



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 TUESDAY, NOVEMBER 12, 2024

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: September 23, 2024

PUBLIC HEARING: None

NEW BUSINESS:

1. Roger and Sue Haugen, S & R Developers LLC/Haugen Family Real Estate Trust, requesting Final Plat approval for Enchanted Estates 4th Addition (9 Single Family Residential lots) in Section 14.

OLD BUSINESS:

1. Joseph Radach of Contour Development LLC, requesting Sketch Plan approval for Elwell Farms (107 Single Family Residential lots and 4 outlots) in Section 36. *Previously reviewed on September 9, 2024.*

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, SEPTEMBER 23, 2024

The Ham Lake Planning Commission met for its regular meeting on Monday, September 23, 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, David Ross, Jonathan Fisher and Erin Dixon

MEMBERS ABSENT: Commissioners Dave Ringler, Kyle Lejonvarn and Jeff Entsminger

OTHERS PRESENT: City Engineer Dave Krugler and 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 Dixon, seconded by Ross, to approve the minutes of the September 9, 2024, Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING: None

NEW BUSINESS:

Jeff Stalberger, MN Developments LLC, requesting Final Plat approval of the plat of Swedish Chapel Estates located at 2506 Swedish Drive NE (47 Single Family Residential lots and 3 outlots) in Section 4

Mr. Jeff Stalberger, Mr. Jeff Stalberger, Jr. and Mr. Ryan Stalberger were present. Mr. Jeff Stalberger spoke on behalf of the project. Mr. Stalberger stated the development is currently under construction. Mr. Stalberger stated he has concerns about some requirements noted in the City Engineer's memo. Mr. Stalberger stated the City Engineer is requiring all FEMA Letters of Map Amendment (LOMA) be received before building permits can be issued for any of the lots within the plat. Mr. Stalberger asked the Commissioners to consider allowing building permits to be issued on lots that do not require FEMA LOMAs once the plat is approved as FEMA's response time to requests for LOMAs can be anywhere from a couple of weeks to a couple of months. Mr.

Stalberger asked if the Commissioners would also consider allowing him to maintain ownership of Outlot A, without having to combine it with an adjacent property, for up to nine-months as he would like to try to purchase the large parcel to the east to combine with Outlot A. Mr. Stalberger stated if he can purchase the large parcel to the east, and combine it with Outlot A, it would be good for the city as he could create access to a parcel that is currently landlocked. Mr. Stalberger stated he will combine Outlots B and C with adjacent properties once the plat has been filed. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the Coon Creek Watershed District (CCWD) has approved the project. Engineer Krugler stated the DNR approved the report that found several state endangered plants and Blanding turtles in the vicinity of the proposed project site. Engineer Krugler stated the Blanding turtles can be picked up and moved if they are encountered and the plants found within the project area are not shown to be disturbed so no taking permit will be required. Engineer Krugler stated there is an inactive eagle's nest on Lot 4, Block 1; the US Fish and Wildlife Service recommends that a permit be requested if there will be any disturbance within 100-feet of the nest. Engineer Krugler stated Swedish Drive NE will be relocated to the north of the current alignment; the Swedish Drive NE roadway easement vacation public hearing will be held at the October 7th City Council meeting. Engineer Krugler stated the Lot 3, Block 3 septic area was disturbed during construction, but Tradewell Soil Testing has evaluated the site and certified that it can support two standard septic system sites. Engineer Krugler stated the recertification meets the approval of the Building Official. Engineer Krugler stated a 15-foot trail easement will be dedicated along the west side of Xylite Street NE. Engineer Krugler stated the original trail easement requirement for this plat was for a 20-foot-wide trail but that has been reduced to 15-feet after discussion with the developer and to match other developments. Engineer Krugler stated parkland dedication fees will be required for this plat with credit being given for the land dedicated for the trail easement. Engineer Krugler stated no building permits will be issued on any lots until proof that deeds for the trail easement have been recorded and copies have been provided to the City. Engineer Krugler stated 21 lots will require FEMA Letters of Map Amendment (LOMAs). Engineer Krugler stated Outlots A, B and C are to be deeded to adjacent landowners; Mr. Stalberger's request for Outlot A will need to be discussed by the Commission. Chair Pogalz asked Engineer Krugler what type of disturbance occurred in the septic area on Lot 3, Block 3. Engineer Krugler stated a utility company drove a vehicle over the fenced-off septic area. Engineer Krugler stated Mark Tradewell, from Tradewell Soil Testing, has evaluated the site and has determined the area where the vehicle drove did not compromise the proposed septic area. Chair Pogalz asked Building and Zoning Clerk Bohr to comment on how the parcels requiring FEMA LOMAs could be identified with the tools available in the Building Department. Building and Zoning Clerk Bohr stated a note could be entered into the permit application for each parcel requiring a LOMA once parcel identification numbers and addresses have been assigned to the parcels within the plat. Chair Pogalz asked Building Official Jones to comment. Building Official Jones stated a note can be put on the parcels to prevent permits from being issued on lots requiring action by the developer as mentioned by Building and Zoning Clerk Bohr, but the notification would come up when a permit is being entered into the permit application, after plan review has been completed. Building Official Jones stated various issues have arisen when that has happened in the past. Building Official Jones stated his position is that no permits be issued on any parcels until all required LOMA's, deeds and easements,

etc. have been received by the City and/or recorded with the county. Building Official Jones suggested parcels requiring FEMA LOMAs not be sold until LOMAs have been received for those parcels if the Commission did not feel all building permits should be withheld. Chair Pogalz stated he understands the concerns of Mr. Stalberger and of Building Official Jones. Mr. Stalberger stated he feels the city's requirement, or rule, to combine outlots with adjacent parcels is well intended but has flaws. Mr. Stalberger stated he feels the intent of the rule is to prevent the creation of small outlots throughout the city and should not apply to outlots that can stand alone. Mr. Stalberger continued to explain to the Commissioners why he felt they should consider allowing him to maintain ownership of Outlot A while he attempts to negotiate the purchase of an adjacent parcel. There was discussion about parcel identification number assignment and the process of combining parcels. Chair Pogalz asked if Outlot A could be separated from the plat. Engineer Krugler stated the 2506 Swedish Drive NE parcel was likely divided when Xylite Street NE was constructed. Engineer Krugler stated the County likely purchased right-of-way for Xylite Street NE and caused the division of the parcel. Engineer Krugler understands Jeff Stalberger's goal of providing a driveway through Outlot A to access the east parcel; this would not be an access for a future development due to rules related to offset intersections with the realignment of Swedish Drive NE. Engineer Krugler stated that access to the landlocked parcel to the east would be a result of the combination with Outlot A. Chair Pogalz asked Engineer Krugler to comment on challenges that could arise by allowing Mr. Stalberger to maintain ownership of Outlot A for 90 days. Engineer Krugler stated he spoke with the City Attorney to determine how this situation could be addressed. Engineer Krugler stated nothing was formally decided but there was discussion about adding a condition to the Short Form Development Agreement stating Outlot A was not a buildable lot and could not be sold independently as a buildable lot if Mr. Stalberger is allowed to maintain ownership of Outlot A for up to nine-months. Chair Pogalz asked Building Official Jones to comment. Building Official Jones stated he has concerns about access to the parcel east of proposed Outlot A being through East Bethel. Building Official Jones stated there is one other parcel in Ham Lake that is accessed via East Bethel; that parcel has two addresses; one address is for Wyoming for mail delivery and the other address is for Ham Lake for tax address. Building Official Jones stated dealing with the confusion related to postal delivery and the issues that created for the homeowners was very difficult. Building Official Jones stated a comment was made about addressing Mr. Stalberger's request for Outlot A in the covenants for the development. Building Official Jones stated the city does not enforce anything written into covenants for a development. Engineer Krugler stated a condition that Outlot A cannot be built on until it is combined with an adjacent property could be noted in the Short Form Development Agreement filed with the county. Chair Pogalz asked how access would be provided to a parcel created by combining Outlot A with the parcel to the east. Engineer Krugler stated that there appears to be sufficient room for a driveway between the property line and the wetland to access the parcel to the east. Chair Pogalz asked Engineer Krugler if his concern is how to legally address allowing Mr. Stalberger to have a nine-month grace period for maintaining ownership of Outlot A. Engineer Krugler stated that was correct, and asked what needed to be done to ensure Outlot A is a non-buildable parcel. Mr. Stalberger stated he is going to follow through with his plan and if he cannot do anything with Outlot A within nine-months, he will deed the parcel to an adjoining landowner. Commissioner Fisher stated lots requiring FEMA LOMA's should

not be sold until the LOMAs are obtained and, if Mr. Stalberger cannot obtain the parcel to the east to combine with Outlot A within nine-months, the City should have a deed allowing Outlot A to be combined with an adjacent parcel. Commissioner Dixon asked Engineer Krugler for more information on his discussion with the City Attorney. Engineer Krugler stated his discussion with the attorney was that the city could have Mr. Stalberger sign a deed that is kept at the city along with some form of security so that in nine-months after the plat was filed, Outlot A has not been combined with an adjoining parcel, the city could record the deed and lot combination form to combine Outlot A with a parcel the developer chooses to comply with the requirement. Mr. Stalberger stated he would not have an issue signing a deed for the city to have on file. Commissioner Dixon stated she feels that would be acceptable. Commissioner Dixon stated she agrees that the lots requiring FEMA LOMAs should not be sold until a FEMA LOMA is on record for the lots. Chair Pogalz asked Building Official Jones if what is proposed is acceptable. Building Official Jones stated that it was. Commissioner Ross stated he agrees with what Commissioners Fisher and Dixon proposed. **Motion by Pogalz, seconded by Fisher, to recommend Final Plat approval of the plat of Swedish Chapel Estates located at 2506 Swedish Drive NE (47 Single Family Residential lots and 3 outlots) in Section 4 contingent on the vacation of Swedish Drive NE roadway easement and subject to meeting the requirements of the City Engineer as noted in his September 19, 2024 memo with the following modifications related to FEMA LOMAs and Outlot A:**

- any lot that requires a FEMA LOMA cannot be sold until a LOMA has been obtained and is on file at the City;
- ownership of Outlot A is to be maintained by Mr. Stalberger, per an appropriate legal remedy provided to the City, to ensure Outlot A will be combined with an adjacent parcel within nine-months of the plat being recorded. Outlots B and C are to be combined with adjacent parcels upon recording of the plat;

no building permits will be issued on any lots until proof of outlot conveyance is received, no building permits are to be issued for any lots within the development until proof of recording of the deeds for the trail easement have been received by the city, 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, October 7, 2024, agenda.

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated the City Council concurred with the Planning Commission's recommendations to approve the final plat of Enchanted Estates 4th Addition and the denial of the Sketch Plan of Magnuson Estates. A planning commissioner will not be present at the October 7, 2024 City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:49 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk



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 10-17-2024 Date of Receipt _____

Receipt # _____ Amount \$ _____

Meeting Appearance Dates:

Planning Commission 11-12-24 City Council _____

Please check request(s):

- | | |
|---|---|
| <input type="checkbox"/> Metes & Bounds Conveyance | <input type="checkbox"/> Commercial Building Permit |
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Certificate of Occupancy |
| <input type="checkbox"/> Preliminary Plat Approval* | <input type="checkbox"/> Home Occupation Permit |
| <input checked="" 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: HAUGEN FAMILY REAL ESTATE TRUST / ENCHANTED ESTATES 4TH

Address/Location of property: 4056 CONSTANCE BLVD. NE

Legal Description of property: OUTLOT D; LOT 7, BLOCK 6; LOT 1, BLOCK 7
14-32-23-14-0012

PIN # 14-32-23-14-0006 Current Zoning R-1 Proposed Zoning R-1
14-32-23-14-0007 ENCHANTED ESTATES

Notes: _____

Applicant's Name: ROGER AND SUE HAUGEN

Business Name: HAUGEN FAMILY REAL ESTATE TRUST

Address 4056 CONSTANCE BLVD. NE

City HAM LAKE State MN Zip Code 55304

Phone _____ Cell Phone 612-370-3863 Fax _____

Email address rogerhaugen12@gmail.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 Roger Haugen DATE 10-17-24

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO

Memorandum

Date: November 7, 2024
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: Enchanted Estates 4th Addition

Introduction:

The Final Plat was received on November 1st and the Preliminary Plat, Grading, Erosion Control and Tree Protection Plan and Livability Plan were received on October 27th for the proposed nine lot residential development located on the 15.74 combined acreage of Outlot D (14-32-23-14-0012), Lot 1, Block 6 (14-32-23-14-0006) and Lot 1, Block 7 (14-32-23-14-0007) of the 2005 plat of Enchanted Estates is attached. No change is proposed to the current Single Family Residential (R-1) zoning. The project conforms to the Preliminary Plat approved at the September 16th City Council meeting. Construction of the streets adjacent to the Preliminary Plat was completed in 2007. All prior review comments have been addressed.

Discussion:

Preliminary Plat approval by the City Council was conditioned on

- updating the Plans to show the sizes of the existing accessory buildings.
- updating the Plans to show that the southerly building on proposed Lot 8 will be demolish
- receiving information showing that the proposed exterior finish of the accessory building on 16207 Austin Street (proposed Lot 9, Block 1) will match the color, texture and style of the like surfaces on the existing dwelling unit to comply with the attached 9-370.1 of City Code.

Two of the three conditions have been met. The size of the two existing accessory buildings that are to remain are shown on the Plans. The southerly accessory building on proposed Lot 8, Block 1 is shown to be removed. Mr. Haugen has provided an estimate from a company that will perform the demolition along with a note stating that the demolition will be completed. The City has not received the proposed exterior finish compliant with Article 9-370.1 for the accessory building. Rather than providing an escrow for the revised exterior finish, an escrow to demolish the building could be kept. An escrow and right-of-trespas should be obtained to ensure the work for both buildings is completed.

Parkland dedication fees of \$1,850 (\$2,500 x 74%) for Lots 1 through 7 of Block 1 are required, per the Enchanted Estates Development Agreement. Parkland dedication fees for Lots 8 and 9 of Block 1 were paid with when the first phase of Enchanted Estates development was approved. An Encroachment Agreement will be required for Lots 2, 3 and 6 of Block 1 due to the septic lines crossing the drainage and utility easement.

Easements identified on Lots 8 and 9 of the Preliminary Plat will need to be vacated to align with the revised lot design. There are no utilities within the current easement and they do not have any

municipal use after the reconfiguration of Lots 8 and 9. The attached Sketch and Description show the existing easements that are to be vacated. The easement vacations must be recorded prior to the Final Plat recording.

Recommendations:

It is recommended that the Final Plat of Enchanted Estates 4th Addition be recommended for approval to the City Council. Approval will be conditioned on demolition of the southerly accessory building on proposed Lot 8, Block 1 and updating the Lot 9, Block 1 accessory building exterior finish per 9-370.1 of City Code or demolition of the accessory building. No building permits will be issued until both are completed, inspected and approved by the Building Official. The encroachment agreements will need to be recorded concurrently with the Final Plat and payment of the parkland dedication fees and recording of the easement vacation will need to be completed prior to plat recording.

Date: November 12, 2024



CITY OF HAM LAKE
STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building and Zoning Official

Subject: Enchanted Estates 4th Addition – Conditions to consider to guarantee the exterior finish of the accessory building on 16207 Austin Street NE gets updated

Introduction/Discussion:

On September 16, 2024, the City Council approved the Preliminary Plat of Enchanted Estates 4th Addition with conditions. The applicant was to update the survey to show all existing accessory building sizes, note that the southerly building on proposed Lot 8 is to be demolished and update the exterior finish of the accessory building on 16207 Austin Street NE to match the color, texture and style of the like surfaces on the existing dwelling unit before submission of the Final Plat for approval. The survey has been updated as requested, Mr. Haugen has provided an estimate for the cost of the demolition of the building and a date by which the work will be completed. Information on a completion date for updating the exterior finish of the accessory building at 16207 Austin Street NE remains outstanding. I have had discussions with the property owner of 16207 Austin Street NE. Mrs. Halgrimson said it is not feasible for them to reside the accessory building at this time. We discussed the option of paying an escrow to the city and providing a date by which the work will be completed. Mrs. Halgrimson has stated they could complete the work by December of 2025. When certain improvements or other conditions of plat approval have not been completed when the developer is ready to file the plat with Anoka County, it has been the City's practice to include a condition in the plat development agreement that no building permits be issued until the outstanding improvements or conditions have been addressed.

Recommendation:

The Planning Commission should discuss whether escrow money should be required from the property owner to guarantee performance related to updating the exterior finish of the accessory building or demolition of the accessory building at 16207 Austin Street NE. If the Planning Commission is in favor of allowing the property owner to pay an escrow, I recommend a minimum escrow amount be set for an amount that equals the cost to demolish the building plus 50%, require a right to trespass agreement and, if the City would have to take action to demolish the building, require that all personal items be removed from the building 30 days prior to the agreed upon completion date.

PRELIMINARY COPY

LAST SAVED BY: CBASSETT on Wednesday, October 2, 2024 at 11:49:04 AM
LOCATION: S:\RUD\CAD\02\PROJ\02562\FINAL ADDITION\FINAL PLAT
FILENAME: 02562\FINAL PLAT.DWG
FILESIZE: 1.80MB

ENCHANTED ESTATES FOURTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Roger D. Haugen and Susan M. Haugen as Trustees of the Haugen Family Real Estate Trust, dated November 14, 2017, owners of the following described property situated in the City of Ham Lake, County of Anoka, State of Minnesota:

Lot 1, Block 7, ENCHANTED ESTATES, Anoka County, Minnesota.

AND

Outlot D, ENCHANTED ESTATES, Anoka County, Minnesota.

And that Joshua M. Halgrimson and Angela M. Halgrimson, husband and wife, owners of the following described property situated in the City of Ham Lake, County of Anoka, State of Minnesota:

Lot 1, Block 6, ENCHANTED ESTATES, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as ENCHANTED ESTATES FOURTH ADDITION and do hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Roger D. Haugen and Susan M. Haugen, Trustees of the Haugen Family Real Estate Trust, dated November 14, 2017, have hereunto set their hands this ___ day of _____, 20__.

Roger D. Haugen, Trustee of the Haugen Family Real Estate Trust, dated 11-14-17

Susan M. Haugen, Trustee of the Haugen Family Real Estate Trust, dated 11-14-17

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ___ day of _____, 20__ by Roger D. Haugen and Susan M. Haugen, Trustees of the Haugen Family Real Estate Trust, dated November 14, 2017.

(Signature)

(Print name)

Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said Joshua M. Halgrimson and Angela M. Halgrimson, husband and wife, have hereunto set their hands this ___ day of _____, 20__.

Joshua M. Halgrimson

Angela M. Halgrimson

This instrument was acknowledged before me this ___ day of _____, 20__ by Joshua M. Halgrimson and Angela M. Halgrimson.

(Signature)

(Print name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

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 ___ day of _____, 20__.

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

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ___ day of _____, 20__ by Jason E. Rud.

(Signature)

(Print name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of ENCHANTED ESTATES FOURTH ADDITION was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this ___ day of _____, 20__, 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 _____ Mayor By _____ 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 ___ day of _____, 20__.

David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ 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 ___ day of _____, 20__.

Property Tax Administrator

By _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

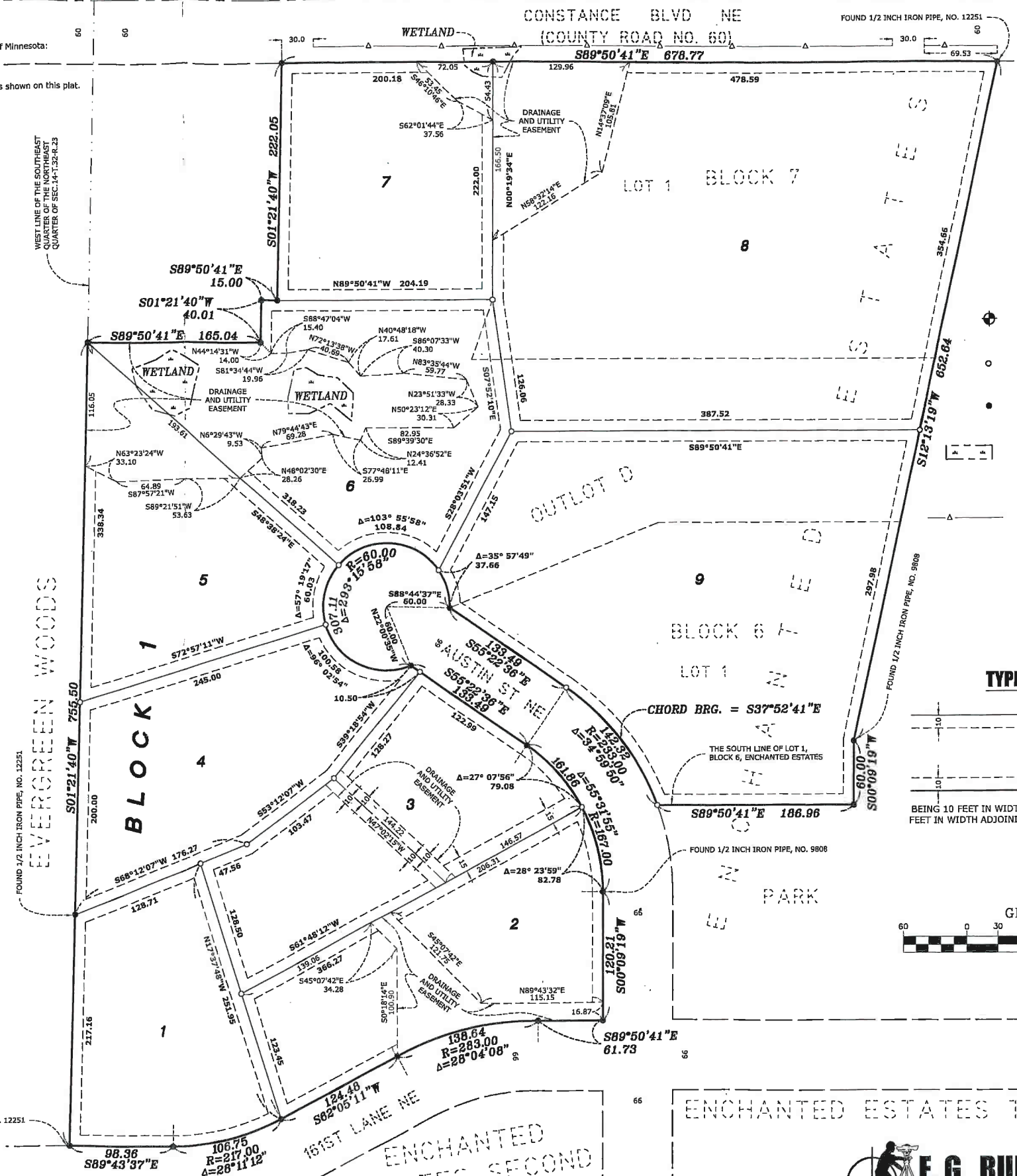
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of ENCHANTED ESTATES FOURTH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ___ day of _____, 20__, at ___ o'clock ___ M., and was duly recorded as Document Number _____

County Recorder/Registrar of Titles

By _____ Deputy

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 21



CITY OF HAM LAKE
COUNTY OF ANOKA
SEC.14, T32N, R23W

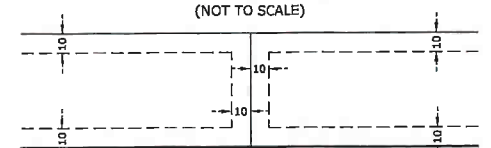


NORTH

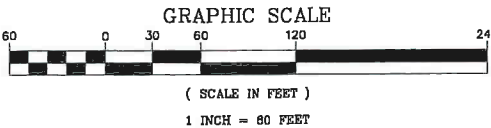
- ⊕ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET AND MARKED RLS NO. 41578.
- DENOTES 1/2 INCH IRON PIPE FOUND, MARKED RLS NO. 41578, UNLESS OTHERWISE NOTED.
- ▭ DENOTES WETLAND AS DELINEATED BY EARTH SCIENCE ASSOCIATES IN OCTOBER, 2021
- △ DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA PER THE RECORDED PLAT OF ENCHANTED ESTATES

FOR THE PURPOSE OF THIS PLAT THE SOUTH LINE OF LOT 1, BLOCK 6, ENCHANTED ESTATES IS ASSUMED TO BEAR SOUTH 89 DEGREES 50 MINUTES 41 SECONDS EAST.

