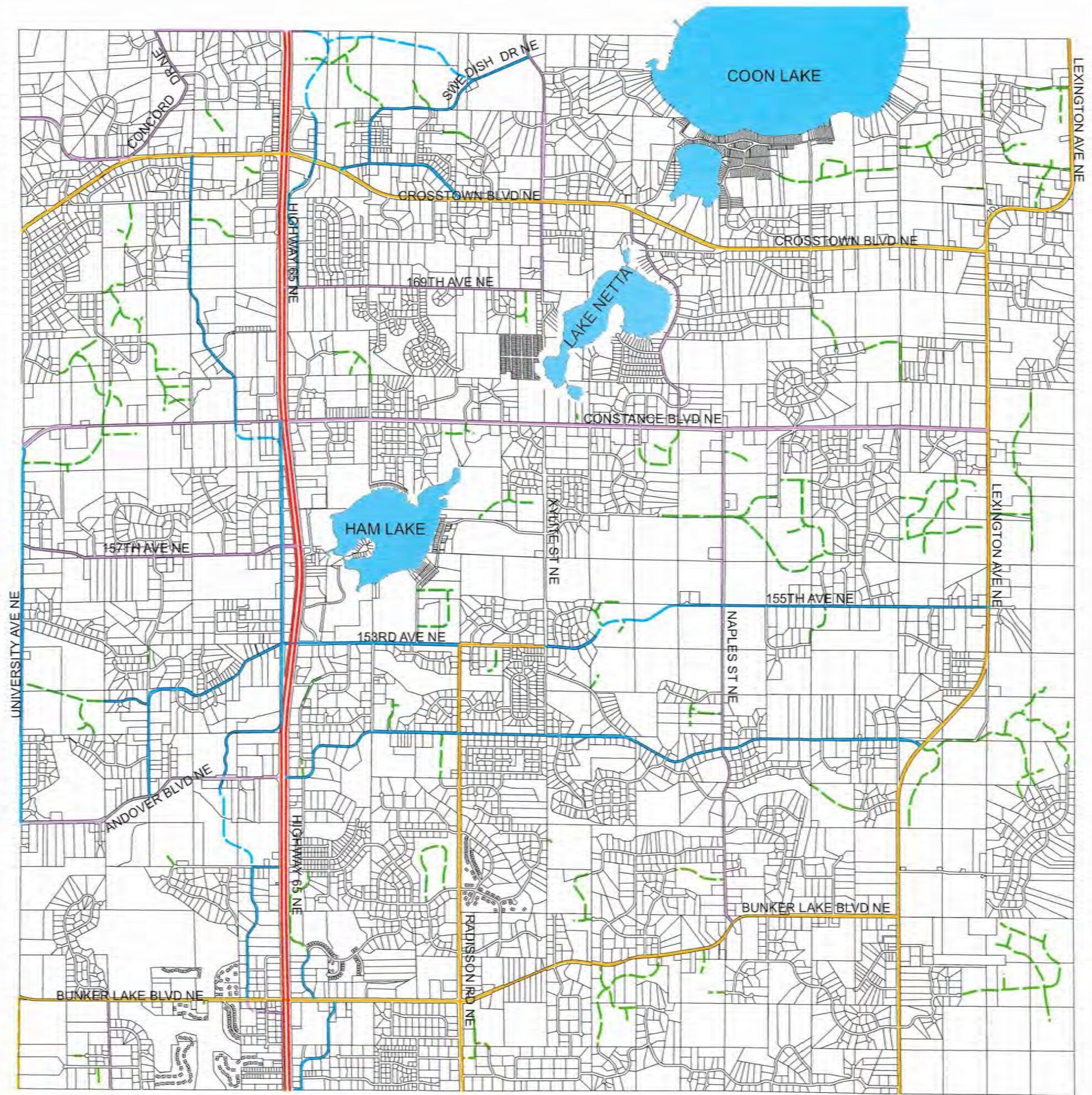
#56.00

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors



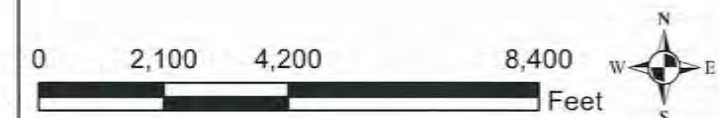
HAM LAKE, MINNESOTA

FUTURE ROADWAY CLASSIFICATION



LEGEND

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- - - Proposed Arterial
- - - Proposed Major Collector
- - - Proposed Minor Collector
- - - Proposed Local