TYPICAL EASEMENTS (NOT TO SCALE)



BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.



ENCHANTED ESTATES THIRD ADDITION

ENCHANTED ESTATES SECOND ADDITION

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

PRELIMINARY PLAT

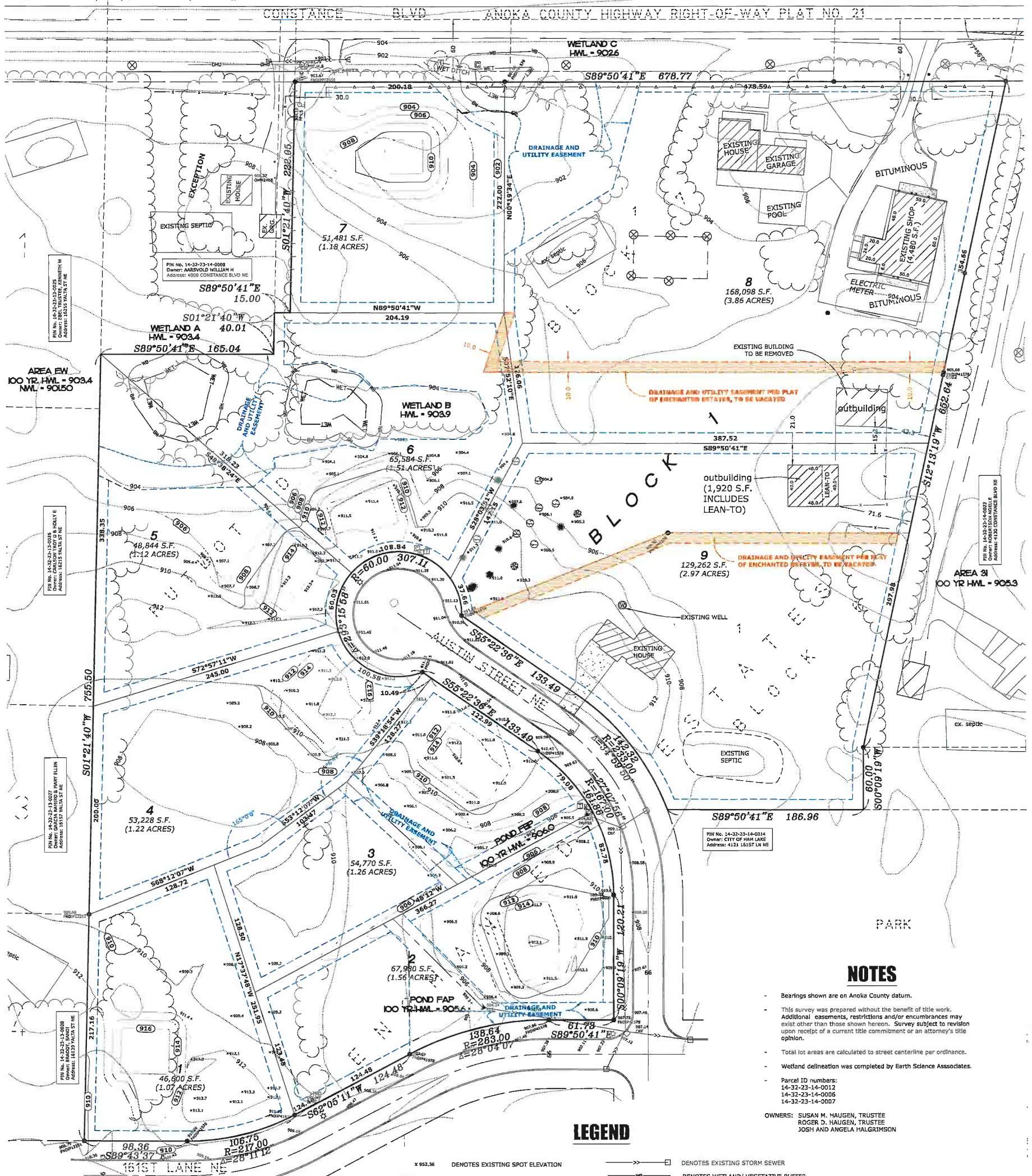
EXISTING PROPERTY DESCRIPTION

~of~ ENCHANTED ESTATES FOURTH ADDITION
 ~for~ ROGER AND SUE HAUGEN
 4056 CONSTANCE BLVD.
 HAM LAKE, MN 55304
 TEL: (763) 434-6582

DEVELOPMENT DATA

TOTAL SITE AREA = 15.74± ACRES
 9 PROPOSED SINGLE FAMILY LOTS
 AVERAGE LOT SIZE = 1.75± ACRES
 MINIMUM STREET FRONTAGE = 200 FEET (60 ON CUL-DE-SAC LOTS)
 MINIMUM LOT SIZE = 1.00 ACRES (INCLUDING HALF OF STREET ROW)
 PROPOSED ZONING = R-1
 BUILDING SETBACKS FRONT = 30 FEET
 SIDE = 10 FEET
 REAR = 50 FEET
 COUNTY ROAD = 50 FEET

Outlot D, ENCHANTED ESTATES, Anoka County, Minnesota.
 AND
 Lot 1, Block 7, ENCHANTED ESTATES, Anoka County, Minnesota.
 AND
 Lot 1, Block 6, ENCHANTED ESTATES, Anoka County, Minnesota.



NOTES

- Bearings shown are on Anoka County datum.
- This survey was prepared without the benefit of title work. 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.
- Total lot areas are calculated to street centerline per ordinance.
- Wetland delineation was completed by Earth Science Associates.
- Parcel ID numbers:
 14-32-23-14-0012
 14-32-23-14-0005
 14-32-23-14-0007
- OWNERS: SUSAN M. HAUGEN, TRUSTEE
 ROGER D. HAUGEN, TRUSTEE
 JOSH AND ANGELA HALGRIMSON

LEGEND

- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- WET DENOTES WETLAND DELINEATED BY EARTH SCIENCE ASSOCIATES
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES RESTRICTED ACCESS
- DENOTES EXISTING STORM SEWER
- DENOTES WETLAND/ VEGETATIVE BUFFER
- DENOTES WETLAND/ VEGETATIVE BUFFER SIGN
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES EXISTING EASEMENT PER PLAT OF ENCHANTED ESTATES, TO BE VACATED

EXISTING ZONING

R-1 - SINGLE FAMILY RESIDENTIAL

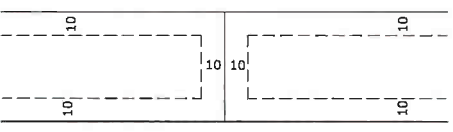
VICINITY MAP

PART OF SEC. 14, TWP. 32, RNG. 23



TYPICAL EASEMENTS

(NOT TO SCALE)



BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.

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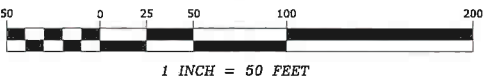
- PRELIMINARY PLAT = SHEET 1
- GRADING, EROSION CONTROL, AND TREE PROTECTION PLAN = SHEET 2
- LIVABILITY PLAN = SHEET 3
- LIVABILITY CHART = SHEET 4

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 E. RUD
 Date: 10/25/2024 License No. 41578

NORTH

GRAPHIC SCALE



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

CHECK BY:	JER	FIELD CREW:	DT/CT	DATE:	03/20/2024
1	04/24/24	CITY COMMENTS			CMB
2	07/15/24	CITY COMMENTS / NEW BORINGS			MMD
3	08/21/24	CITY COMMENTS			MMD
4	10/25/24	BUILDING NOTES			CMB

GRADING, EROSION CONTROL, AND TREE PROTECTION PLAN

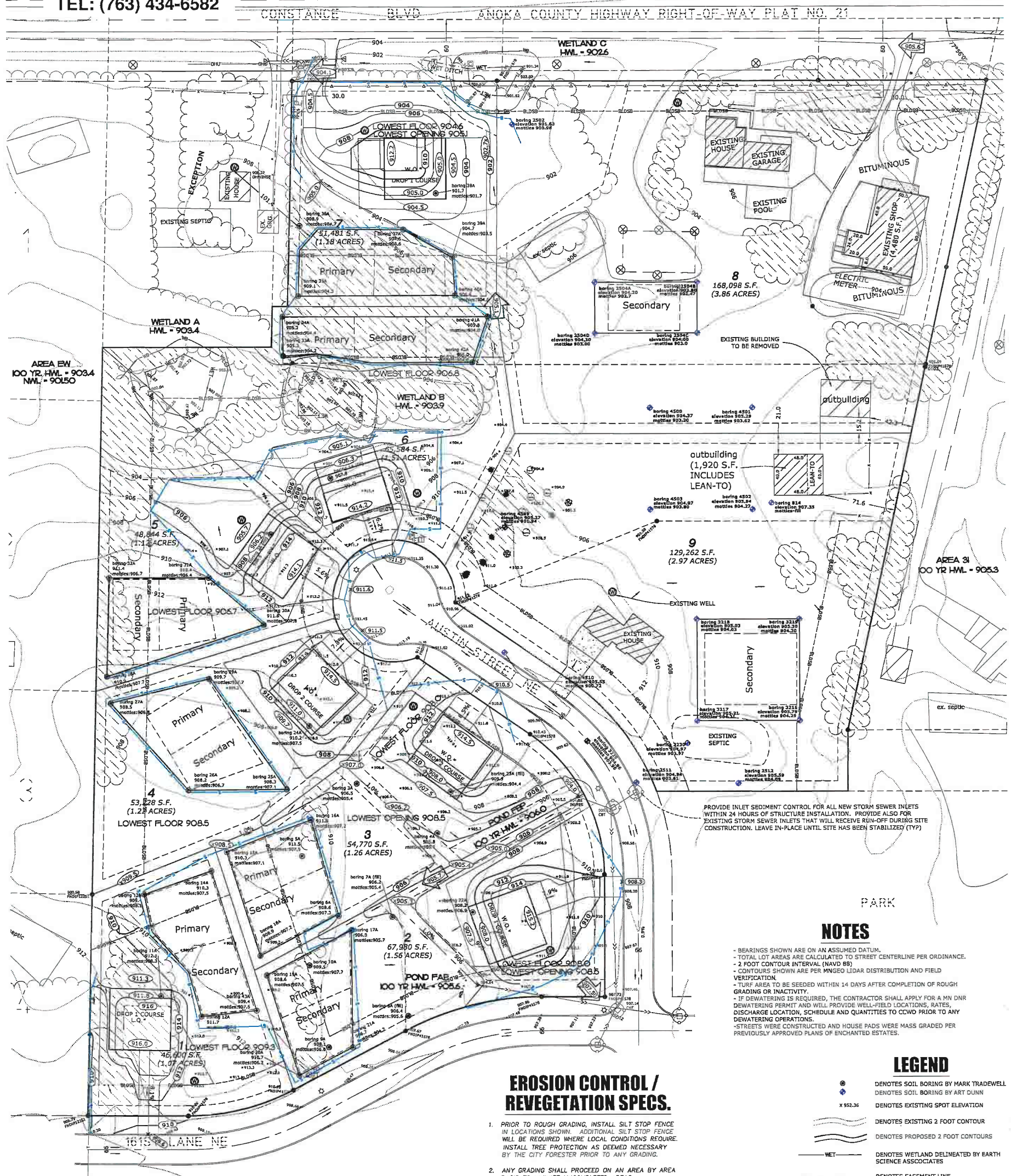
~of~ ENCHANTED ESTATES FOURTH ADDITION
 ~for~ ROGER AND SUE HAUGEN
 4056 CONSTANCE BLVD.
 HAM LAKE, MN 55304
 TEL: (763) 434-6582

LOT GRADING NOTES

- PAD CONTOURS SHOWN ARE FOR DEMONSTRATION PURPOSES.
- HOUSE TYPES AND GRADING THAT VARY FROM WHAT IS PROPOSED ON THE GRADING PLAN REQUIRE A PLAN REVIEW BY THE CITY OF HAM LAKE.
- SILT FENCE TO BE INSTALLED BY BUILDER PRIOR TO HOUSE CONSTRUCTION.
- THERE IS TO BE NO GRADING WITHIN 15'5" AREAS.

TREE PROTECTION NOTES

- TREE PROTECTION LIMITS TO BE MARKED IN FIELD PRIOR TO ANY TREE CLEARING ACTIVITY.
- SILT / TREE PROTECTION FENCE TO BE INSTALLED AT CONSTRUCTION LIMIT LINE.
- CARE IS TO BE TAKEN TO AVOID CONSTRUCTION ACTIVITY OR CONSTRUCTION VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES IN THE TREE PROTECTION ZONE.
- FIELD DECISIONS WILL BE MADE ON LOCATION OF TREE PROTECTION LIMITS TO PRESERVE SIGNIFICANT TREES.
- SOME TREES AND DEAD FALL ARE TO BE CLEARED. THIS MAY BE DONE PRIOR TO INSTALLATION OF SILT / TREE PROTECTION FENCE. GRUBBING OF STUMPS WILL OCCUR AFTER EROSION CONTROL MEASURES ARE INSTALLED.



PROVIDE INLET SEDIMENT CONTROL FOR ALL NEW STORM SEWER INLETS WITHIN 24 HOURS OF STRUCTURE INSTALLATION. PROVIDE ALSO FOR EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING SITE CONSTRUCTION. LEAVE IN-PLACE UNTIL SITE HAS BEEN STABILIZED (TYP)

NOTES

- BEARINGS SHOWN ARE ON AN ASSUMED DATUM.
- TOTAL LOT AREAS ARE CALCULATED TO STREET CENTERLINE PER ORDINANCE.
- 2 FOOT CONTOUR INTERVAL (NAVD 88)
- CONTOURS SHOWN ARE PER MNGEO LIDAR DISTRIBUTION AND FIELD VERIFICATION.
- TURF AREA TO BE SEEDED WITHIN 14 DAYS AFTER COMPLETION OF ROUGH GRADING OR INACTIVITY.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL APPLY FOR A MN DNR DEWATERING PERMIT AND WILL PROVIDE WELL-FIELD LOCATIONS, RATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO CCWD PRIOR TO ANY DEWATERING OPERATIONS.
- STREETS WERE CONSTRUCTED AND HOUSE PADS WERE MASS GRADED PER PREVIOUSLY APPROVED PLANS OF ENCHANTED ESTATES.

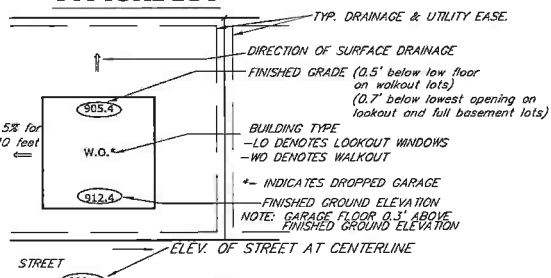
LEGEND

- ⊙ DENOTES SOIL BORING BY MARK TRADEWELL
- ⊕ DENOTES SOIL BORING BY ART DUNN
- X 953.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- DENOTES WETLAND DELINEATED BY EARTH SCIENCE ASSOCIATES
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED SILT / TREE PROTECTION FENCE
- DENOTES BIO ROLL TO BE INSTALLED INSIDE SILT FENCE ADJACENT TO WETLAND
- DENOTES DIRECTION OF DRAINAGE
- ⊙ DENOTES PROPOSED WELL LOCATION
- WB DENOTES WETLAND/ VEGETATIVE BUFFER
- DENOTES WETLAND/ VEGETATIVE BUFFER SIGN
- DENOTES FENCE
- DENOTES RESTRICTED ACCESS
- DENOTES EXISTING AREA 1' ABOVE MOTTILING
- DENOTES TREE PRESERVATION AREA

EROSION CONTROL / REVEGETATION SPECS.

- PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
- ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
- AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN FOURTEEN DAYS AFTER ROUGH GRADING.
- MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
- SOILS AND SOIL STOCKPILES MUST BE STABILIZED WITHIN 24 HOURS OF INACTIVITY.
- STREETS MUST BE SWEEPED CLEAN OF SEDIMENT BY THE END OF EACH WORKDAY.
- SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.

TYPICAL LOT



PONDING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.

PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

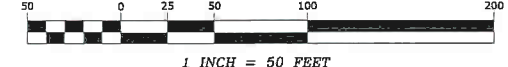
SITE PLANNING & ENGINEERING PHONE: (651) 361-8210
 FAX: (651) 361-8701

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND DRAINAGE REPORT FOR THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Adam Ginkel
 ADAM GINKEL
 DATE: 10.02.2024 LIC. NO. 43963

NORTH

GRAPHIC SCALE



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.

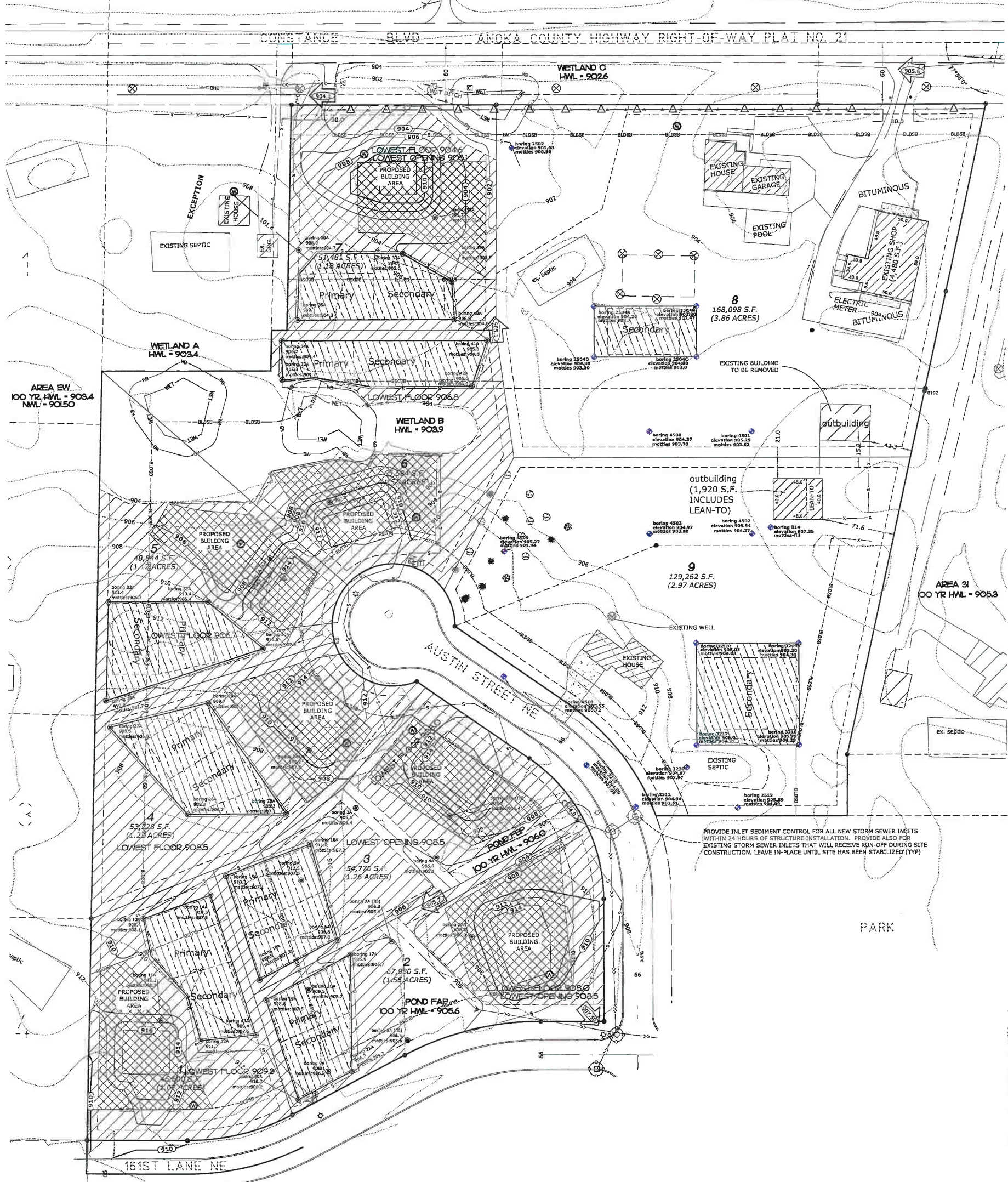
Jason E. Rud
 JASON E. RUD
 Date: 10/25/2024 License No. 41578

DRAWN BY:	CMB	JOB NO:	02562PP	DATE:	03/20/2024
CHECK BY:	JER	FIELD CREW:	DT/CT		
1	04/24/24	CITY COMMENTS		CMB	
2	07/15/24	CITY COMMENTS / NEW BORINGS		MMD	
3	08/21/24	CITY COMMENTS		MMD	
4	10/02/24	EROSION CONTROL NOTES		MMD	
5	10/25/24	BUILDING NOTES		CMB	

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

LIVABILITY PLAN

~of~ ENCHANTED ESTATES FOURTH ADDITION
 ~for~ ROGER AND SUE HAUGEN
 4056 CONSTANCE BLVD.
 HAM LAKE, MN 55304
 TEL: (763) 434-6582



PROVIDE INLET SEDIMENT CONTROL FOR ALL NEW STORM SEWER INLETS WITHIN 24 HOURS OF STRUCTURE INSTALLATION. PROVIDE ALSO FOR EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING SITE CONSTRUCTION. LEAVE IN-PLACE UNTIL SITE HAS BEEN STABILIZED (TYP)

NOTES

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- 2 FOOT CONTOUR INTERVAL (NAVD 88)
- CONTOURS SHOWN ARE PER MINGEO LIDAR DISTRIBUTION AND FIELD VERIFICATION.
- ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAWCUT AT FULL DEPTH.
- TURF AREA TO BE SEED WITHIN 7 DAYS AFTER COMPLETION OF ROUGH GRADING OR INACTIVITY.
- SEE PRELIMINARY UTILITY PLAN FOR STORM SEWER RIMS, INVERTS, AND SIZES.
- ALL PIPE APRONS PROVIDED WITH TRASH GUARDS
- PROVIDE CLASS III RIPRAP WITH FILTER FABRIC FOR ALL PIPE OUTLETS. INSTALL 6" OF TOPSOIL ON RIPRAP IN WETLAND BUFFERS AND SEED WITH SEED MIX MNDOT 33-261.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL APPLY FOR A MN DNR DEWATERING PERMIT AND WILL PROVIDE WELL-FIELD LOCATIONS, RATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO CCWD PRIOR TO ANY DEWATERING OPERATIONS.

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 F. RUD
 Date: 10/25/2024 License No. 41578

CHECK BY:	DATE:	FIELD COMMENTS:	DATE:	DATE:
CMB	04/24/24	CITY COMMENTS	CMB	
JER	07/15/24	CITY COMMENTS / NEW BORINGS	MMD	
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	10/25/24	BUILDING NOTES	CMB	

PONDING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.

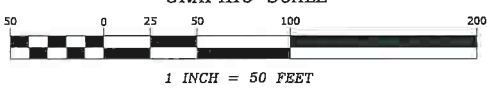
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014
 PHONE: (651) 361-8210 FAX: (651) 361-8701

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ADAM GINKEL
 DATE: 10.02.2024 LIC. NO. 43963

- ### LEGEND
- ⊕ DENOTES SOIL BORING BY MARK TRADEWELL
 - ⊕ DENOTES SOIL BORING BY ART DUNN
 - X 92.36 DENOTES EXISTING SPOT ELEVATION
 - DENOTES EXISTING 2 FOOT CONTOUR
 - DENOTES PROPOSED 2 FOOT CONTOURS
 - WET DENOTES WETLAND DELINEATED BY EARTH SCIENCE ASSOCIATES
 - DENOTES BASEMENT LINE
 - DENOTES SETBACK LINE
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 - DENOTES PROPOSED WELL LOCATION
 - WB DENOTES WETLAND/VEGETATIVE BUFFER
 - DENOTES RESTRICTED ACCESS
 - DENOTES PROPOSED BUILDING PAD AREA
 - DENOTES PROPOSED YARD AREA
 - DENOTES PROPOSED SEPTIC AREA

NORTH
 GRAPHIC SCALE



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

LIVABILITY CHART

~of~ ENCHANTED ESTATES THIRD ADDITION
 ~for~ ROGER AND SUE HAUGEN
 4056 CONSTANCE BLVD.
 HAM LAKE, MN 55304
 TEL: (763) 434-6582

Lot	Block	Total Lot Area (sq. ft.)	Yard Area (sq. ft.)	Septic Area (sq. ft.)	Building Pad Area (sq. ft.)	Proposed Building Pad 4' Above Mottles (sq. ft.)	Garage Floor Elevation	Proposed Low Floor Elev.	Proposed Low Opening	Lowest Opening	Lowest Floor Elevation	Boring#	Boring Elevation	Mottles Elevation	Building Type	Custom Graded
1	1	46,600	20,461	8,452	10,739	7,829	916.3	909.3	912.5	909.3	909.3	11A*	912.1	908.3	L.O.*	YES
										PER	PER	12A	911.7	907.2	DROP	
										MOTTLES	MOTTLES	13A	909.4	908.1	1	
										SB 11A	SB 11A	14A	910.3	907.5	COURSE	
												43A	909.4	907.6		
2	1	67,980	21,038	7,780	12,305	7,114	915.5	908.5	908.5	908.5	908.0	7A	906.2	905.4	W.O.*	NO
										PER	PER	8A	906.4	905.6	DROP	
										OVERFLOW	FOND FBP	9A	908.1	906.8	1	
												10A	909.5	907.7	COURSE	
												17A	906.9	905.7		
												19A	908.6	907.5		
												20A	910.7	906.2		
												21A	906.7	904.7		
												22A	908.2	906.9		
3	1	54,770	23,967	8,818	10,131	8,793	914.8	908.5	908.5	908.5	908.0	3A	906.5	905.4	W.O.*	NO
										PER	PER	4A	905.8	905.1	DROP	
										OVERFLOW	FOND FBP	5A	911.5	907.5	2	
												6A	908.6	907.3	COURSE	
												15A	910.3	907.1		
												16A	911.0	907.2		
												18A	908.9	907.2		
												23A	909.9	904.4		
4	1	53,228	28,491	10,278	10,188	5,220	914.8	908.5	911.7	908.5	908.5	24A*	910.2	907.5	L.O.*	NO
										PER	PER	25A	908.3	907.1	DROP	
										OVERFLOW	MOTTLES	26A	908.2	906.7	2	
												SB 24A	908.5	906.8	COURSE	
												27A	908.5	906.8		
												29A	909.7	907.7		
5	1	48,944	17,549	9,646	10,385	3,901	914.4	906.7	906.7	906.7	906.7	2A*	908.5	905.7	W.O.	NO
										PER	PER	28A	910.0	907.7		
										MOTTLES	MOTTLES	30A	911.8	907.8		
										SB 2A	SB 2A	31A	910.4	906.4		
												32A	911.4	906.7		
6	1	65,584	19,076	8,225	10,727	4,489	914.5	906.8	906.8	906.8	906.8	1A*	907.8	906.8	W.O.	NO
										PER	PER	33A	905.3	904.2		
										MOTTLES	MOTTLES	34A	906.2	904.4		
										SB 1A	SB 1A	41A	905.8	904.0		
												42A	905.0	904.0		
7	1	51,481	23,293	8,997	10,359	3,917	912.5	906.5	906.5	906.1	904.6	35A	908.1	904.3	W.O.*	NO
										PER	PER	36A	908.9	904.7	DROP	
										OVERFLOW	WETLAND C	37A	904.6	903.6	1	
												38A	901.7	901.7	COURSE	
												39A	904.7	903.5		
												40A	906.6	904.6		
8	1	168,088	N/A	5,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2502	901.63	900.96	N/A	N/A
												2504A	904.20	902.70		
												2504B	903.80	902.47		
												2504C	904.00	903.00		
												2504D	904.30	903.00		
												4500	904.37	903.20		
												4501	905.29	903.62		
9	1	129,262	N/A	10,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	B14	907.35	FILL	N/A	N/A
												4502	905.94	904.27		
												4503	904.97	903.80		
												4509	905.27	901.94		
												3216	905.79	904.29		
												3217	905.21	904.21		
												3218	905.03	904.03		
												3219	905.30	904.30		
												3229	904.96	903.96		
												3230	904.97	903.97		
												4510	905.55	900.72		
												2511	904.94	903.61		
												2512	905.59	904.09		

Livability Standards

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 ovoid, 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 Area.

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

- i) Lies above the 100 year flood contour, and
- ii) Lies at least one foot above soils unsuitable for the intended usage of the Yard area, and
- iii) Is contiguous to the Eligible Building Area for a distance of at least fifty percent of the lineal perimeter of the Eligible Building Area.

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 other 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 ovoid 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**

- i) 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.
- ii) 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.

NOTES: * INDICATES DROPPED GARAGE ELEVATIONS BASED UPON 12 COURSE BASEMENT

(W) INDICATES STATIC GROUNDWATER ELEVATION
 LOW OPENINGS LISTED ARE REFLECTING THE REAR YARD LOW OPENING

PONDING CALCULATIONS
AND STORM SEWER DESIGN BY
PLOWE ENGINEERING, INC.

PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

SITE PLANNING & ENGINEERING PHONE: (651) 361-8210
FAX: (651) 361-8701

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND DRAINAGE REPORT FOR THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ADAM GINKEL

DATE: 08.21.2024 LIC. NO. 43963

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.

Date: 08/21/2024 License No. 41578

DRAWN BY:	CMB	JOB NO.:	02562PP	DATE:	03/20/2024
CHECK BY:	JER	FIELD CREW:	DT/CT		
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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

ENCHANTED ESTATES FOURTH ADDITION

CITY OF HAM LAKE, ANOKA COUNTY, MN

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

NPDES DEFINITIONS

"BEST MANAGEMENT PRACTICES (BMPs)" MEANS THE MOST EFFECTIVE AND PRACTICABLE MEANS OF EROSION PREVENTION AND SEDIMENT CONTROL, AND WATER QUALITY MANAGEMENT PRACTICES THAT ARE THE MOST EFFECTIVE AND PRACTICABLE MEANS OF TO CONTROL, PREVENT, AND MINIMIZE DEGRADATION OF SURFACE WATER, INCLUDING AVOIDANCE OF IMPACTS, CONSTRUCTION PHASING, MINIMIZING THE LENGTH OF THE SOIL AREAS ARE EXPOSED, PROHIBITIONS, POLLUTION PREVENTION THROUGH GOOD HOUSEKEEPING, AND OTHER MANAGEMENT PRACTICES PUBLISHED BY STATE OR DESIGNATED AREA-WIDE PLANNING AGENCIES. [MINN. R. 7090]

"CONSTRUCTION ACTIVITY" MEANS ACTIVITIES INCLUDING CLEARING, GRADING, AND EXCAVATING, THAT RESULT IN LAND DISTURBANCE OF EQUAL TO OR GREATER THAN ONE ACRE, INCLUDING THE DISTURBANCE OF LESS THAN ONE ACRE OF TOTAL LAND AREA THAT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE IF THE LARGER COMMON PLAN WILL ULTIMATELY DISTURB EQUAL TO OR GREATER THAN ONE ACRE. THIS INCLUDES A DISTURBANCE TO THE LAND THAT RESULTS IN A CHANGE IN THE TOPOGRAPHY, EXISTING SOIL COVER, BOTH VEGETATIVE AND NONVEGETATIVE, OR THE EXISTING SOIL TOPOGRAPHY THAT MAY RESULT IN ACCELERATED STORMWATER RUNOFF THAT MAY LEAD TO SOIL EROSION AND MOVEMENT OF SEDIMENT. CONSTRUCTION ACTIVITY DOES NOT INCLUDE A DISTURBANCE TO THE LAND OF LESS THAN FIVE ACRES FOR THE PURPOSE OF ROUTINE MAINTENANCE PERFORMED TO MAINTAIN THE ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, AND ORIGINAL PURPOSE OF THE FACILITY. ROUTINE MAINTENANCE DOES NOT INCLUDE ACTIVITIES SUCH AS REPAIRS, REPLACEMENT AND OTHER TYPES OF NON-ROUTINE MAINTENANCE, PAVEMENT REHABILITATION THAT DOES NOT DISTURB THE UNDERLYING SOILS (E.G. MILL AND OVERLAY PROJECTS) IS NOT CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"DEWATERING" MEANS THE REMOVAL OF SURFACE OR GROUND WATER TO DRY AND/OR SOLIDIFY A CONSTRUCTION SITE TO ENABLE CONSTRUCTION ACTIVITY. DEWATERING MAY REQUIRE A MINNESOTA DEPARTMENT OF NATURAL RESOURCES WATER APPROPRIATION PERMIT AND, IF DEWATERING WATER IS CONTAMINATED, DISCHARGE OF SUCH WATER MAY REQUIRE AN INDIVIDUAL MPCA NPDES/SDS PERMIT. [MINN. R. 7090]

"EROSION PREVENTION" MEANS MEASURES EMPLOYED TO PREVENT EROSION SUCH AS SOIL STABILIZATION PRACTICES, PERMANENT COVER OR CONSTRUCTION PHASING. [MINN. R. 7090]

"GENERAL CONTRACTOR" MEANS THE PARTY WHO SIGNS THE CONSTRUCTION CONTRACT WITH THE OWNER TO CONSTRUCT THE ENTIRE PROJECT DESCRIBED IN THE FINAL PLANS AND SPECIFICATIONS, WHERE THE CONSTRUCTION PROJECT INVOLVES MORE THAN ONE CONTRACTOR, THE GENERAL CONTRACTOR IS THE PARTY RESPONSIBLE FOR MANAGING THE ENTIRE PROJECT ON BEHALF OF THE OWNER. IN SOME CASES, THE GENERAL CONTRACTOR IS THE PERMITEE. THE OWNER SIGNS THE PERMIT APPLICATION AS THE OPERATOR AND BECOMES THE SOLE PERMITEE. [MINN. R. 7090]

"GROUNDWATER" MEANS THE WATER CONTAINED BELOW THE SURFACE OF THE EARTH IN THE SATURATED ZONE INCLUDING, WITHOUT LIMITATION, ALL WATERS WHETHER UNDER CONFINED, UNCONFINED, OR PERCHED CONDITIONS, IN NEAR SURFACE UNCONSOLIDATED SEDIMENT OR REGOLITH, OR IN ROCK FORMATIONS DEEPER UNDERGROUND. [MINN. R. 7090]

"HOMEOWNER FACT SHEET" MEANS AN MPCA FACT SHEET AVAILABLE ON THE MPCA CONSTRUCTION STORMWATER WEBSITE FOR PERMITTEES TO GIVE TO HOMEOWNERS AT THE TIME OF SALE. [MINN. R. 7090]

"IMPERVIOUS SURFACE" MEANS NOT TECHNOLOGICALLY POSSIBLE OR NOT ECONOMICALLY PRACTICABLE AND ACHIEVABLE IN LIGHT OF THE BEST INDUSTRY PRACTICES. [MINN. R. 7090]

"INITIATED IMMEDIATELY" MEANS TAKING AN ACTION TO COMMENCE SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE LAND-DISTURBING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE, IF THE PERMITTEES KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 OR MORE ADDITIONAL CALENDAR DAYS OR 7 CALENDAR DAYS WHERE ITEM 23.9 APPLIES. PERMITTEES CAN INITIATE STABILIZATION BY:
A. PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR
B. APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA; OR
C. SEEDING OR PLANTING THE EXPOSED AREA; OR
D. STARTING ANY OF THE ACTIVITIES IN A - C ON A PORTION OF THE AREA TO BE STABILIZED, BUT NOT ON THE ENTIRE AREA; OR
E. FINALIZING ARRANGEMENTS TO HAVE STABILIZATION PRODUCT FULLY INSTALLED IN COMPLIANCE WITH THE APPLICABLE DEADLINE FOR COMPLETING STABILIZATION. [MINN. R. 7090]

"IMPERVIOUS SURFACE" MEANS A CONSTRUCTED HARD SURFACE THAT EITHER PREVENTS OR DELAYS THE ENTRY OF WATER INTO THE SOIL, AND CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES AND AT AN INCREASED RATE OF FLOW THAN PRIOR TO DEVELOPMENT. EXAMPLES INCLUDE ROOFTOPS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, AND CONCRETE, ASPHALT, OR GRAVEL ROADS. BRIDGES OVER SURFACE WATERS ARE CONSIDERED IMPERVIOUS SURFACES. [MINN. R. 7090]

"NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)" MEANS THE PROGRAM FOR ISSUING, MODIFYING, REVOKING, REISSUING, TERMINATING, MONITORING, AND ENFORCING PERMITS UNDER THE CLEAN WATER ACT, AS AMENDED (33 U.S.C. 1251 ET SEQ. SECTION 1342 AND 40 CFR PARTS 122, 123, 124 AND 460). [MINN. R. 7090]

"NATURAL BUFFER" MEANS AN AREA OF UNDISTURBED COVER SURROUNDING SURFACE WATERS WITH WHICH CONSTRUCTION ACTIVITIES ARE RESTRICTED. NATURAL BUFFER INCLUDES THE VEGETATION, EXPOSED ROCK, OR BARREN GROUND THAT EXISTS PRIOR TO COMMENCEMENT OF EARTH-DISTURBING ACTIVITIES. [MINN. R. 7090]

"NOTICE OF TERMINATION (NOT)" MEANS THE FORM (ELECTRONIC OR PAPER) REQUIRED FOR TERMINATING COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT. [MINN. R. 7090]

PROJECT NAME
ENCHANTED ESTATES FOURTH ADDITION

PROJECT LOCATION
NO ASSIGNED ADDRESS
AUSTIN ST NE & 161ST LN NE
HAM LAKE, MN 55304
ANOKA COUNTY
LATITUDE: 46.2642
LONGITUDE: -93.1867
P.I.D.: 14-22-23-14-0212

DEVELOPER
ROGER HAUGEN
4055 CONSTANCE BLVD NE
HAM LAKE, MN 55304

CONTACT NAME: ROGER HAUGEN
CONTACT PHONE: (612) 676-3883
CONTACT E-MAIL: ROGERHAUGEN12@GMAIL.COM

GENERAL CONTRACTOR
TBD

DOCUMENTATION OF TRAINED INDIVIDUALS

A. INDIVIDUAL WHO PREPARED THE SWPPP:
ADAM GINKEL
PLOWE ENGINEERING, INC.
4776 LAKE DRIVE
LINO LAKES MN 55014
(612) 361-8234
aginkel@plowe.com

B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISIONS AND/OR AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS FOR THE PROJECT, ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA. [MINN. R. 7090]

NAME: _____
COMPANY: TBD - WHEN INFORMATION BECOMES AVAILABLE, CONTRACTOR TO PROVIDE INFORMATION TO CITY OF HAM LAKE AND CCWD & UPDATED SWPPP ACCORDINGLY
ADDRESS 1: _____
ADDRESS 2: _____
PHONE: _____
EMAIL: _____

C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs. [MINN. R. 7090]

NAME: _____
COMPANY: TBD - WHEN INFORMATION BECOMES AVAILABLE, CONTRACTOR TO PROVIDE INFORMATION TO CITY OF HAM LAKE AND CCWD & UPDATED SWPPP ACCORDINGLY
ADDRESS 1: _____
ADDRESS 2: _____
PHONE: _____
EMAIL: _____

NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS
STREETS AND STORM SEWER WERE INSTALLED IN 2004/05. NO NEW BMPs ARE PROPOSED.

SITE IMPERVIOUS AREAS

	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
TOTAL SITE AREA	15.74 ACRES	
TOTAL ESTIMATED IMPERVIOUS	0.67	1.94 ACRES
TOTAL ESTIMATED PERVIOUS	15.07 ACRES	13.80 ACRES

TOTAL DISTURBED AREA
3.7 ACRES

SITE MAP WITH EXISTING AND FINAL GRADES AND DESIGN CALCULATIONS
SEE "STORMWATER DRAINAGE REPORT" FOR DRAINAGE AREA MAPS, DENOTING DRAINAGE AREA BOUNDARIES, DIRECTIONS OF FLOW, AND DISCHARGE POINTS WHERE STORMWATER LEAVES THE SITE.

RECEIVING WATERS WITHIN ONE MILE

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
UNNAMED WETLANDS	WETLAND	NO	NO
COUNTY DITCH	DITCH	NO	NO
UNNAMED PONDS	POND	NO	NO

BUFFER TO SURFACE WATER

IF THE SITE DRAINS TO A SURFACE WATER, IS A 50-FT NATURAL BUFFER ADJACENT TO THE SURFACE WATER PRESERVED?

NOTE: NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS.

A) THERE ARE NUMEROUS WETLANDS ON THE SITE FROM WHICH A 50-FT NATURAL BUFFER CANNOT BE PRESERVED. REDUNDANT SEDIMENT CONTROL MEASURES ARE PROVIDED IN THOSE LOCATIONS.

TEMPORARY SEDIMENTATION BASINS

IF TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, IS A TEMPORARY SEDIMENT BASIN PROVIDED FOR TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS?

A) GIVEN TOTAL DISTURBED AREA IS LESS THAN 5 ACRES, IT IS UNLIKELY THAT TEMPORARY SEDIMENTATIONS WILL BE REQUIRED.

INFILTRATION FEASIBILITY

ARE THERE ANY INFILTRATION RESTRICTIONS FOR THE SITE (SEE 16.14 THROUGH 16.21)?

A) THE SITE HAS A HIGH SEASONAL WATER TABLE SO INFILTRATION IS NOT FEASIBLE IN ALL LOCATIONS.

ADDITIONAL STORMWATER MITIGATION MEASURES PER

ARE THERE ANY STORMWATER MITIGATION MEASURES PER:

- ENVIRONMENTAL REVIEW DOCUMENTATION
- ENDANGERED SPECIES REVIEW
- ARCHAEOLOGICAL REVIEW
- OTHER LOCAL, STATE OR FEDERAL REVIEW?

IF YES TO ANY OF THE ABOVE, DESCRIBE THE MITIGATION MEASURES. FOR PURPOSES OF THIS PERMIT, MITIGATION MEASURES MEANS ACTIONS NECESSARY TO AVOID, MINIMIZE, OR MITIGATE FOR IMPACTS RELATED TO EROSION PREVENTION, SEDIMENT CONTROL, THE PERMANENT STORMWATER TREATMENT SYSTEM, POLLUTION PREVENTION MANAGEMENT MEASURES AND DISCHARGES ASSOCIATED WITH THE PROJECTS CONSTRUCTION ACTIVITY. [MINN. R. 7090]

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES
THE BMPs ARE EXISTING AND ARE MAINTAINED BY THE CITY OF HAM LAKE.