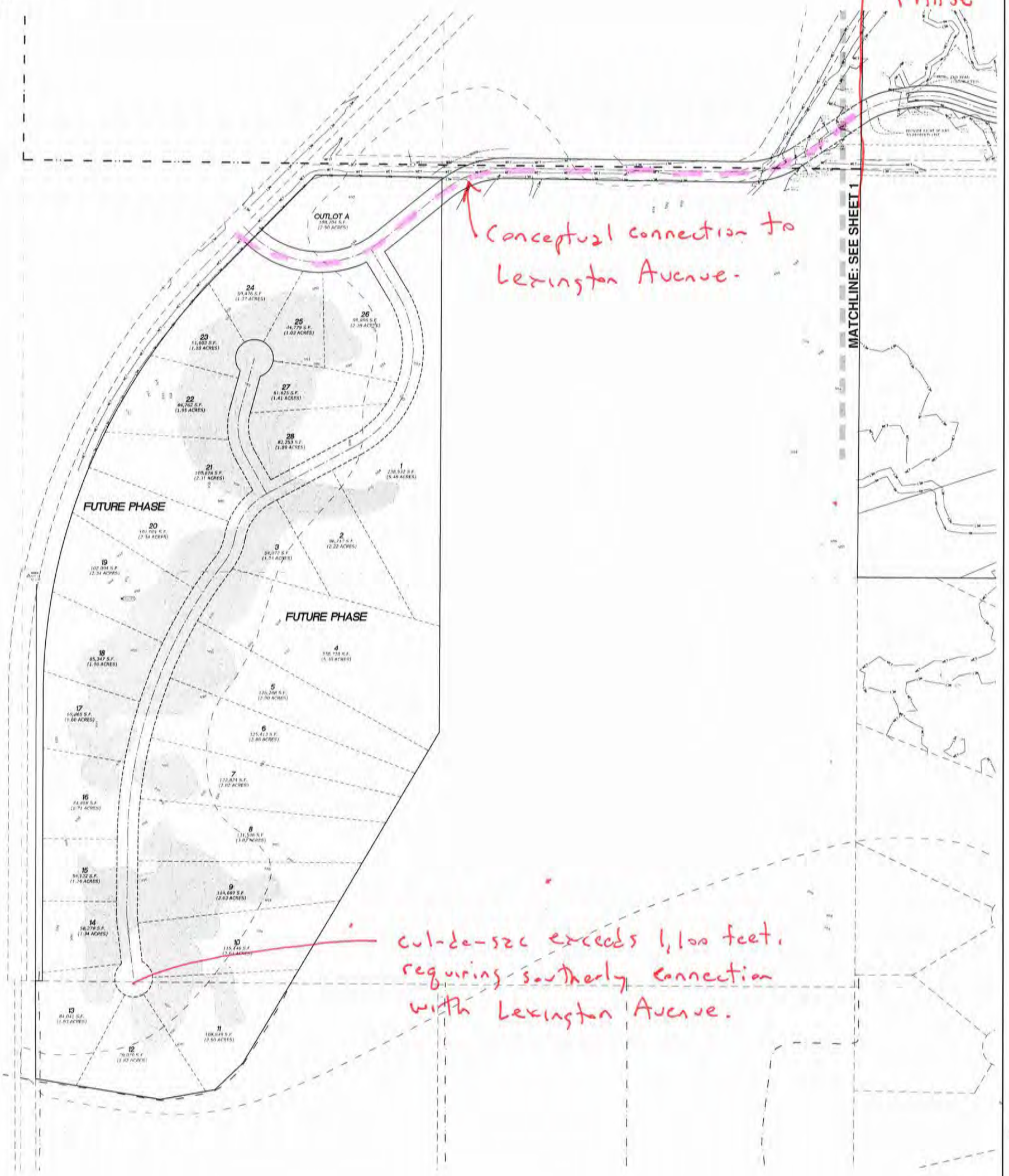
MAP DATE: 9/7/2022



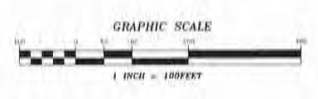
FUTURE CONCEPT PLAN

-of- HIDDEN FOREST EAST 4TH ADDITION
 -for- HFN PROPERTIES, LLC.
 17404 WARD LAKE DRIVE NW
 ANDOVER, MN 55304
 (612) 799-1471

Westerly extent of FUTURE PHASE



E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55114
 Tel. (651) 361-0200 Fax (651) 361-0701