REVEGETATION SPECIFICATIONS

ITEM	MNDOT SPECIFICATION/NOTES
SOIL	3078
SEED	3078
FOR TURF ESTABLISHMENT	COMMERCIAL TURF MNDOT MIX 28-131 (220 LBS/ACRE) RESIDENTIAL TURF MNDOT MIX 28-111 (120 LBS/ACRE)
TEMPORARY FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER SOIL-BUILDING COVER	MNDOT MIX 21-111 (100 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-8 YEARS COVER	MNDOT MIX 22-112 (40.5 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
HYDROMULCH	3884
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

* MOW A MINIMUM OF: RESIDENTIAL TURF - ONCE PER 2 WEEKS
COMMERCIAL TURF - ONCE PER 4 WEEKS

** SEEDS AREA SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

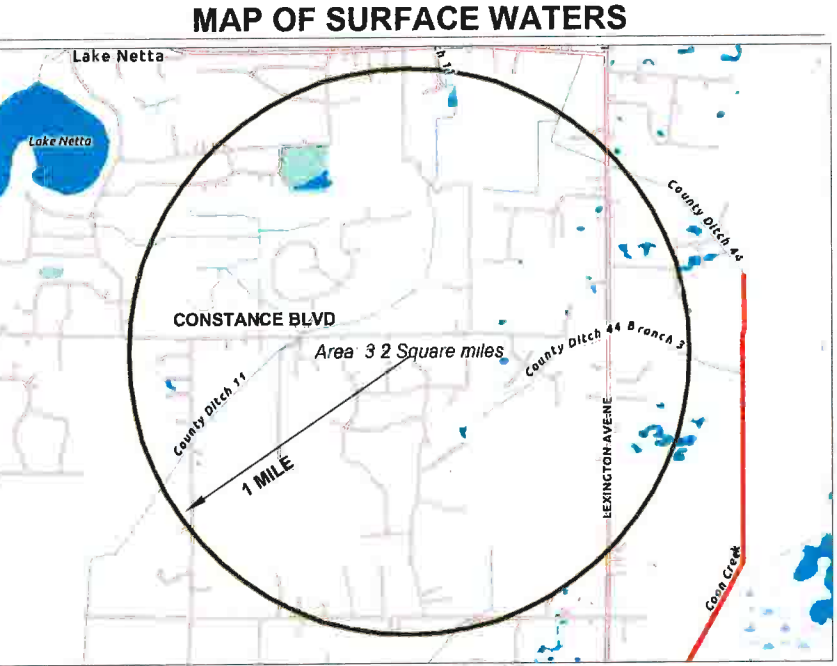
QUANTITIES - ESTIMATED QUANTITIES FOR EROSION AND SEDIMENT CONTROL MEASURES

TYPE	QTY	UNIT
SILT FENCE	3,122	LINEAR FEET
BIO-ROLLS	313	LINEAR FEET
RIP-RAP W. GEO-FABRIC	0	CUBIC YARDS
CATCH BASIN INLET PROTECTION	6	EACH
STABILIZED (SOODED) OVERFLOW	0	EACH
EROSION CONTROL BLANKET	0	SQUARE YARDS
SEED & MULCH (GENERAL)	3.9	ACRE
ROCK CONSTRUCTION ENTRANCE	0	EACH

NARRATIVE - TIMING FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES

- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SWPPP MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLAN.
- 2.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- 2.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
- 2.3. SILT FENCE SHALL REMAIN IN PLACE UNTIL SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL INSTALL AND MAINTAIN A ROCK CONSTRUCTION ENTRANCE AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER/EXIT ONTO EXISTING ROADWAYS.
- CONTRACTOR TO INSTALL TREE PROTECTION FENCING AS APPLICABLE.
- CONTRACTOR SHALL PERFORM INDIVIDUAL LOT GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
- 5.1. CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE PERMIT, AND COMPLETE THE STABILIZATION WITHIN FOURTEEN (14) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
- CONTRACTOR TO SHALL PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY AND NPDES PHASE II PERMIT REQUIREMENTS.
- CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIO-ROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING.
- CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/DROPPED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

IF DEWATERING IS REQUIRED, PROVIDE WELL-FIELD LOCATION, RATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO CCWD PRIOR TO ANY DEWATERING.



IMPAIRED STREAMS: COON CREEK
ASSESSMENT UNIT: 07010205-530
APPROVED TMDL PLAN FOR: BIOTHIC MACROINVERTEBRATES
BIOASSESSMENTS: ESCHERICHIA COLI (E. COLI)
ADDITIONAL IMPAIRMENTS: NONE
NEW IMPAIRMENTS: NONE



ADAM GINKEL
PLOWE ENGINEERING, INC.
7776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (612) 361-8230
FAX: (612) 361-8701

DRAWN BY: MGA
CHECK BY: MGA

JOB NO.: 22-2014
DATE: 03/20/24

REVISIONS

NO.	DATE	DESCRIPTION
1	04/24/24	RFC COMMENTS
2	07/12/24	RFC COMMENTS
3	08/01/24	IMPERVIOUS AREAS UPDATED
4		
5		
6		
7		

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ADAM GINKEL
PLOWE ENGINEERING, INC.
DATE: 08-21-2024
LIC. NO.: 49963

**ENCHANTED ESTATES
FOURTH ADDITION**
CITY OF HAM LAKE, MN

SWPPP

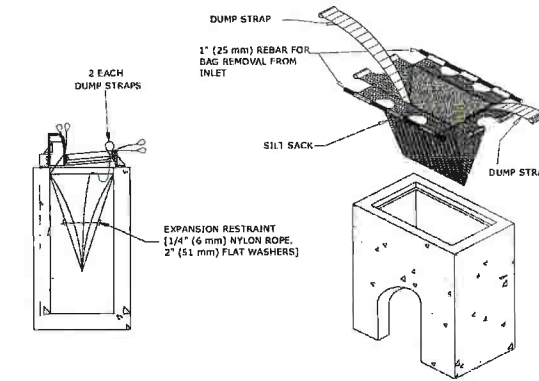
PREPARED FOR: ROGER HAUGEN

SHEET
C1.1

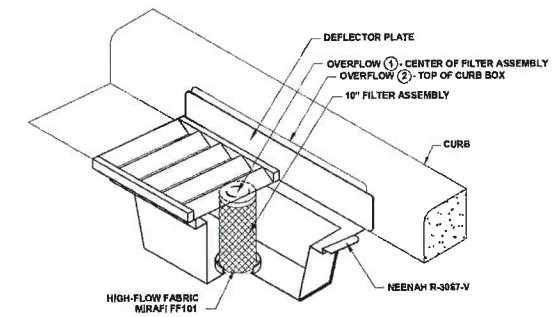
ENCHANTED ESTATES FOURTH ADDITION

CITY OF HAM LAKE, ANOKA COUNTY, MN

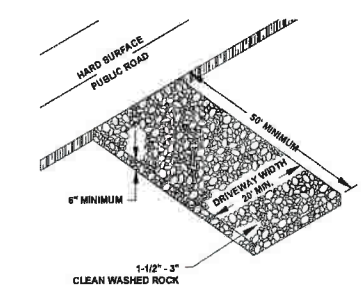
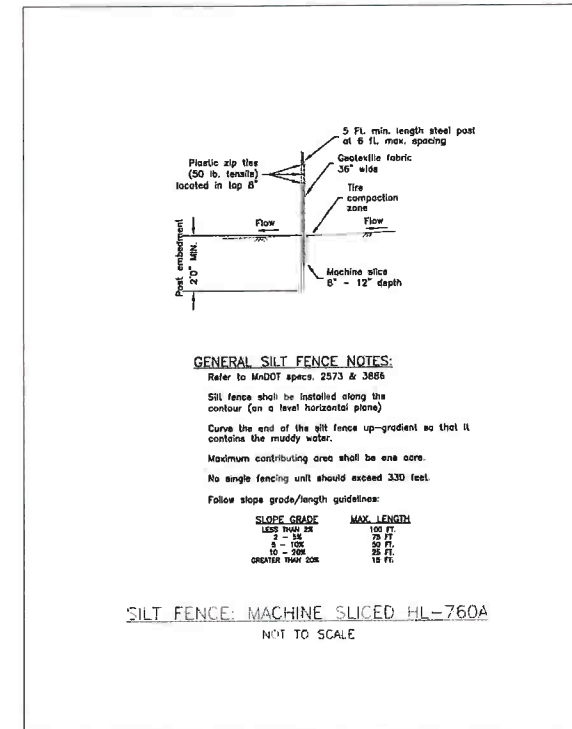
STORMWATER POLLUTION PREVENTION PLAN (SWPPP)



SILT SACK
N.T.S.



WIMCO INLET PROTECTION
N.T.S.



ROCK CONSTRUCTION ENTRANCE
N.T.S.



6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (855) 361-8210
FAX: (855) 361-8701

DRAWN BY: AG
CHECK BY: MGA
JOB NO: 22-2014
DATE: 03/20/24

NO.	DATE	DESCRIPTION
1	08/21/24	IPC COMMENTS
2		
3		
4		
5		
6		
7		

EVERY COMMENT THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Adam Ginkel
ADAM GINKEL
DATE: 08/21/2024 LIC. NO. 43983

**ENCHANTED ESTATES
FOURTH ADDITION**
CITY OF HAM LAKE, MN
DETAILS
PREPARED FOR: ROGER HAUGEN

SHEET
C1.2

ways, and any customer traffic, pick-ups, and deliveries is in conformance with Article 9-350.1.

9-360 Variances

The City Council upon appeal or upon direct request made under this Code shall have the power to authorize variances from the requirements of this Code, and to attach such conditions to the variance as it deems necessary to assure compliance with the purpose of this Code. A variance may be permitted if the following requirements are met:

- a) The variance is in harmony with the general purpose and intent of the Code and is consistent with the Comprehensive Plan.
- b) There are practical difficulties in complying with the Code, meaning that:
 - i) The property owner proposes to use the property in a reasonable manner that is otherwise not permitted by the Code; and
 - ii) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
 - iii) The variance, if granted, will not alter the essential character of the locality.

Variances may not be granted to permit a land use that is not a permitted, conditional or temporary conditional use in the particular zoning district. The provision of Minnesota Statutes Chapter 462.357 Subd. 6 (2) relating to solar energy and temporary two-family dwellings shall also be observed. Economic conditions alone do not constitute practical difficulties.

9-370 Accessory Buildings and Farm Buildings

An *Accessory Building* is any structure located or proposed to be located in any *Residential Land Use* in the R-1, R-A and PUD zoning districts, which is not the *dwelling unit*, and which is not a *garage*, which is not a *Farm Building*, and which has a floor size of more than 200 square feet. A building or structure meeting the above definition except for the size, is a *yard shed*. A *Farm Building* is a structure located in an R-A District which is used for bona fide agricultural purposes, including farm machinery storage, crop storage or housing livestock, poultry or horses.

A single *Accessory Building* and a single *yard shed* may be constructed on a Residential Land Use lot which is one (1) acre or less in the R-1, R-A and PUD zoning districts, under the conditions outlined below. It is the intention of this code that for *Residential Land Uses* in the R-1 and PUD districts, for lots which are one (1) acre or less, there shall be a maximum



of four structures allowed on a given lot: a *dwelling unit*; a *garage (attached or detached with a maximum size of 3000 square feet)*; an *Accessory Building (freestanding)*; and a *yard shed (under 200 square feet)*. If a *garage* was originally attached to a *dwelling unit*, and has since been converted to become living space in the *dwelling unit*, then that portion so used shall no longer be deemed a *garage*.

Up to two *Accessory Buildings* and a single *yard shed* may be constructed on a Residential Land Use lot which is more than (1) acre and less than ten (10) acres in the R-1, R-A and PUD zoning districts, under the conditions outlined below. One *Accessory Building* may be located in and meet the "Front Yard Setback" size and location requirements, and one *Accessory Building* may be located in and meet the "Side or Rear Yard" size and location requirements outlined below; or, two *Accessory buildings* may be located within the Side or Rear Yard, and subject to the sizes shown in the table under Article 9-370.1, Size Limitations. It is the intention of this code that for Residential Land Uses in the R-1 and PUD districts, for lots which are more than one (1) acre and less than ten (10) acres, there shall be a maximum of five structures allowed on a given lot: a *dwelling unit*; a *garage (attached or detached with a maximum size of 3000 square feet)*; two *Accessory Buildings (freestanding)*; and a *yard shed (under 200 square feet)*.

Provided, that for lots in the R-1, R-A, and PUD districts which are 10 acres or more in size, deviation from these standards may be permitted in the discretion of the City Council on a case-by-case basis.

9-370.1 Size Limitations An *Accessory Building* shall be no more than one story in height, and the following size limitations shall apply to *Accessory Buildings*:

Lot size	Maximum Accessory Building Size*	
	Front Yard Setback**	Side or Rear Yard Setback***
One acre or less	676 sq. ft.	1000 sq. ft.
1+ acre to 2.5 acres****	720 sq. ft.	1500 sq. ft.
2.5+ acres to 5 acres	800 sq. ft.	2400 sq. ft. <u>unless approved by City Council</u>
5+ acres to 10 acres	1200 sq. ft.	3000 sq. ft. <u>unless approved by City Council</u>
10+ acres	5000 sq. ft. <u>unless approved by City Council</u>	

* Sizes shown are the maximum allowable square feet at foundation level.

** The "Front Yard Setback" is the area between the front of the dwelling unit (primary residential structure) and the street right of way. For all lot sizes, *Accessory Buildings* constructed in this area must also be constructed with the building materials outlined below and be architecturally compatible with the dwelling unit

*** The "Side or Rear Yard Setback" is the area that lies away from the road right of way and behind the front yard setback.

**** For lots greater than one acre and up to 2.5 acres, the size limits shown may be combined to allow one *Accessory Building* in the Side or Rear Yard Setback up to 2250 square feet, and with no additional *Accessory Building* existing or allowed in the Front Yard Setback.

9-370.2 Building Materials For lots which are 5 acres or less in size, the outside surface materials of all *Accessory Buildings* shall, as closely as practical, match the color, texture and style of the like surfaces on the dwelling unit. For lots which are more than 5 acres in size, all *Accessory Buildings* in the Front Yard Setback shall match the dwelling unit as outlined above. Pole-type construction shall be permitted only on lots exceeding 5 acres and only in the Side or Rear Yard Setback.

9-370.3 Height Restriction For lots which are less than 5 acres in size, the maximum height of an *Accessory Building* shall be equal to the height of the *dwelling unit*, or 25 feet, whichever is less.

9-370.4 Setbacks and Building Codes The locations and building standards for *Accessory Buildings* and *yard sheds* shall be as found in setback standards and the building code for other structures, except that the rear yard setback for *Accessory Buildings* shall be ten feet.

9-370.5 Submittal Requirements In addition to building plans, The *Zoning Officer* may require the submission of a scaled site plan, rendering or pictorial representations, and other data deemed necessary by the *Zoning Officer*.

9-370.6 Usage *Accessory Buildings* and *yard sheds* shall be used only for purposes related to the residential use of the parcel, and shall not be used for the conducting of any business or the storage of any business-related property, such as business equipment, business inventory or business supplies, unless approved by the City Council per Article 9-350.3.

9-370.7 Farm Buildings A *Farm Building* is a structure located on land zoned R-A, which is not a *dwelling unit*. No *Farm Building*

may be constructed at a distance closer than 100 feet from any lot line.

9-380 *Repealed and deleted May 16, 2016 per Ordinance 16-04.*

9-390 Opt-Out of Temporary Family Health Care Dwellings Requirements

Pursuant to authority granted by Minnesota Statutes, Section 462.3593, subdivision 9, the City of Ham Lake opts-out of the requirements of Minn. Stat. §462.3593, which defines and regulates Temporary Family Health Care Dwellings. This Ordinance shall be effective immediately upon its passage and publication.

9-400 Establishment of Commercial/Industrial Planned Unit Development Overlay District ("CPOD")

- A. Establishment of CPOD District.** There is hereby established a CPOD District. All parcels in the City of Ham Lake that have a zoning classification of CD-1 or CD-2, and that lie within one mile of the right-of-way of TH 65 shall be subject to this classification. The present zoning category of CD-1 or CD-2 shall not change, but the City Council may, by ordinance, "overlay" certain selected parcels with the CPOD classification. When so done, such parcels shall remain subject to all of the requirements of the CD-1 or CD-2 District, but shall also be subject to the requirements of the CPOD overlay district. If any of the provisions of the CPOD district conflict with the provisions of the CD-1 or CD-1 districts, the provisions for the CPOD district shall supersede the provisions for the CD-1 and CD-2 districts.
- B. Preliminary Submission Requirements.** The proponent of any proposed land use with a CPOD shall submit to the City an application for preliminary review (the "Preliminary Site Plan") containing a sketch prepared by a registered land surveyor, engineer or architect at a scale capable of displaying the entire proposed development on a sheet that is 36 inches wide by 24 inches high, displaying the perimeter of the parcel to be developed, along with a footprint of all structures, driveways, parking areas and other areas of impervious surface to be created, along with a narrative that describes the nature of the proposed land uses. If the structures are to be used for rental to unknown tenants, the general nature of the businesses anticipated for tenancies shall be described in sufficient detail to enable the City to apply motor vehicle trip generation statistics to make a preliminary estimate of traffic to be generated by the proposal. The site plan shall also display topographic contours at intervals of four feet or less.

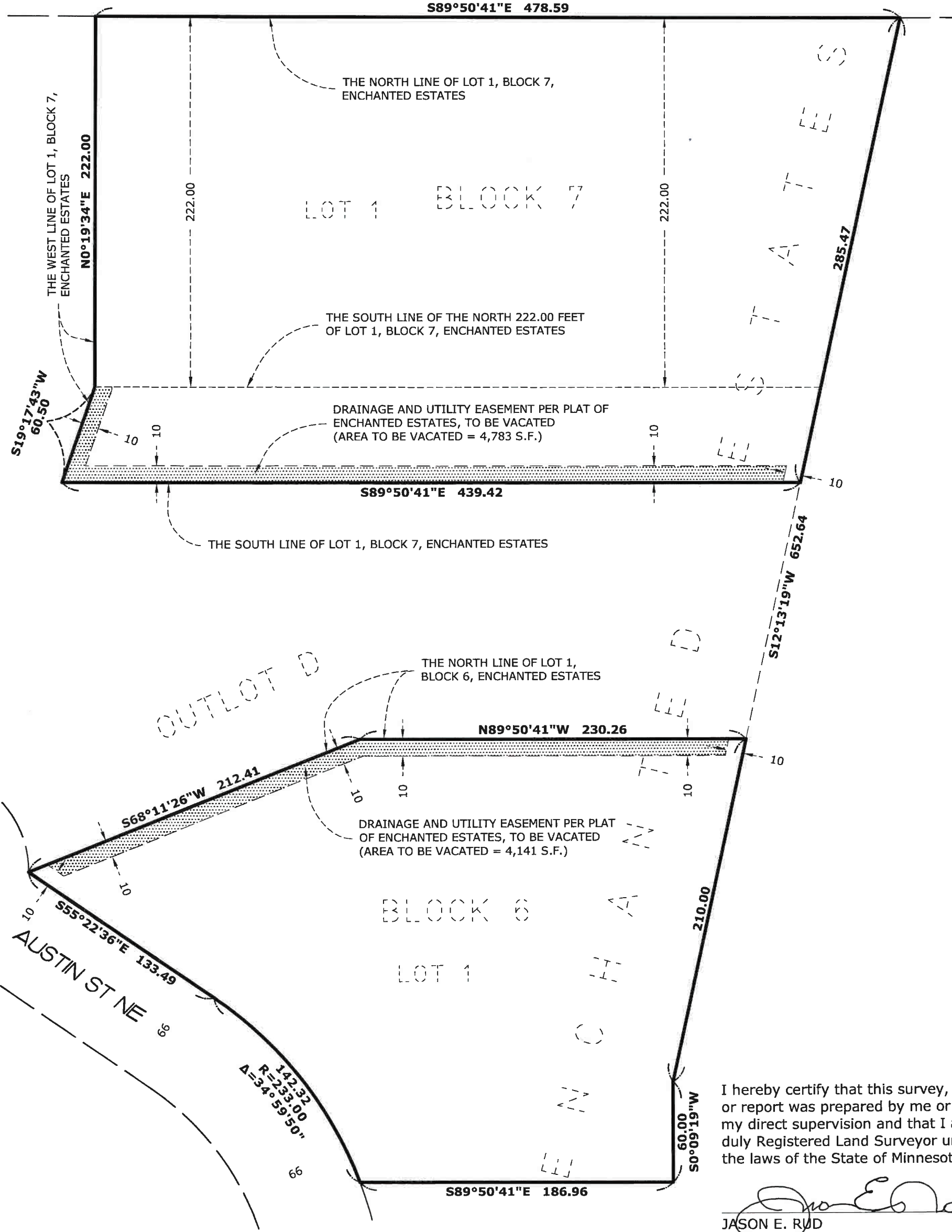
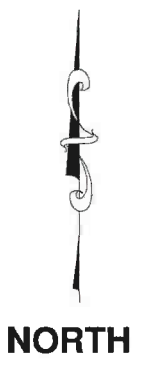
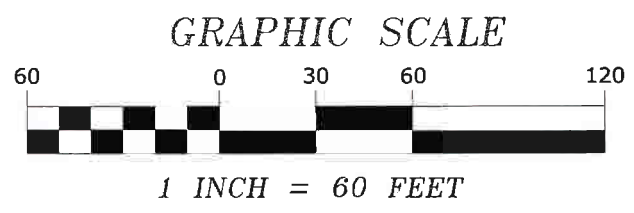
SKETCH AND DESCRIPTION ~for~ ROGER AND SUE HAUGEN ~of~ ENCHANTED ESTATES

DESCRIPTION OF EASEMENTS TO BE VACATED

That portion of the drainage and utility easement dedicated and embraced within the northerly 10.00 feet of Lot 1, Block 6, ENCHANTED ESTATES, Anoka County, Minnesota. EXCEPT the southwesterly and easterly 10.00 feet thereof.

AND

That portion of the drainage and utility easement dedicated and embraced within the southerly 10.00 feet and that part of the westerly 10.00 feet of Lot 1, Block 7, ENCHANTED ESTATES, Anoka County, Minnesota, which lies southerly of the North 222.00 feet thereof. EXCEPT the easterly 10 feet of the southerly 10 feet of said Lot 1, Block 7.



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 E. Rüd
JASON E. RÜD

Date: 10/15/2024 License No. 41578



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 8/12/24

Date of Receipt 8-19-24

Receipt # 100097

Meeting Appearance Dates:

Planning Commission 11-12-24 City Council 9-9-24-Tabled

Please check request(s):

- Metes & Bounds Conveyance
- Sketch Plan (Revised)
- 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: Elwell Farms

Address/Location of property: Lexington Avenue NE and 136th Avenue NE

Legal Description of property: See attached

PIN # See exhibit Current Zoning R-A Proposed Zoning R-1

Notes: We are pleased to submit the sketch plan for Elwell Farms, a 107 lot residential subdivision. Outlot A and Outlot D will be retained by the developer for wetland banking. Outlot B will be deeded to the adjacent property to the west. Outlot C will be retained by homeowners association for a park.

Applicant's Name: Joseph Radach

Business Name: Contour Development LLC

Address P.O. Box 89

City Rockford State MN Zip Code 55373

Phone 612-730-2265 Cell Phone 612-730-2265 Fax _____

Email address jradach@contourcd.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 8/16/24

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT **YES** NO



November 4, 2024

Jennifer Bohr – City Building/Zoning Clerk
Members of the City Council and Planning Commission

City of Ham Lake
15544 Central Avenue NE
Ham Lake, MN 55304

Re: **ELWELL FARMS**
Sketch Plan Review

Ms. Bohr and Members of the City Council/Planning Commission:

Contour Development LLC is pleased to present this request for sketch plan review for a proposed 107 lot residential subdivision located in the southeast quadrant of the City of Ham Lake, near the intersection of Lexington Avenue NE and 136th Avenue NE.

Overview

- Land Area: 468.9 acres
- Existing Zoning: R-A
- Proposed Zoning: R-1
- Lots: 107 single family lots
4 outlots
- Access: 136th Avenue NE, 139th Lane NE, Opal Street NE
- Utilities: Well and Septic
- Purpose: Project will fulfill unmet demand for residential lots

Request

Contour Development LLC is seeking comments on the sketch plan application for a 107-lot residential subdivision in the southeast quadrant of Ham Lake. In addition to the 107 single-family lots, four outlots are proposed for wetland mitigation areas, park facilities, and access. Public streets are proposed throughout the project to serve the lots. A high-amenity park facility is proposed in the south-central portion of the site. The existing sod fields onsite will be restored to native wetland.

Lots

The lots vary in size from one acre to about 19 acres. Septic borings have been completed for each lot to prove septic viability and lot buildability. Each lot has been designed with a 50-foot deep by 70-foot wide building pad. Where possible, walkout pads have been designed to provide desirable house types. All lots have the required public street frontage and meet the minimum size requirements of the R-1 zoning code.

Outlots

Four outlots are proposed for the project and are as follows:

- Outlot A: Consists of about 47 acres and includes the northwesterly sod fields. The sod fields will be restored to native wetland and a wetland bank will be created.
- Outlot B: Consists of about one acre and sits between the existing exception parcel in the north portion of the project and the extension of Opal Street NE. This outlot will be deeded to the adjoining parcel to allow for the extension of Opal Street NE into the development.
- Outlot C: Consists of about 89 acres and includes the southwesterly sod fields. The sod fields will be restored to native wetland and a wetland bank will be created.
- Outlot D: Consists of about 3.6 acres and will be home to a park. The park will contain a playground area, picnic pavilion, pickleball courts, basketball court, cornhole courts, multi-use trails, multi-use field, overlook seating, and parking area.

Wetland Banking Areas

The project proposes a significant amount of wetland banking areas. We understand that the planning commission and city council are currently amending the city ordinance to allow for wetland banking. We further understand that the city is considering requiring a fixed fee for each wetland credit sold and that the wetland bank approval is contingent on providing trail facilities in or around the wetland banking area. We understand and agree that a fee is appropriate for the city to allow wetland banking.

We are concerned regarding the proposed trail requirement for several reasons:

1. For both Outlot A and Outlot C wetland bank areas, if a trail is required around the entire wetland banking area, we would be required to impact a significant amount of existing wetland to provide the trail because the wetlands run up to the property line. This wetland impact would be costly if we could even get it approved by the regulators.

2. There are several private ditches and one public ditch that traverse the proposed wetland bank areas. Providing trail facilities through these areas would require culvert crossings at several ditches and additional wetland impact to raise the trail grades at these crossings. This will be costly and may be denied by the wetland regulators.
3. Several lots abut the wetland bank areas. Having a trail between the wetland bank areas and the new homes will devalue these lots and remove the privacy and tranquility that make these lots highly attractive to homeowners.
4. Based on discussions with our wetland consultants, the wetland regulators are against trails through wetland banking areas. If a trail were to be placed through the wetland banking areas, significant wetland impacts would be required and not only would the amount of wetland credits be reduced, but the amount of wetland impacts would increase substantially to construct said trail. Note that the wetland banking credits proposed will not be available to use to offset the wetland impacts required for the proposed project. Any wetlands impacted by the project will need to be mitigated prior to work, and wetland credits will be required to be purchased for mitigation. The existing sod fields are considered delineated wetlands by the regulators so trails or any other improvements to the sod fields will be considered wetland impact.

Instead of the trail improvements in or around the wetland bank areas, we are proposing a high-amenity park area and pedestrian facilities elsewhere on the project. The park will consist of about 3.6 acres and have many amenities for the community (see concept). In addition to the park, we are proposing a concrete sidewalk along the streets that encompass the lake. The sidewalk will run along 137th Lane NE, Street A, and Street E and will create a 1.2-mile loop that will be connected to the park. A fishing pier will also be accessible from the park and sidewalk loop. It is our opinion that having these trail and park amenities are more desirable to the community than trail facilities through the wetland bank areas.

Phasing

The project is currently scheduled to be completed in four phases, starting in the north and working south through the project. While final phasing is still being refined, we expect Phase 1 to include the north 50 lots or so and the remaining phases to include about 25 lots. The park is proposed to be completed in Phase 2.

Schedule

Grading is scheduled to commence in the spring of 2025. Street and utility construction is scheduled for Summer 2025. The first phase of the project is expected to be complete in the fall of 2025.

Closing


We are excited to partner with the City of Ham Lake to bring this development to the community. Your guidance and feedback are welcomed. If you have any questions or require further information, please contact me at 612-730-2265 or via email at jradach@contourcd.com.

Respectfully,

A handwritten signature in blue ink, appearing to read "J. T. R.", is positioned above the typed name.

Joseph Radach PE
Contour Development LLC
8195 Vernon Street
Rockford, MN 55373

Memorandum

Date: November 7, 2024
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: Revised Elwell Farms Sketch Plan

Introduction:

The Elwell Farms Sketch Plan was tabled at the September 9th Planning Commission meeting. The attached revised Sketch Plan was received on November 4th. The proposed 107 lot residential development is located on 16 parcels equating to 468.89 acres. Parcels 36-32-23-32-0001 and 36-32-23-33-0001 (Parcels 17 and 18 as shown on the attached September 5th RFC memo), with a combined acreage of 46.25 acres, are excluded from the revised Sketch Plan. Outlot A and Outlot D, which are a total of 136.12 acres, are proposed to be stand-alone parcels for the creation of Minnesota Board of Water and Soil Resources (BWSR) approved wetland banking. Outlot C is a proposed 3.6-acre park.

Discussion:

The September 5th RFC memo was discussed at the September 9th Planning Commission meeting. The major items of discussion were wetland banking, parkland dedication, street layout and lot layout. The meeting minutes are attached. The four items are discussed below.

Wetland Banking

The Sketch Plan was tabled because wetland banking was not codified in City Code. The City Attorney has prepared proposed revisions to Article 9 to allow wetland banking, which will require a public hearing. It is anticipated that the public hearing will be at the November 25th Planning Commission meeting. Per the attached notes from the October 21st Code Committee meeting, the Sketch Plan can be approved. However, the preliminary plat application cannot be accepted until after wetland banking is codified.

Outlot A and Outlot D being proposed to be converted to a BWSR approved wetland bank will require a recorded document with Anoka County. This document will stipulate that Outlot A and Outlot D are not eligible for building permits. Consideration of approval of wetland banking will be a separate application from plat approval.

Parkland dedication

The November 4th submittal included a Concept Plan for the proposed 3.6-acre park. Per the narrative, the park will include a playground area, picnic pavilion, pickleball courts, basketball court, cornhole courts, multi-use trails, multi-use field, overlook seating and parking area. In addition, a concrete sidewalk is proposed within the right-of-way for the 12 lots (Lots 96-107) adjacent to the "lake". A fishing pier is also proposed for the "lake". Note that the fishing pier is proposed within Lot 107. Parkland dedication will be required for access to the fishing pier, and

it is recommended that the westerly portion of Lot 107 be park. Parkland dedication cannot be within outlots, but rather dedicated as a park on the Final Plat.

The proposed Article 9 revisions to allow wetland banking stipulate that a trail easement is required through or adjacent to proposed wetland banking property unless it is not economically feasible or possible. The Parks Committee reviewed the revised Sketch Plan and is not recommending trail easement dedication. Per acre parkland dedication fees will be paid in conjunction with future approvals of the Outlot A and Outlot D wetland banks.

The potential for relocating Trail #84A of the Rice Creek Snowmobile Trail Association was discussed at the Planning Commission meeting. There was discussion that if the trail system through the development isn't possible, snowmobilers will have no trail access from the north to the south side of the city and vice versa. The revised Sketch Plan does not include trail relocation. It is anticipated that representatives from the Snowmobile Trail Association will request to speak to the Commissioners at the November 12th meeting.

The St. Paul Modelers Radio Controllers Club (SPMRC) air field was discussed at the Planning Commission meeting. The attached email was received from SPMRC President Steve Scott following the meeting.

Street layout

Providing additional access points and extending 138th Avenue east to connect with what is currently labeled as Street A on the plans was discussed at the Planning Commission meeting. The attached letters from Red Fox Hollow 2nd Addition residents include concerns about increased traffic. The revised Sketch Plan does connect 138th Avenue to Street A. That portion of 138th Avenue from Street A to the west lot line of Lot 76 is proposed to be paved as required. There was discussion at the meeting about improving 138th Avenue from Ghia Street to the east. The proposed revisions to Article 9 to allow wetland banking include that properties proposing to have wetland banks need to have improved frontage. This would result in the remaining portion of 138th Avenue being paved from Lot 76 to the westerly extent of Outlot A. The Street A and Street E cul-de-sac lengths have been revised to not exceed the 1,100-foot maximum length.

Lot Layout

The September 5th RFC memo stated that a revision for the Lot 56 configuration was needed for compliance with Article 10-430.I.2.b of City Code because the easterly interior angle between the two side lot lines of the triangular lot was under the 45-degree minimum. The lot configuration has been adjusted with the revised Sketch Plan, and is now compliant with City Code. The memo also stated that the proposed stormwater ponds on the west side of Street A needed to be revised from being within Outlot D to being absorbed by lots. The revised Sketch Plan has removed stormwater ponding from Outlot D.

Recommendation:

Determine whether to recommend approval of the Elwell Farms Sketch Plan. If being recommended for approval. Sketch Plan approval should be contingent on the following.

- Codification of wetland banking.
- Removal of the 137th Lane temporary cul-de-sac on the east side of Red Fox Hollow 2nd Addition, relocating the public utilities, paying the application fee for the subsequent public hearing for vacation of the cul-de-sac right-of-way beyond 66-feet and dedication

of a 10-foot drainage and utility easement adjacent to the resulting 66-foot wide 137th Lane right-of-way.

- Outlot B conveyance to the adjacent 4611 139th Lane parcel.
- Relocation of the 4611 139th Lane driveway to Street A.
- Notification to the 4611 139th Lane property owner of the resulting address change from 139th Lane to Opal Street.
- Extinguishment of the ingress/egress easement per Anoka County Document #486528.
- Flint Hills Resources (Minnesota Pipeline) approval.
- Future plan submittals to include all removals, including existing buildings, accessory buildings and farm buildings.
- Existing wells will need to be sealed per Minnesota Department of Health requirements and proof submitted to the Building Official.
- The existing septic systems, including tanks, will need to be abandoned per MPCA requirements and proof submitted to the Building Official.
- Demolition permit applications submitted to the Building Official.
- Coon Creek Watershed District approval.
- Plans showing the existing pond being brought into Minnesota Stormwater Manual slope compliance - 4:1 slope above the normal water level and a 10:1 bench to one-foot below the normal water level.
- FEMA Letter of Map Amendments for the lots within the Zone A designation.
- Submittal of a habitat assessment/survey due to the possibility of rare, threatened or endangered species per the June 13th DNR Natural Heritage Review.
- Meeting all City, State and County requirements.

Date: November 12, 2024



CITY OF HAM LAKE
STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building and Zoning Official

Subject: Ingress and egress concerns for traffic from the proposed plat of Elwell Farms

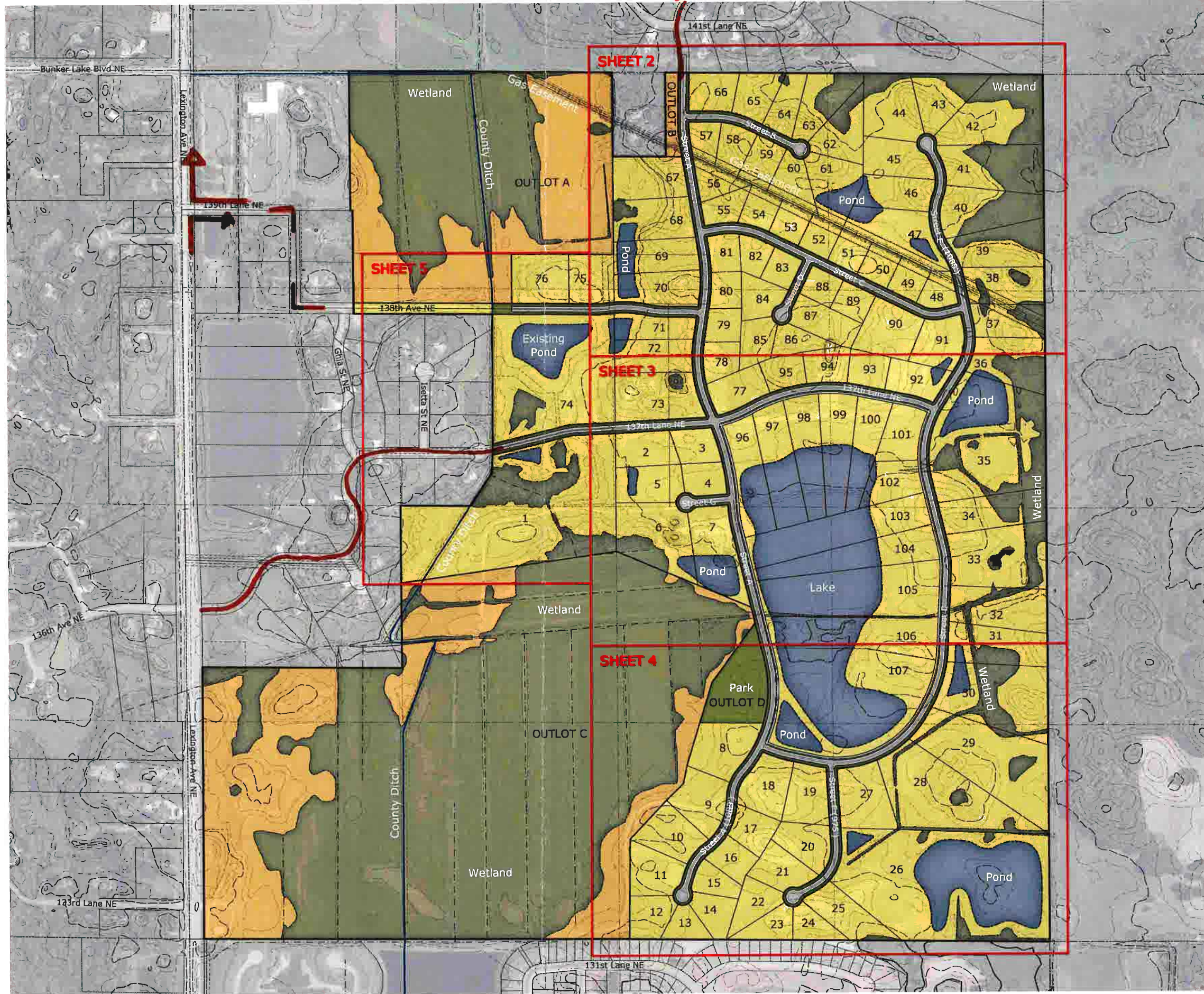
Introduction/Discussion:

The Elwell Farms Sketch Plan review was tabled at the September 9th Planning Commission meeting. A revised Sketch Plan was received on November 4th. The proposed 107 lot residential development is located on 16 parcels equating to 468.89 acres. Outlot A and Outlot D, which total 136.12 acres, are proposed to be stand-alone parcels for the creation of Board of Water and Soil Resource (BWSR) approved wetland banking. Outlot C is a proposed 3.6-acre park. The revised Sketch Plan shows three ingress and egress points into Elwell Farms. Two ingress/egress points are proposed from Lexington Avenue NE, and one is a proposed connection to Opal Street NE to the north that traverses through the plat of Hidden Forest East. Traffic utilizing Opal Street NE would access Lexington Avenue NE via 143rd Avenue NE. Residents of the development that would utilize the proposed ingress/egress from 138th Avenue NE will have to navigate two, sharp ninety-degree turns to reach the outlet to Lexington Avenue NE at the intersection of Lexington Ave NE and 139th Lane NE. This intersection is a right in, right out access point. The 137th Lane NE ingress/egress will require residents to travel approximately .5 miles through "S" curves in the Red Fox Hollow developments to access Lexington Avenue NE at the intersection of Lexington Ave NE and 136th Avenue NE. The city has received several letters from residents in the Red Fox Hollow developments expressing concern about the additional traffic that 107 new homes in the Elwell Farms development will create through their neighborhoods and the neighborhoods in the Hidden Forest East development. The 107 new homes proposed for Elwell Farms, could increase traffic count utilizing the roadways within Red Fox Hollow, Red Fox Hollow Second Addition and the Hidden Forest East developments by a minimum of 214 vehicles if there are two vehicles per household.

Recommendation:

I recommend that the Planning Commission discuss the proposed ingress/egress points, and the impact the additional traffic may have on the existing developments.

Opal Street NE



SITE DATA

	107 - SINGLE FAMILY LOTS
MINIMUM LOT SIZE (AREA TO CENTERLINE SHOWN IN PARENTHESES)	1.0 AC
MINIMUM LOT WIDTH	200 FT
MINIMUM LOT WIDTH (CUL-DE-SAC)	60 FT
	4 - OUTLOTS
OUTLOT A	47.46 AC
OUTLOT B	0.94 AC
OUTLOT C	134.91 AC
OUTLOT D (PARK)	3.58 AC
	WETLAND AREAS
	SEPTIC AREAS
TOTAL SITE AREA	515.14 AC
LOT / ROW AREAS	328.25 AC
OUTLOT AREAS	186.89 AC
GROSS DENSITY	0.21 UNITS / AC
TOTAL STREET LENGTH (CL)	18,050 LF

CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3800 PHEASANT RIDGE DRIVE NE SUITE 100, BLAINE, MN 55449
TEL 763-489-7900 \ FAX 763-489-7999 \ CARLSONMCCAIN.COM

**CONCEPT PLAN A
OVERALL SITE RENDERING**

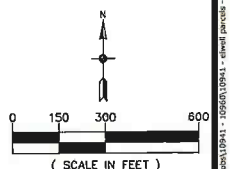
ELWELL FARMS
Ham Lake, Minnesota

Contour Development, LLC
PO Box 89
Rockford, MN 55373

REVISIONS

1.	09/18/24 - Layout / ROW Revisions
2.	10/16/24 - Layout / Pond Revisions
3.	
4.	
5.	
6.	

DRAWN BY: C# / RJR
ISSUE DATE: 08/09/24
PROJECT NO: 10941



Dear commission,

I would like to express my concern with the new development being developed off 137th Lane in Ham Lake. I was informed that 107 new homes will be added. Living on the corner of 137th Lane and Isetta I am very concerned with the added traffic that we will experience. There are many little kids in this neighborhood including 10 of my own. Traffic already is high with trucks and such flying through this quiet neighborhood. I am very disappointed that alternative routes are not being considered at this time. Please consider this change to keep us the citizens in Ham Lake living in this community.

Thank you

Lori

Lori Packer

Dear Members of the City Council,

I am writing to you as a concerned citizen regarding several pressing issues, that I am hoping you can help ensure the new developer is truly solving for. I understand he is in it for the profit, but living in this neighborhood now for 6 years the concerns are real. Thank you for at least reading this.

Firstly, the traffic situation in our neighborhood has become increasingly hazardous. The dangerous curve near 136th ave is a significant concern, and I strongly urge the installation of a traffic light to prevent accidents. Additionally, the area desperately needs an additional access point to alleviate congestion and improve safety for all residents.

Our neighborhood is home to many young children, and the lack of sidewalks exacerbates the danger. Children often wait for school buses along the road, and without proper pedestrian pathways, they are at a higher risk of accidents. The presence of bus stops on these busy roads further highlights the need for immediate action to ensure the safety of our youngest residents.

Secondly, I would like to address the ongoing issues with our wells. In previous years, we have experienced problems that have raised concerns about the safety and reliability of our water supply. I request that the city conduct a thorough review to ensure that these issues have been resolved and that our wells are safe for use.

Furthermore, the ditches in our area are a cause for concern. There is a proposal to plug these ditches, but I fear this may create a swamp-like environment, similar to the situation we faced with the heavy rains this year, which resulted in an awful smell. It is crucial to consider the environmental impact and potential health hazards before proceeding with this plan.

Regarding the snowmobile trail, I seek clarification on its proposed route. It is essential to ensure that the trail does not negatively impact current residents. Proper planning and communication with the community are vital to avoid any disruptions.

Lastly, with the increasing number of houses in our area, there is a clear need for a dedicated park. The Hidden Forest park is not yet open, and Red Fox Hollows is small and inadequately maintained. A new park would provide a safe and enjoyable space for families and children, enhancing the quality of life in our neighborhood.