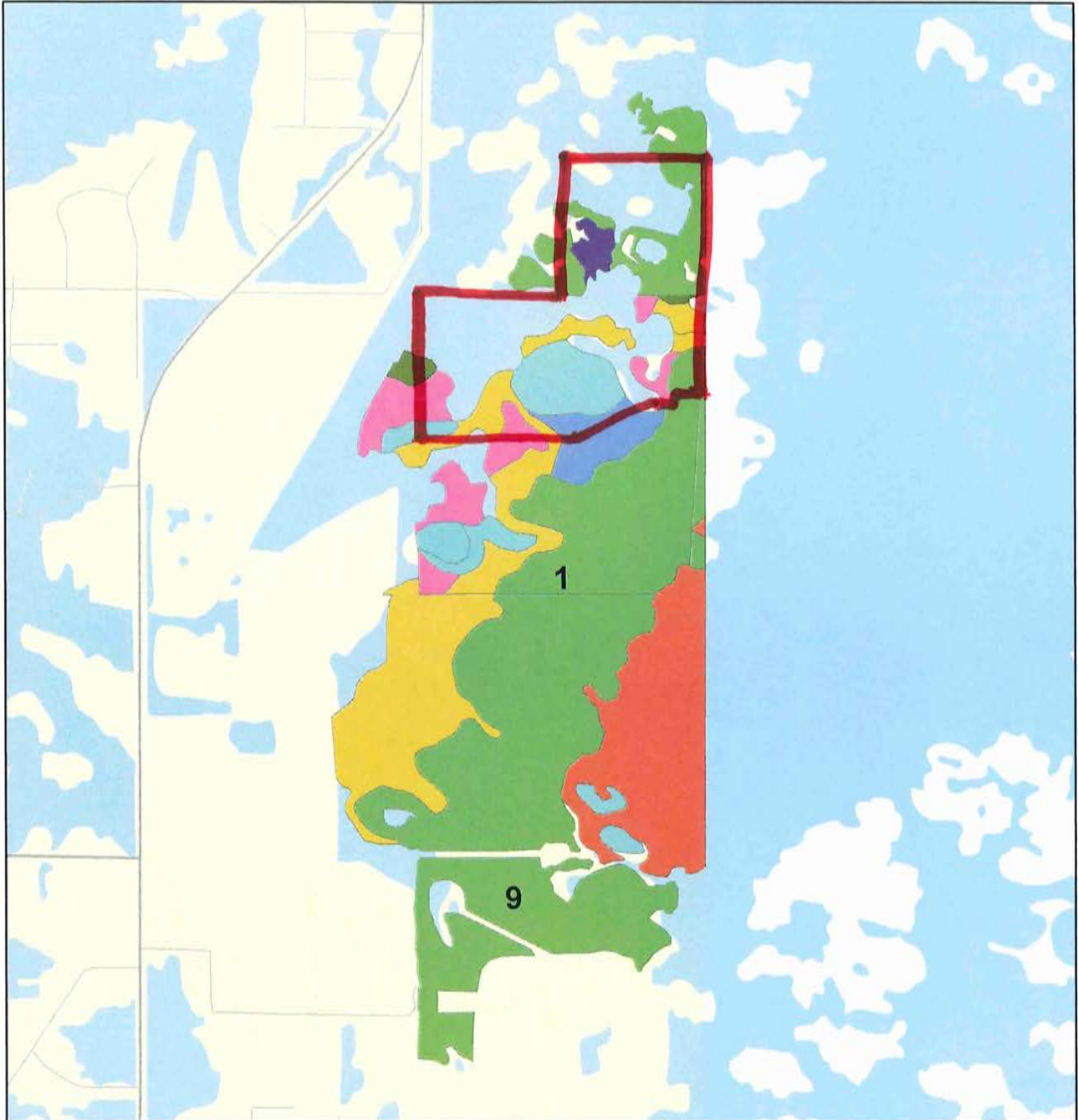


DEVELOPMENT DATA
 MINIMUM STREET FRONTAGE - 250 FEET
 MINIMUM LOT SIZE - 1.00 ACRES (INCLUDING HALF OF STREET ROW)
 PROPOSED ZONING - R-1
 BUILDING SETBACKS: FRONT - 30 FEET
 REAR - 10 FEET
 SIDE - 5 FEET
 COUNTY ROAD - 50 FEET

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

Natural Resource Clusters #1 and #9

City of Ham Lake



1:18,000

NR Patches

- Aspen forest
- Aspen forest - saturated soils
- Cattail marsh - semipermanently fl
- Lowland hardwood forest
- Mixed hardwood swamp
- Mixed hardwood swamp - seasonally
- Oak forest
- Oak forest dry subtype

Lakes



Wetlands



Roads

- Interstate Highways
- U.S. Highways
- State Highways
- County Roads/CSAHs
- Municipal Streets
- Misc. Other