I appreciate your attention to these matters and look forward to your prompt response. Together, we can work towards making our community a safer and more pleasant place to live.

Sincerely,

Celeste Bradish

To whom it may concern:

I am writing to you in an effort to voice my concern over the increase traffic that will occur due to the proposed new development called Elwell Farms. We have a home in the Red Fox Hollow neighborhood which is directly to the west of the new development and are very concerned about the increased traffic that an additional 107 houses will bring, specifically to the intersection of 136th and Lexington avenue and the sharp, blind corners within the neighborhood. There are an abundance of kids with the neighborhood that ride their bikes, scooter and walk their dogs, adding significant traffic will hinder their ability to do that safely. I know the planning commission asked for an additional access point but the developer indicated that they looked into adding a southern access point to Lexington but it would not be allowed. Is it that it wouldn't be allowed or that it is cost prohibitive? Being expensive isn't a reason to not provide the best solution. I kindly ask that it be revisited for the safety of the current neighborhoods residents.

Thank you for your time,

Sheila Kromer

Dear Members of Ham Lake City Council,

As a resident of the Red Fox Hollow neighborhood, I am writing to express my concerns about the proposed development of Elwell Farms. I believe the following points are crucial for our neighborhood's wellbeing and safety:

1. **Traffic on Lexington Avenue:** The increased traffic from the new potential 107 homes will likely necessitate a stoplight to manage the flow and ensure safety for both drivers and pedestrians.
2. **Main Entrance via 'S' Curve:** The proposed main entrance through the existing neighborhood's 'S' curve is particularly worrisome. This curve is already a dangerous spot due to its sharp turns and limited visibility. The influx of traffic will significantly increase the risk of accidents, especially for children who ride their bikes in this area. The increased traffic through this 'S' curve poses a serious safety risk, making it imperative to consider a second entrance or adding sidewalks.
3. **Potential Well Issues:** Our community has previously experienced significant problems with our wells. The new development could lead to similar issues, so it's essential to ensure a secure and sustainable water supply for both existing and new residents.
4. **School Capacity:** The influx of new families will increase the demand for school placements. Our area schools are already at capacity, and additional students could strain resources further. It is essential to consider the impact on local schools and plan for adequate educational facilities to accommodate the growing population.

I urge the council to seek and incorporate community input throughout this process to ensure that the development meets the needs and concerns of current residents. I hope you will consider these points and adjust the plans for Elwell Farms accordingly.

Thank you for your attention.

-Kyle and Chayna Hamre

Dear Mr. Jones and Ms. Bohr:

I am writing to express my support for the proposed Elwell Farms development, as I believe it will be a positive addition to our community. However, I do have significant concerns, particularly regarding the single entrance into the neighborhood off of 136th Ave NE at Lexington Ave NE. I know there is a second road to the north but it is a planned dead end and isn't often used by cars because it is inconvenient to go south onto Lexington from there.

My primary concern is the impact of OVER 200 additional vehicles (average 2 per household for 107 proposed homes and park visitor traffic) on 136th Ave NE, a road that was not designed to handle this level of traffic. Our family, including our young daughter who uses a wheelchair, lives on 136th Ave NE. This road does not have sidewalks, forcing pedestrians—especially those with mobility challenges—to walk directly on the road. This is a safety issue that affects us personally, as it puts our daughter and other pedestrians at risk. The road is curved due to the nearby ponds to the north, which makes it difficult for drivers to see people walking. The curvature of the road forces drivers to lean forward to watch for foot traffic.

While I understand that the Hidden Forest East development also has a single entry point, it is important to note that its entrance is located on a long, straight road, with no homes immediately adjacent to Lexington Ave. This makes their neighborhoods' entry points quite different in terms of safety and accessibility. I ask that the council prioritize safety and consider the long-term impact on residents, particularly those of us already living on 136th Ave NE, who will bear the brunt of the traffic and safety challenges associated with this development.

The developer has mentioned that adding another entrance is not feasible, but in the same breath has openly commented about building a 10 million dollar home for himself in the development. I urge the council to explore all options to ensure the safety and well-being of current and future residents.

Thank you for your time and consideration.

Sincerely,
Mr. Interna Kim

Dear Members of Ham Lake City Council,

I am writing to express my concerns regarding the proposed development of Elwell Farms. As a resident of the proposed attached neighborhood, I have several points I would like to address that I believe are crucial for the well-being and safety of our neighborhood.

Firstly, the increased traffic on Lexington Avenue is a significant concern. With the addition of numerous new homes, the traffic volume will undoubtedly rise. This raises the question of whether a stoplight will need to be added to manage the increased traffic flow and ensure the safety of both drivers and pedestrians.

Secondly, the proposed main entrance to Elwell Farms through the existing neighborhood's 'S' curve is particularly worrisome. This curve is already a dangerous spot, and the influx of traffic will only exacerbate the issue. Our neighborhood has many children who ride their bikes, and the increased traffic through this S curve poses a serious safety risk. I strongly urge the consideration of a second entrance south of the neighborhood to alleviate this concern and distribute the traffic more evenly.

Additionally, I would like to address the potential well issues. A few years ago, our community experienced significant problems with our wells, and I am concerned that the new development could lead to similar issues. It is essential to ensure that the water supply for both the existing and new residents is secure and sustainable.

Furthermore, with the number of proposed houses, it is imperative to include a dedicated park that is properly maintained. The Hidden Forest neighborhood is still incomplete, and the Red Fox Hollow neighborhood park is currently too small and not adequately cared for. A new, well-maintained park would provide a safe and enjoyable space for families and children in the community.

In conclusion, while I understand the need for development, it is crucial to address these concerns to ensure the safety and well-being of all residents. I hope that you will take these points into consideration and make the necessary adjustments to the proposed plans for Elwell Farms.

Thank you for your attention to these matters.

Sincerely,

Abbey Dahlgren

Good afternoon,

I am writing to express some concerns regarding a proposed development of 107 homes on the land owned by Tom Elwell off Lexington. I currently reside at 13640 Ghia Street NE in the Red Fox Hollow development and have been a resident since 2018. When we first moved into the development, we were one of the first 5 homes built in the development and shortly after we started building, trees were being cleared for phase 2. We had approximately 2 years of heavy equipment traffic, numerous construction crew traffic accessing the neighborhood on 136th and going in front of our home on Ghia Street. In addition, we have large trucks and farm equipment that goes in and out of the neighborhood to the sod farm numerous times a day. I believe several neighbors had inquired about these large trucks accessing the neighborhood on 139th instead of 136th but since 139th is not paved, that was not a viable option so we have been forced to accept it.

We moved to Ham Lake to get away from the large neighborhoods and heavy traffic and now a developer wants to put 107 homes in, which is the last thing we want. There are numerous children in the neighborhood who love to be outside and I can't even begin to tell you the amount of close calls I have seen with the large trucks as well as the everyday residential traffic going through the neighborhood. One of our neighbors' dogs was tragically killed by one of the large trucks a couple of years ago. I am extremely concerned about the amount of traffic that 107 homes will bring to our neighborhood with 136th being the only access point.

It is absurd to put that many homes with basically 1 main access point into the neighborhood. Having to deal with several years of the construction phase and all the traffic and noise involved with that is going to be horrible. Then once all is said and done, an estimated 200 additional cars going through the neighborhood 2+ times a day is a huge concern. I would like to request that the planning commission reject this proposal as drafted. There needs to be another plan drafted that removes 136th as an access to the development. Unfortunately, if this is approved, we will be selling our dream home that we built to retire in.

Thank you for taking the time to read my comments.

Michelle Sorensen

Hi Mark and Jennifer,

It has been brought to my attention that there's a new development planned that uses the road for Red Fox Hollow as its primary entrance.

I live in the Red Fox Hollow development at 13614 Ghia St. NE Ham Lake, MN 55304.

I'm sure the development will be nice, and we welcome the development.

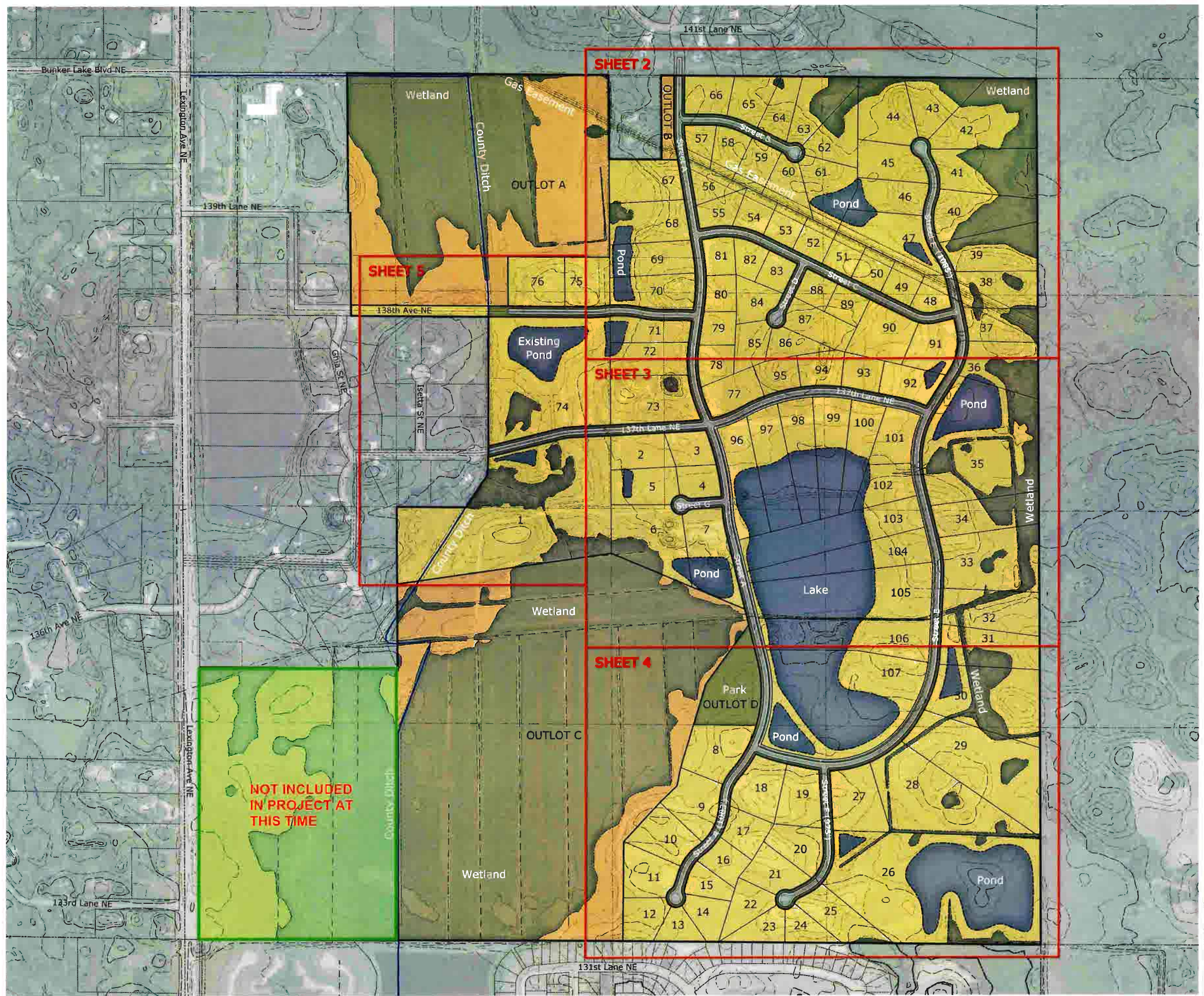
I'd like to see if the intersection of 139th and Lexington could allow for traffic to be able to go north and south at 139th with a turn lane to enter 139th from the north on Lexington in order to handle some of the traffic instead of all traffic heading south on Lexington coming through 136th Ave as it is currently laid out.

Or is there a way to have 139th tie into the stop light at Bunker Lake Blvd? If there is that would be the best as there is already a light in place there.





Thank you,

Kevin Willette
Partner | CEO

Verus Corporation



SITE DATA

	107 - SINGLE FAMILY LOTS
MINIMUM LOT SIZE	1.0 AC
(AREA TO CENTERLINE SHOWN IN PARENTHESES)	
MINIMUM LOT WIDTH	200 FT
MINIMUM LOT WIDTH (CUL-DE-SAC)	60 FT
	4 - OUTLOTS
OUTLOT A	47.46 AC
OUTLOT B	0.94 AC
OUTLOT C	88.66 AC
OUTLOT D (PARK)	3.58 AC
	WETLAND AREAS
	SEPTIC AREAS
TOTAL SITE AREA	468.89 AC
LOT / ROW AREAS	328.25 AC
OUTLOT AREAS	140.64 AC
GROSS DENSITY	0.23 UNITS / AC
TOTAL STREET LENGTH (CL)	18,050 LF

**NOT INCLUDED
IN PROJECT AT
THIS TIME**

CARLSON MCCAIN
ENGINEERING SURVEYING ENVIRONMENTAL

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55448
TEL: 763.489.7900 \ FAX: 763.489.7959 \ CARLSONMCCAIN.COM

**CONCEPT PLAN A
OVERALL SITE RENDERING**

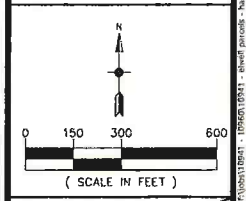
ELWELL FARMS
Ham Lake, Minnesota

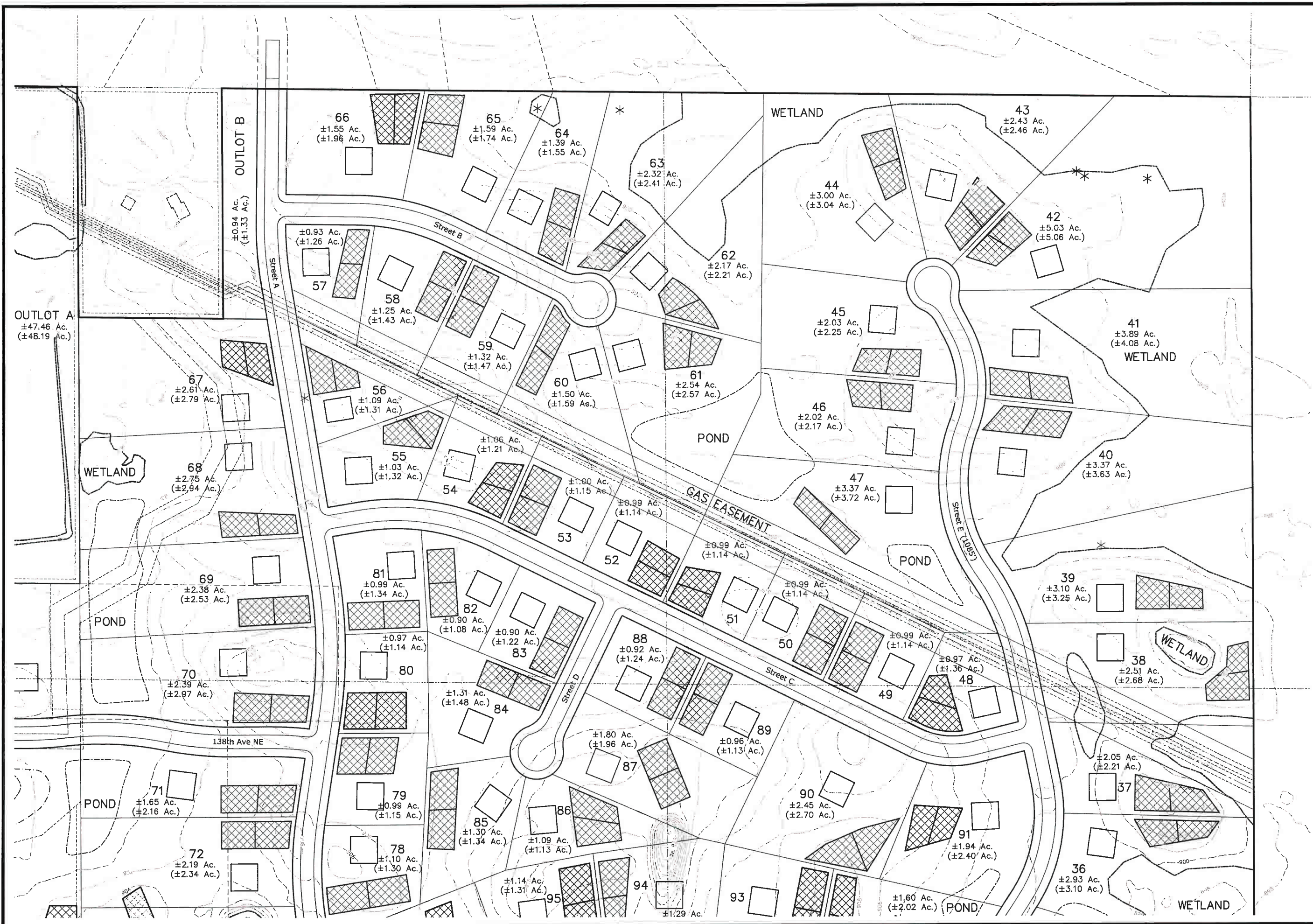
Contour Development, LLC
PO Box 89
Rockford, MN 55373

REVISIONS

1	09/18/24 - Layout / ROW Revisions
2	10/16/24 - Layout / Pond Revisions
3	
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5	
6	

DRAWN BY: C.J. / R.J.R.
ISSUE DATE: 08/09/24
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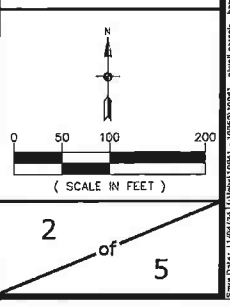




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 PROJECT NO: 10941

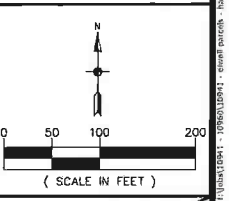


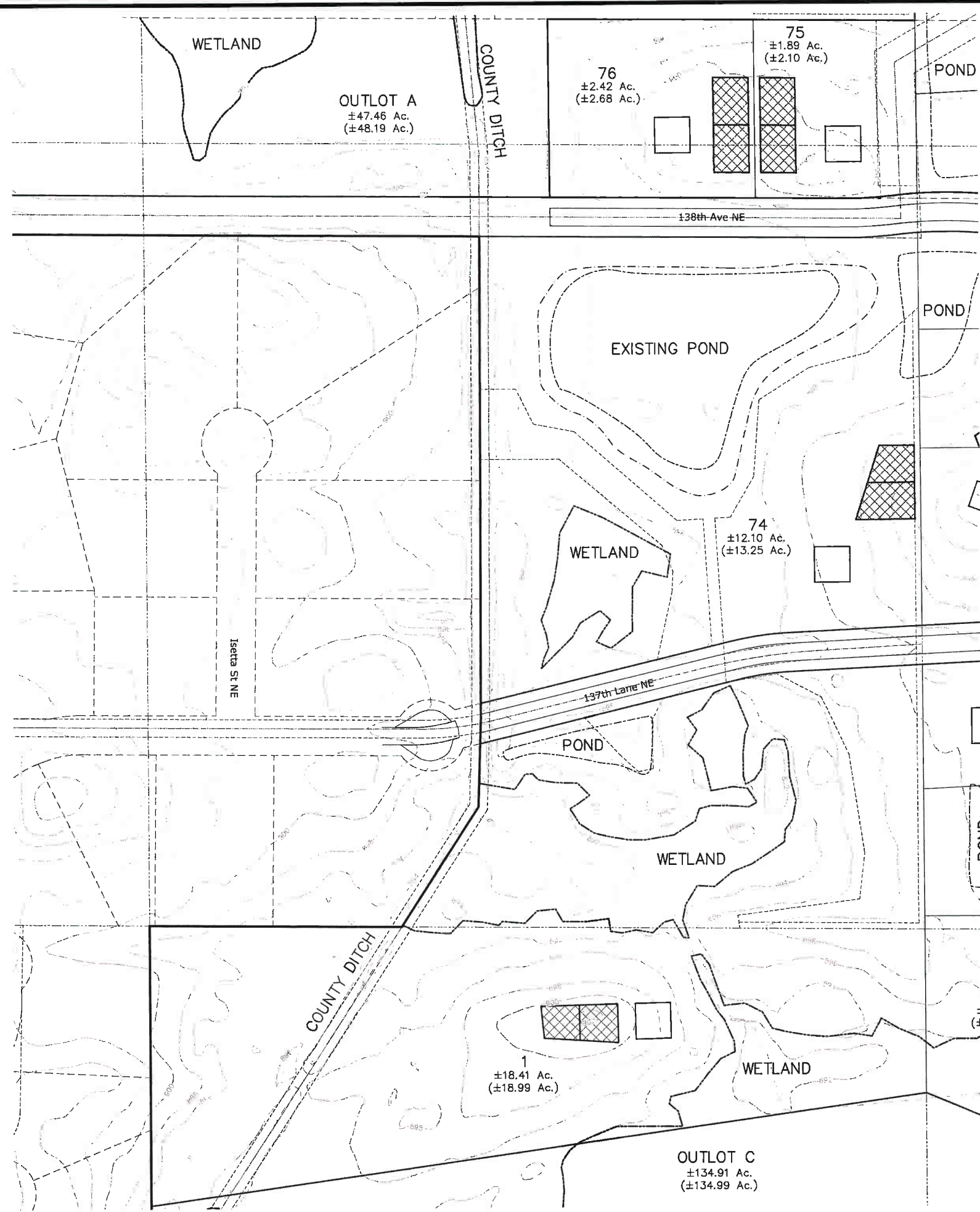


REVISIONS

1.	09/18/24 - Layout / ROW Revisions
2.	10/16/24 - Layout / Pond Revisions
3.	
4.	
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6.	

DRAWN BY: C# / RJR
 ISSUE DATE: 08/09/24
 PROJECT NO: 10941





CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55418
TEL. 763.488.7800 \ FAX. 763.488.7808 \ CARLSONMCCAIN.COM

CONCEPT PLAN A

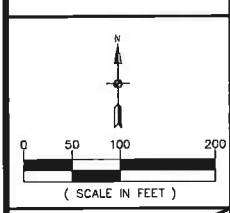
ELWELL FARMS
Ham Lake, Minnesota

Contour Development, LLC
PO Box 89
Rockford, MN 55373

REVISIONS

1.	09/18/24	Layout / ROW Revisions
2.	10/16/24	Layout / Pond Revisions
3.		
4.		
5.		
6.		

DRAWN BY: Cp / RJR
ISSUE DATE: 08/09/24
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commissioners if they had any questions. Commissioner Dixon verified that the parkland dedication fees for Lots 1-7 is \$1850 per lot. Commissioner Lejonvarn asked if all accessory buildings shown on the plans were still on the property. Engineer Krugler stated that they are. Engineer Krugler stated the road infrastructure is in place and septic certifications from 2005 are being used. Engineer Krugler stated a lot line adjustment will be done between Lots 8 and 9 and encroachment agreements are needed for Lots 2, 3 and 6, Block 1 due to septic lines crossing drainage and utilities easements. Engineer Krugler stated the accessory building noted as the *existing shop* on Lot 8 is oversized but was approved with the original plat; the accessory building (block building) south of the oversized building was to be removed as shown on the attached Enchanted Estates exhibit from 2005. Building Official Jones stated the block building will need to be demolished and the pole structure that will be on proposed Lot 9 needs to have an exterior finish that matches the color, texture and style, as closely as practical, to the surface of the dwelling unit to be compliant with City Code. Building Official Jones stated the steel roof could remain on the pole structure. Commissioner Dixon completed the inspection; a copy which is on file. Commissioner Dixon stated she drove to the site and spoke with Mr. Haugen. Commissioner Dixon stated the accessory buildings that have been mentioned are still on the property. Commissioner Dixon stated she talked with Mr. Haugen about removing one accessory building and bringing the other building into compliance to ensure he was aware of the City's requirements for the plat. Commissioner Dixon stated the street infrastructure is in place and there is a park at the end of the street so this final phase will finish off the development.

Chair Pogalz opened the public hearing at 6:13 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:14 p.m.

Motion by Dixon, seconded by Entsminger, to recommend approval of the Preliminary Plat of Enchanted Estates 4th Addition in Section 14 as presented by Roger and Sue Haugen of S & R Developers LLC, subject to updating the survey to show all existing accessory building sizes before submission of the Final Plat for approval and updating the survey to show that the southerly building on proposed Lot 8 will be demolished, updating the exterior finish of the accessory building on 16207 Austin Street NE to match the color, texture and style of the like surfaces on the existing dwelling unit, meeting all requirements of the City Engineer and Building Official 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, September 16, 2024 agenda.*

NEW BUSINESS:

Joseph Radach of Contour Development LLC, requesting Sketch Plan approval for Elwell Farms (107 Single Family Residential lots and 4 outlots) in Section 36

Mr. Joseph Radach was present. Mr. Radach stated Jesse Neumann from Design Earth Contracting and Steve Jones with Keller Williams were attending on behalf of the project as well. Mr. Radach stated Elwell Farms residential development will have 107 single family lots that range in size from one to 19 acres. Mr. Radach stated access to the development is going to be from the west via 137th Lane NE or the north via Opal Street NE through the Hidden Forest East subdivision. Mr. Radach stated four outlots are



proposed. Mr. Radach stated one outlot is land for a park that he envisions will include some walking trails with benches, scenic overlooks, a playground and some parking along the street. Mr. Radach stated two of the other outlots are for wetland restoration and preservation. Mr. Radach stated they intend to restore the sod fields into native wetland habitat and create a wetland bank with which wetland credits can be offered for other projects in the area that may have wetland impacts that need those credits. Mr. Radach stated many septic borings have been taken and they have confirmed each lot has adequate space for a primary and secondary septic system; livability has been proven on every lot as well. Mr. Radach stated a wetland delineation and threatened and endangered species survey have been completed. Mr. Radach stated the hope is to break ground in the spring. Chair Pogalz asked Engineer Krugler to comment on the development. Engineer Krugler stated the proposed 107 lot development is located on just over 500 acres in section 36. Engineer Krugler stated the sketch plan does not include names for all streets; the unnamed streets will need to follow the naming model of the Anoka County grid system and proposed cul-de-sacs within the development may need to be modified as they cannot exceed 1,100-feet in length. Engineer Krugler stated access to the development will be via a connection to 137th Lane NE in the Red Fox Hollow 2nd Addition development and via a connection to Opal Street NE in the Hidden Forest East development. The plan includes extending 138th Avenue NE from Ghia Street NE to connect lots 75 and 76. Engineer Krugler commented on the outlots stating Outlot B will be conveyed to the adjacent 4611 139th Lane NE parcel which will then require the parcel to be addressed from Opal Street NE, Outlot C is a proposed park and Outlots A and D are proposed wetland banks which Attorney Berglund will comment on. Engineer Krugler stated access to Lexington Avenue NE for Lots 75 & 76 is via gravel roads in the Elwell Heights subdivision; it is required that the portions of 138th Avenue NE, Fraizer Street NE and 139th Lane NE between these lots and Lexington Avenue NE be upgraded. Engineer Krugler stated there is a 66-foot wide ingress/egress easement traversing from 138th Avenue NE thru parcels 67, 68, 69, 75 and 76 to the 4611 139th Lane NE that will need to be rescinded and the driveway for 4611 139th Avenue NE will need to be relocated to Opal Street NE. Engineer Krugler stated 138th Avenue NE is currently a private easement, not a city street, so it will have to be dedicated as part of the plat. Engineer Krugler stated the Park Committee met to discuss parkland dedication for the proposed Elwell Farms development; the Park Committee determined parkland dedication fees will be collected rather than requiring dedication of land or trail easements as residents of the Elwell Farms development will have street access to the nearby parks within the Hidden Forest East Park Addition and Red Fox Hollow 2nd Addition subdivisions. Engineer Krugler stated a 20-foot wide Flint Hills Resources easement (Minnesota Pipeline) traverses through the northerly portion of the sketch plan; written approval from Flint Hills Resources must be provided for streets, driveways and grading within the easement. Engineer Krugler stated there are existing buildings, accessory buildings, farm buildings, wells and septic systems located within the proposed sketch plan and future submittals will need to show that the buildings will be removed. Engineer Krugler stated demolition permits will be required to remove the buildings and documentation will need to be provided to prove the wells have been sealed and the septic systems abandoned. Engineer Krugler stated an FAA recognized flying field for radio-controlled aircraft is located on parcel 36-32-23-14-0001. Engineer Krugler stated research will need to be done to determine if the FAA has any rules related to discontinuing use of the area.

Engineer Krugler stated Trail #84A of the Rice Creek Snowmobile Trail Association traverses thru the easterly portion of the proposed plat. Engineer Krugler stated Coon Creek Watershed approval is required. Engineer Krugler stated the northerly portion of the proposed development is identified as a FEMA Zone A designation; a FEMA Letter of Map Amendment will be required for lots located within Zone A. Engineer Krugler stated a Natural Heritage Information System data review has been completed and a habitat assessment/survey is required. Chair Pogalz stated he likes what he sees in the development in relation to providing additional access points to a few other subdivisions in the area. Chair Pogalz asked if an extension of Bunker Lake Boulevard NE could be considered with the plat. Mr. Radach stated the northwestern corner of the proposed development does not extend far enough west to create an extension of Bunker Lake Boulevard NE and the composition of the land is peat and wetland. There was discussion about improving and extending 138th Avenue NE east to connect with what is currently labeled as Street A on the plans and improving 137th Lane NE from Ghia Street NE east and other potential access points to Lexington Avenue NE. Chair Pogalz stated that another access point out to Lexington Avenue NE should be considered so that residents occupying 107 new homes in the development don't have only two ingress/egress points. Chair Pogalz stated he disagrees with the Park Committee's recommendation to accept monies in lieu of parkland. Chair Pogalz stated this is a large development. Chair Pogalz stated there are ball fields in the central part of the city and several parks with playground equipment throughout the city, but no ball or soccer fields in the eastern side of Ham Lake. Mr. Radach stated they are planning for a park and obtaining credit toward parkland dedication. Engineer Krugler explained parkland dedication options in respect to paying \$2,500 per lot dependent on the ratio of upland vs wetland, dedicating land or a combination of both. Commissioner Lejonvarn asked Mr. Radach if he was working with the Rice Creek Snowmobile Trail Association. Mr. Radach stated he received a call from Mr. Ken Anderson (Mr. Anderson was present.) today but had not had a chance to speak with him. Mr. Radach stated he wasn't familiar with where the trail was within the proposed development but was willing to talk with Mr. Anderson. Chair Pogalz stated if the trail system through the development isn't possible, snowmobilers will have no trail access from the north to the south side of the city and vice versa. There was discussion about a permanent trail being dedicated within the development to be a recreational trail in the summer and a snowmobile trail in the winter. Chair Pogalz asked Mr. Radach to comment on the St. Paul Modelers Radio Controllers Club (SPMRC) use of the airfield. Mr. Radach stated their lease will be terminated. Chair Pogalz asked if the SPMRC was aware that the lease will be terminated. Mr. Radach stated the Elwell's have notified the club that the lease will be terminated. Attorney Berglund stated the City Council supports having wetland banks in Ham Lake and work is being done to codify an ordinance related to wetland banks. Attorney Berglund stated he has been exploring conditions the city will have for developers interested in wetland banking such as requiring a Conditional Use Permit, requiring the dedication of a trail through the wetland bank area, have a fee paid to the city that is a percentage of each wetland bank credit sold as the city anticipates that developers will abandon the land once all credits have been sold and the city will then be responsible for maintaining the land. Mr. Radach questioned if a trail would be possible in a wetland area as creating an upland trail could impact the wetlands and would create additional expense. There was discussion about the process of gaining approval from the Board of Soil and Water Resources and the Army Corp of Engineers for a

wetland bank, initial restrictions on the sale of credits, oversight of the location, vegetation requirements, etc. Mr. Radach stated he has created wetland bank prospectus to submit to various regulatory agencies for review. Mr. Radach stated he should know in three months whether or not the plan is acceptable. Chair Pogalz reviewed the list of items noted in the September 5, 2024 memo from the City Engineer that need to be addressed. Mr. Radach stated he has noted the items he needs to address. There was additional discussion about these items. Building Official Jones stated that, currently, the City Code does not allow wetland banks under a Conditional Use Permit and that the city should update City Code to allow for wetland banks before approving the sketch plan for this development as it could potentially include a wetland bank area. Commissioner Lejonvarn asked if the sketch plan could be approved to allow the developer to continue to address the comments from the City Engineer while the City created the code related to wetland banks. Attorney Berglund stated the City Council supports the creation of wetland banks within the city. Attorney Berglund stated this concept has been studied for the past several months and the plan is to create an ordinance to allow wetland banks. Attorney Berglund stated the ordinance has not been created yet so wetland banks are currently not a permitted use. Attorney Berglund stated once an ordinance is created, it will take some time to hold a public hearing, obtain approval of the ordinance and adhere to statutory timelines for acceptance of the ordinance. Chair Pogalz suggested the application be tabled until the wetland bank ordinance has been approved. Mr. Radach asked if the sketch plan could be approved so they could begin work on a preliminary plat. Attorney Berglund stated his recommendation is to table the application for now. Mr. Radach stated the development team would like to know if the commission is in favor of the project. Attorney Berglund asked Mr. Radach if going forward with the development is contingent on getting approval to have a wetland bank. Mr. Radach stated it was. Attorney Berglund stated his recommendation is to table the application. Commissioner Lejonvarn asked how many acres would be dedicated to the wetland bank in the development. Mr. Radach stated approximately 70 acres. Mr. Radach asked the commissioners if they were generally in favor of the project. All commissioners were of the opinion that they were in favor of the development. **Motion by Lejonvarn, seconded by Pogalz, to table Sketch Plan Approval for the plat of Elwell Farms as submitted by Joseph Radach of Contour Development LLC. All present in favor, motion carried.**

OLD BUSINESS:

Gary Magnuson requesting Sketch Plan approval for the minor Plat of Magnuson Estates (2 lots) in Section 9

Mr. Magnuson was not present. Chair Pogalz asked Building Official Jones to comment on the plat. Building Official Jones stated he has talked with Mr. Magnuson several times about the corn crib that was converted to a garage. Building Official Jones stated he went to Mr. Magnuson's property to measure the distance between the building and the property line and found that the structure is within the front yard setback. Building Official Jones stated the garage must be removed to come into compliance with City Code. Building Official Jones stated a permit was issued to Mr. Magnuson for an accessory building several years ago under the agreement that the garage would be removed and that did not happen. Building Official Jones stated anytime a resident requests a lot split, their property must be brought into compliance with City Code if something is found to be

Memorandum

Date: September 5, 2024
To: Planning Commissioners
From: Tom Collins, City Engineer *TPC*
Subject: Elwell Farms Sketch Plan

Introduction:

The proposed 107 lot residential development is located on 18 parcels equating to 515.14 acres. The 18 parcels are identified on the attached Exhibit A. Outlot A and Outlot D, which are a total of 190.1 acres, are proposed to be stand-alone parcels for the creation of Board of Water and Soil Resource (BWSR) approved wetland banking. The southern border of the proposed plat abuts the City of Blaine. The north half of the eastern border abuts Carlos Avery and the south half of the eastern border abuts the City of Columbus. The parcels are currently zoned Rural Single Family Residential (R-A), with the exception of parcel 36-32-23-24-0015 (Outlot A – Red Fox Hollow 2nd Addition) which is zoned Single Family Residential (R-1). The proposed zoning for the residential lots will be R-1, which includes Outlot B. The zoning for Outlot A and Outlot D will remain R-A. A 1,000 scale aerial photo, 400 scale half-section maps and a 1,000 scale zoning map are attached.

Discussion:

All street names will be per the Anoka County street grid. Subsequent plans will include all street names. Street A connects to existing Opal Street within Hidden Forest East to the north, where there is no temporary cul-de-sac. 137th Lane connects to the existing streets within Red Fox Hollow 2nd Addition. The Developer will be required to remove the 137th Lane temporary cul-de-sac on the east side of Red Fox Hollow 2nd Addition, relocate the public utilities, pay the application fee for the subsequent public hearing for vacation of the cul-de-sac right-of-way beyond 66-feet and dedicate a 10-foot drainage and utility easement adjacent to the resulting 66-foot wide 137th Lane right-of-way.

Outlot A and Outlot D are proposed to be converted to a BWSR approved wetland bank. A document will be recorded with Anoka County stipulating that Outlot A and Outlot D are not eligible for building permits. Wetland banking currently is not codified in City Code, but is under completion by the City Attorney. Consideration of approval of wetland banking will be a separate application from plat approval.

Outlot B will be conveyed to the adjacent 4611 139th Lane parcel. Outlot C is a proposed park, which is primarily ponds and wetlands. Outlot C needs to be removed, with the area being absorbed by the adjacent parcels. Per the Parks Committee, parkland dedication fees will be collected rather than the dedication of parkland or trail easements because the development will have street access to the 27.12-acre park within Hidden Forest East Park Addition and the 1.33-acre park within Red Fox Hollow 2nd Addition.

Access to improved Lexington Avenue for Lot 75 and Lot 76 is thru the Elwell Heights subdivision. The streets within the Elwell Heights subdivision are gravel. The upgrade of 138th Avenue, Fraizer Street and 139th Lane is required. An easterly 138th Avenue cul-de-sac is required at Lot 75. The 138th Avenue cul-de-sac would exceed the 1,100-foot maximum from Ghia Street with the current lot configuration of Lot 75 and 76. The cul-de-sac would have to be located at the southwest portion of Lot 76, with Lot 75 having a minimum of 60-feet of cul-de-sac frontage.

Per Anoka County Document #486528, a 66-foot wide ingress/egress easement traverses from 138th Avenue within Elwell Heights thru parcels 76, 75, 69, 68 and 67 to the 4611 139th Lane parcel. This easement will have to be extinguished. The 4611 139th Avenue driveway will need to be relocated to proposed Street A. The driveway relocation is to be coordinated with the property owner, and the property owner is to be notified that their address will be changing from 139th Lane to Opal Street.

The Street A and Street E cul-de-sac lengths cannot exceed the 1,100-foot maximum per Article 10-430.K(iii) of City Code. A revision for the Lot 56 configuration is needed for compliance with Article 10-430.I.2.b of City Code. The easterly interior angle between the two side lot lines of the triangular lot is currently under the 45-degree minimum. The approved configuration is shown on the attached Reconfiguration Exhibit.

A 20-foot wide Flint Hills Resources (Minnesota Pipeline) easement traverses thru the northerly portion of the proposed Sketch Plan. Written approval from Flint Hills Resources needs to be provided for the Street A crossing, the Street E crossing and the 4611 139th Avenue driveway relocation, along with any other proposed grading within the easement.

The Developer will be required to remove the 137th Lane cul-de-sac on the east side of Red Fox Hollow 2nd Addition, relocate public utilities, pay the application fee for the subsequent public hearing for vacation of the cul-de-sac right-of-way beyond 66-feet and dedication of a 10-foot drainage and utility easement adjacent to the resulting 66-foot wide 137th Lane right-of-way.

There are existing buildings, accessory buildings, farm buildings, wells and septic systems located within the proposed Sketch Plan. Future plan submittals need to show all removals. Existing wells will need to be sealed per Minnesota Department of Health requirements. The existing septic systems, including tanks, will need to be abandoned per MPCA requirements. Demolition permits will need to be approved by the Building Official. Proof that wells have been sealed and septic systems/tanks have been abandoned must be submitted to the Building Official as well.

The flying field of the FAA recognized St. Paul Modelers Radio Controllers Club (SPMRC) is located on the 36-32-23-14-0001 parcel. A 200 scale aerial photo and the home page of the Club website are attached. The Club is for members to use for their radio control aircraft. Per their website, the flying field has a surfaced runway, large pit area, gathering shelter and other great field amenities. The Club currently leases the property on an annual basis. Per correspondence with the Club, the property was recently reviewed and designated by the Federal Aviation Administration as a Federally Recognized Identification Area (FRIA). The FRIA designation allows the SPMRC, which is chartered by the Academy of Model Aeronautics (AMA) as Club #380, to operate remotely controlled aircraft while being exempt from the remote ID requirement as long as conformance to established AMA safety rules and guidelines are followed.

Trail #84A of the Rice Creek Snowmobile Trail Association traverses thru the eastly portion of the proposed Sketch Plan. The trail map along with the trail location thru the proposed Sketch Plan are attached. Per conversations with the Rice Creek Trail Snowmobile Club representative, an on-site meeting is to take place with the property owners to determine the potential for relocating the designated trail.

Coon Creek Watershed District (CCWD) approval is required. Per the CCWD, portions of the Sketch Plan 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 existing pond was a borrow pit that was excavated in the early 1990's. The existing pond slopes will need to be compliant with 4:1 slope above the normal water level and a 10:1 bench to one-foot below the normal water level. The proposed stormwater ponds on the west side of Street A will need to be revised from being within Outlot D to being absorbed by Lots 6, 7 and 8. Per the attached FEMA Zone A exhibit the northerly portion of the proposed development is identified as a FEMA Zone A designation, which is the 1% probability of flooding in any given year. A FEMA Letter of Map Amendment will be required for the lots within the Zone A designation.

The Natural Heritage Information System (NHIS) data review by the DNR is attached. Minnesota's endangered species law (Minnesota Statutes, section 84.0895) and associated rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the taking of threatened or endangered species without a permit. A habitat assessment/survey is required, per the NHIS review, because several rare plant species have been identified within the vicinity of the project.

The parcels are not located within any of the 20 natural resource clusters identified in the Anoka Conservation District's April 2008 Natural Resources Inventory and Assessment (NRIA). The NRIA is Appendix S of the Storm Water Pollution Prevention Plan (<ftp://ftp.rfcengineering.com/SWPPP.pdf>).

Recommendations:

It is recommended that the Sketch Plan of Elwell Farms Addition be recommended for approval, contingent on addressing the above.

**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

File Number: 692674 Revision Number: 3

Parcel IDs - 36-32-23-

EXHIBIT A

Parcel 1: Abstract 11-0001
The Northeast Quarter of the Northeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 2: Abstract 12-0003
The Northwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. Except the South 212.00 feet of the West 580 feet of said Northwest Quarter of the Northeast Quarter; also except the North 512.41 feet of the West 325.00 feet of Northwest Quarter of said Northeast Quarter.

Parcel 3: Abstract 13-0004
The Southwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. EXCEPT the West 330.2 feet of said Southwest Quarter of the Northeast Quarter, except the North 88 feet thereof; and Also Except the North 88.00 feet of the West 580.00 feet of said Southwest Quarter of the Northeast Quarter.

Parcel 4: Abstract 17-0006
The West 330.2 feet of the Southwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, Except the North 88 feet thereof.

Parcel 5: Abstract 14-0001
The Southeast Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 6: Abstract 21-0006
The Northeast Quarter of the Northwest Quarter, Except the South 212 feet thereof, Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 7: Abstract 22-0010
That part of the Northwest Quarter of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying East of the West 1027.97 feet thereof, and lying North of the South 212 feet of the Northwest Quarter of the Northwest Quarter, except that part platted as Elwell Heights.

Parcel 8: Abstract 24-0005
The South 67 feet of the North 155 feet of that part of the South Half of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying Easterly of the East line of Elwell Heights.

Parcel 9: Abstract 23-0001
The Northeast Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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LT File No.: 692674

ALTA Commitment for Title Insurance (07-01-2021)

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AMERICAN
LAND TITLE
ASSOCIATION



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

File Number: 692674 **Revision Number: 3**

Parcel 10: Abstract *34-0001*
The Southeast Quarter of the Southwest Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 11: Abstract *41-0001*
The Northeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 12: Abstract *42-0001*
The Northwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 13: Abstract *43-0001*
The Southwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 14: Abstract *44-0001*
The Southeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 15: Torrens Certificate No. 151959 *27-0015*
Outlot A, Red Fox Hollow 2nd Addition, Anoka County, Minnesota.

Parcel 16: Abstract *21-0005*
The South 212.00 feet of the West 580.00 feet of the Northwest Quarter of the Northeast Quarter; the North 88.00 feet of the West 580.00 of the Southwest Quarter of the Northeast Quarter; that part of the North 88.00 feet of the South Half of the Northwest Quarter and that part of the South 212.00 feet of the North Half of the Northwest Quarter lying East of the East line of Elwell Heights, according to the recorded plat thereof, all in Section 36, Township 32, Range 23, Anoka County, Minnesota.

Parcel 17: Abstract *33-0001*
The Southwest Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, EXCEPT PARCEL 44, Anoka County Right of Way Plat No. 81, Anoka County, Minnesota.

Parcel 18: Torrens Certificate No. 123181 *32-0001*
That part of the Northwest Quarter of the Southwest, Section 36, Township 32, Range 23 lying South of a line 331.23 feet north of, measured at right angles to and parallel with the South line of said Northwest Quarter of the Southwest Quarter, EXCEPT PARCEL 43, Anoka County Right of Way Plat No. 81, Anoka County, Minnesota.

Abstract/Torrens Property

*Excluded from
11/4/24 Sketch
Plan Submission*

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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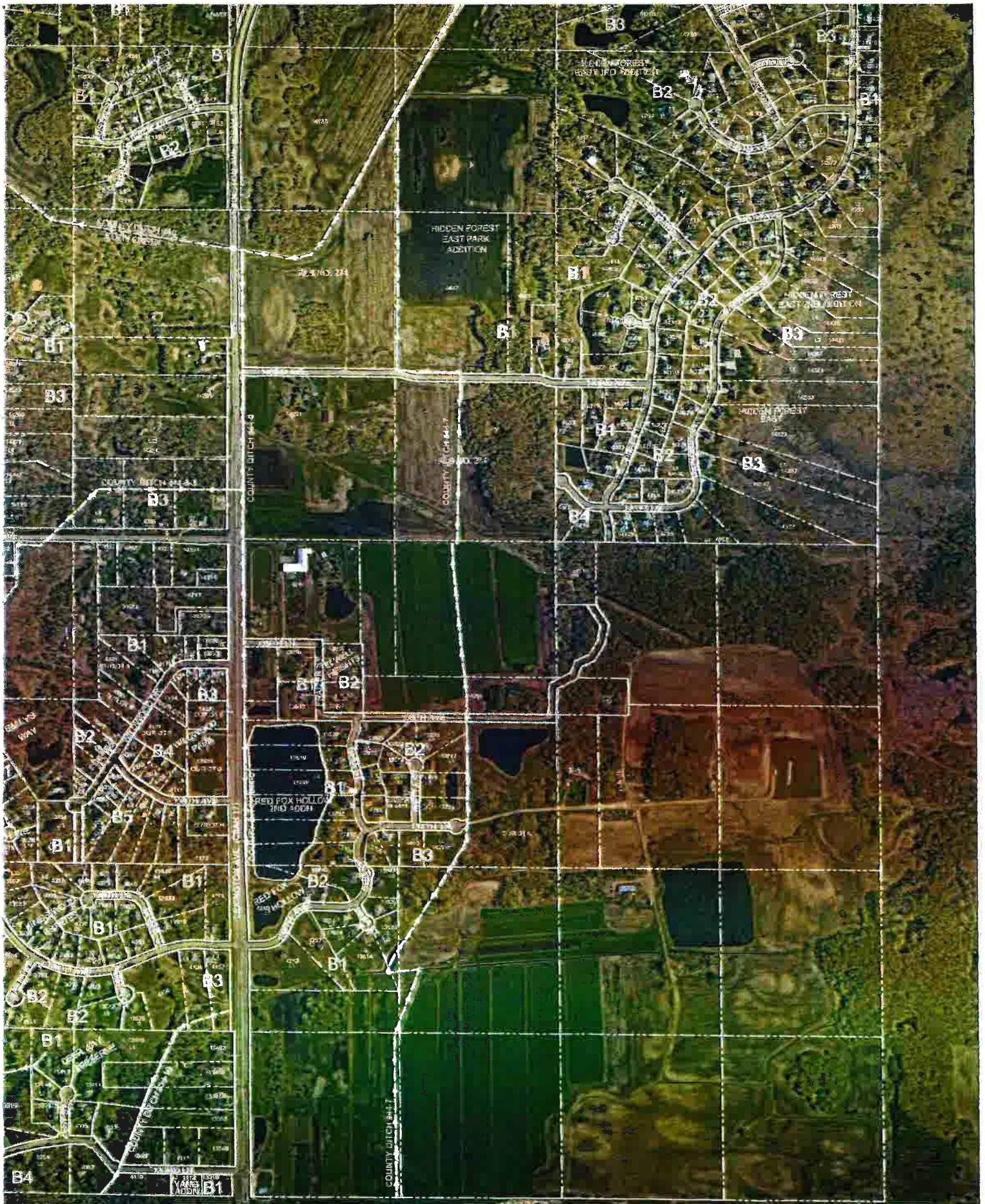
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ALTA Commitment for Title Insurance (07-01-2021)

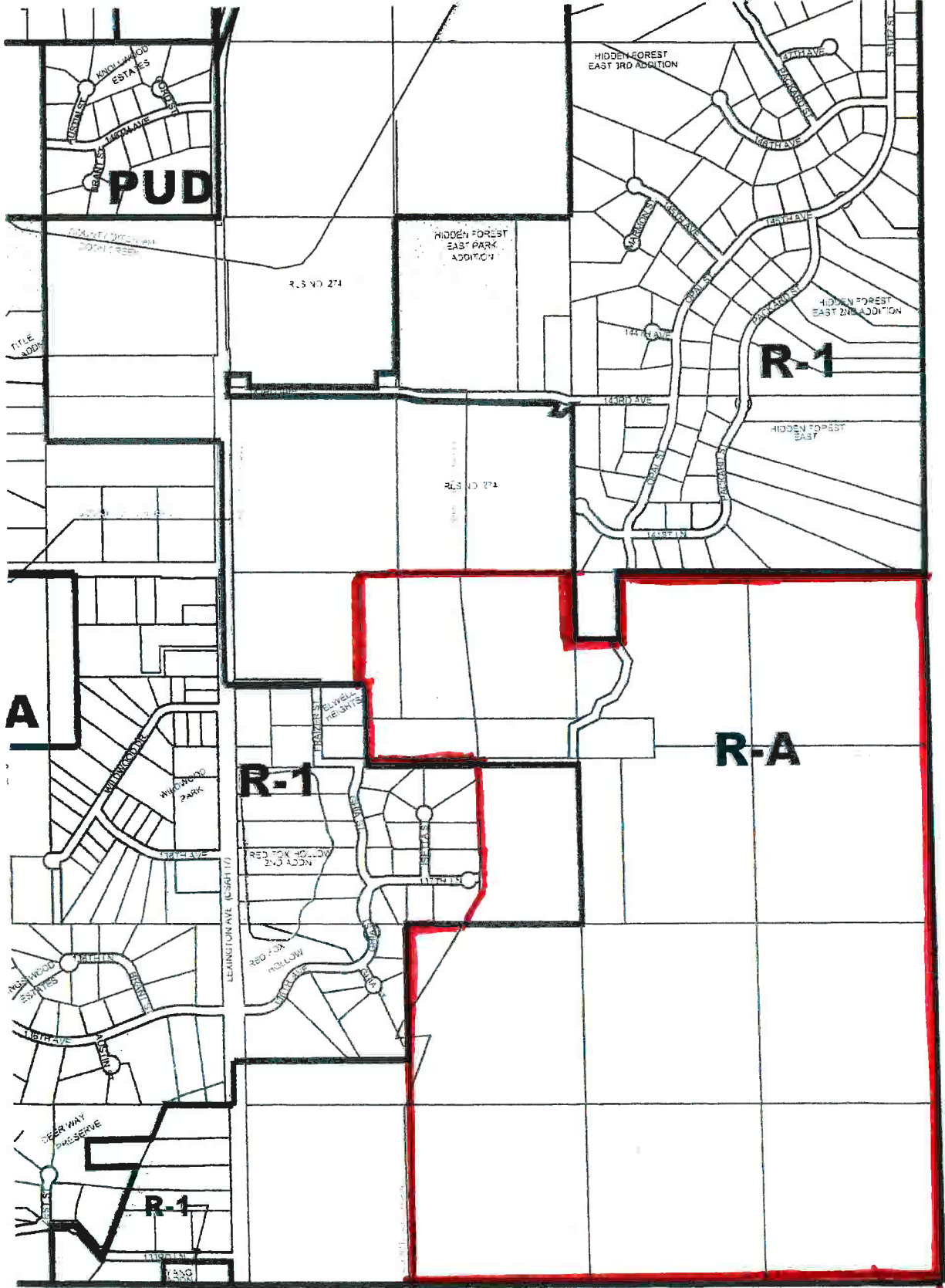
Page 8 of 17

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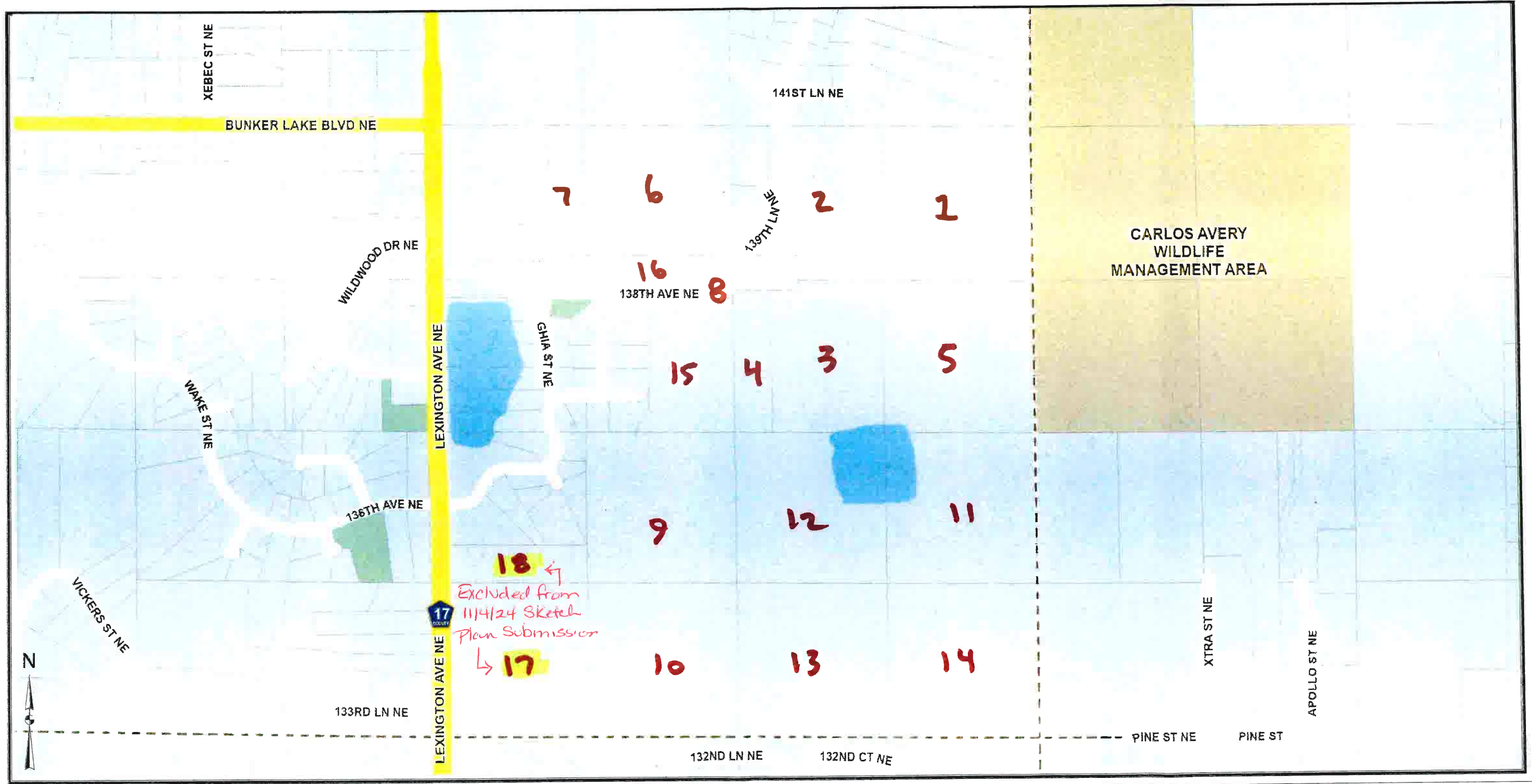


1" = 1,000'



7/1/01

Anoka County Parcel Viewer



18 ↙
 Excluded from
 11/4/24 Sketch
 Plan Submission
 ↘ 17

Exhibit A Parcels



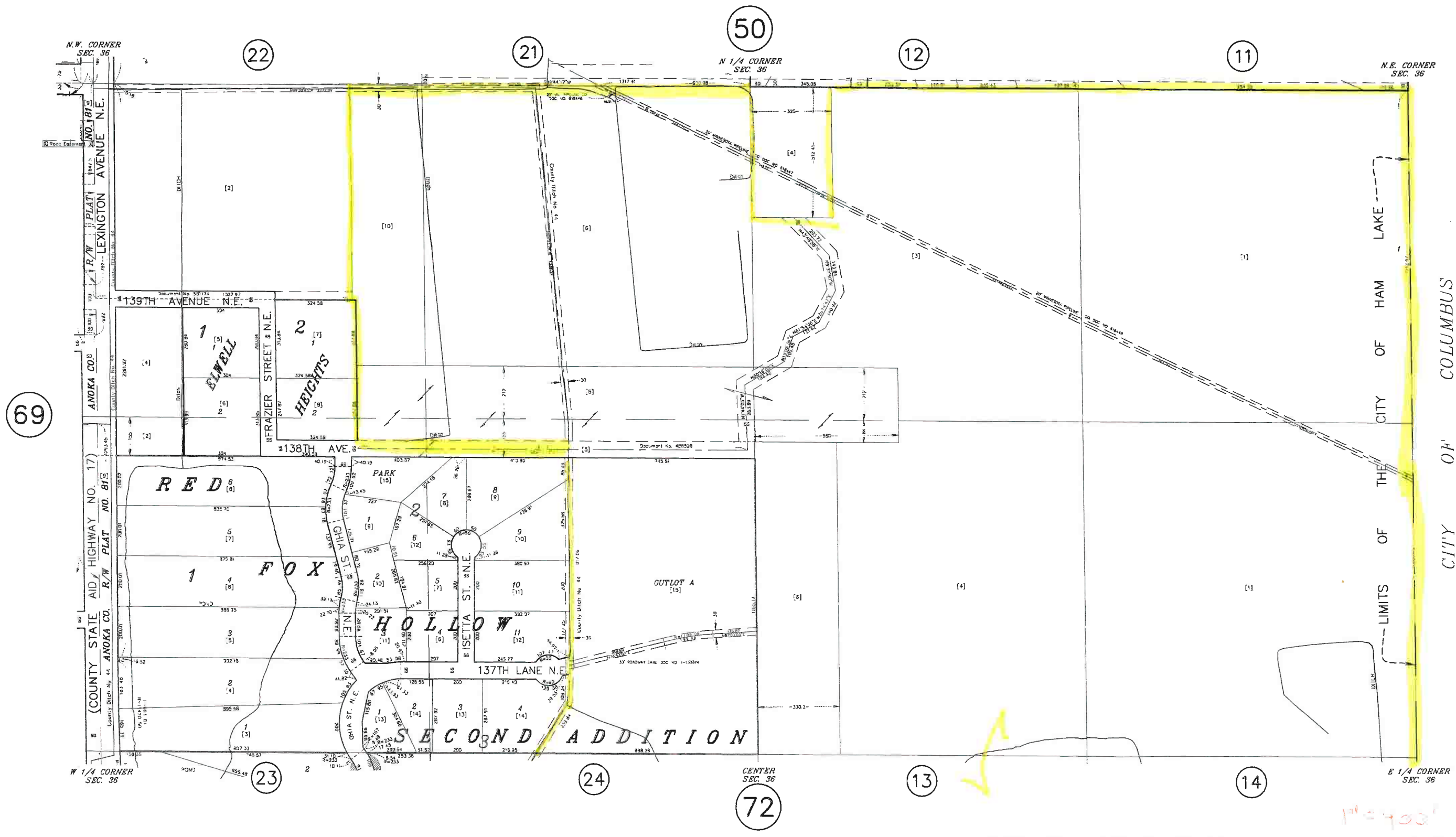
Parcel Information:
 36-32-23-13-0004
 HAM LAKE
 MN 55304

Approx. Acres: 29.37820414
 Plat:
 Commissioner: JULIE BRAASTAD

Owner Information:
 ELWELL FAMILY FARM L P
 4629 137TH LN NE
 HAM LAKE
 MN
 55304

N 1/2 SECTION 36, T. 32, R. 23

CITY OF HAM LAKE



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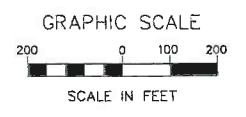
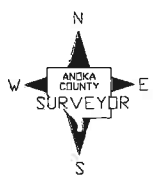
23

24

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13

14



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

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

PROPERTY IDENTIFICATION NUMBER
Section Number Township Number Range Number Quarter Quarter Specific Parcel
XX XX XX XX XXXX
SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 36-32-23-13-0006

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 36, T. 32, R. 23

CITY OF HAM LAKE



70

71

32

31

42

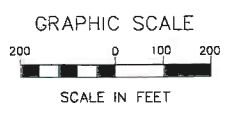
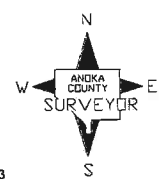
41

33

34

43

44



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

QUARTER QUARTER INDEX

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

PROPERTY IDENTIFICATION NUMBER

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

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 36-32-23-43-0001

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.

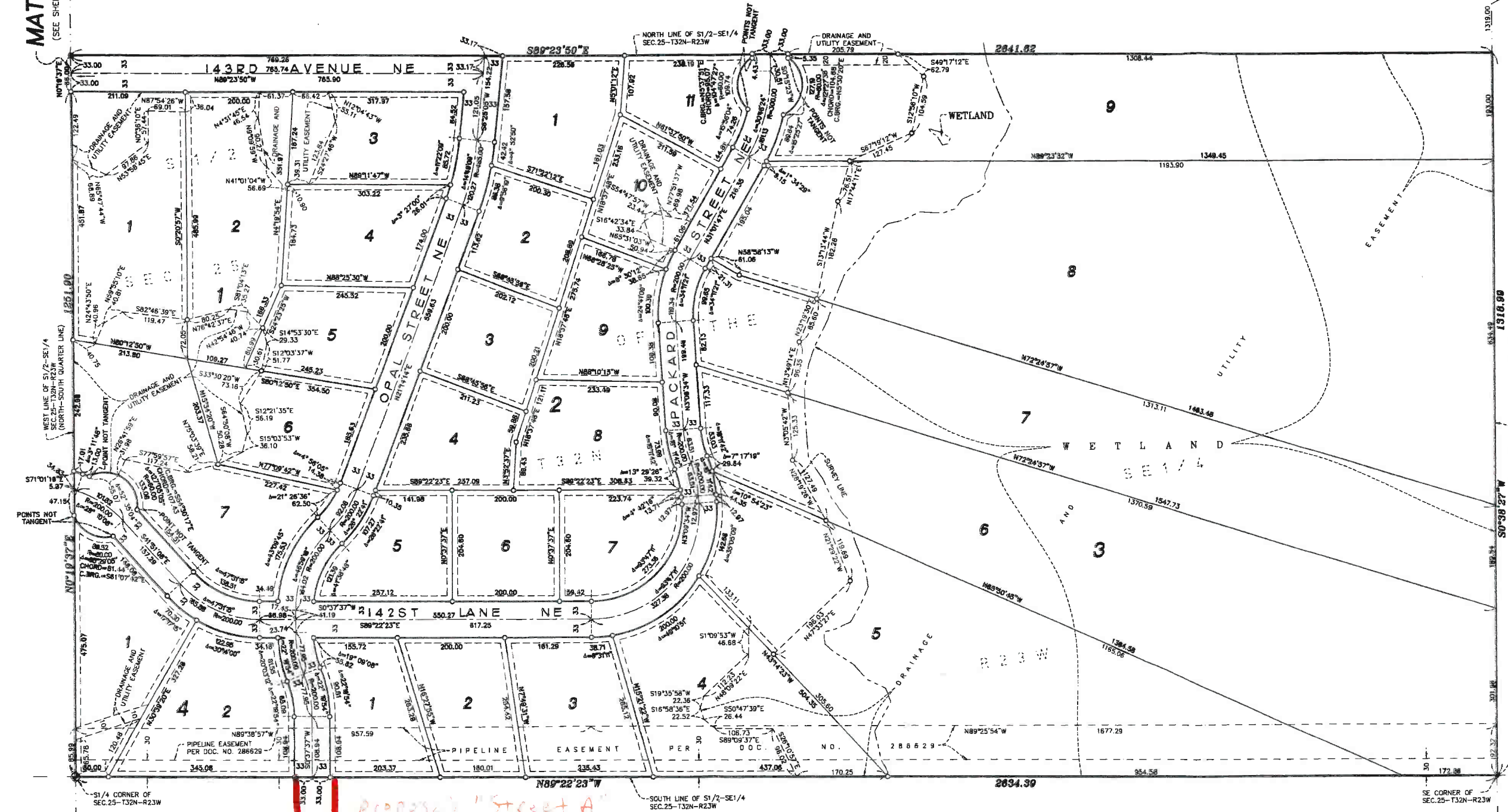
OFFICIAL PLAT

HIDDEN FOREST EAST

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

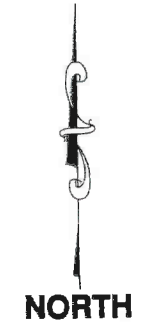
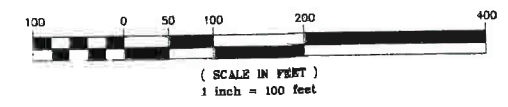
MATCH LINE
(SEE SHEET 1 OF 2 SHEETS)

E1/4 CORNER OF
SEC. 25-T32N-R23W



Proposed "Street A"

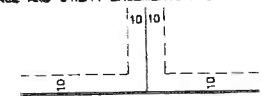
E. G. RUD & SONS, INC.
Professional Land Surveyors



- ◆ DENOTES FOUND ANOKA COUNTY MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.
- DENOTES FOUND IRON MONUMENT, UNLESS OTHERWISE SHOWN.
- DENOTES FOUND CONCRETE MONUMENT
- DENOTES WETLAND DELINEATION BY KJOLHAUG ENVIRONMENTAL SERVICE COMPANY IN JULY OF 2016.

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 32 NORTH, RANGE 23 WEST, IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 22 MINUTES 23 SECONDS WEST.

(NOT TO SCALE)
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.

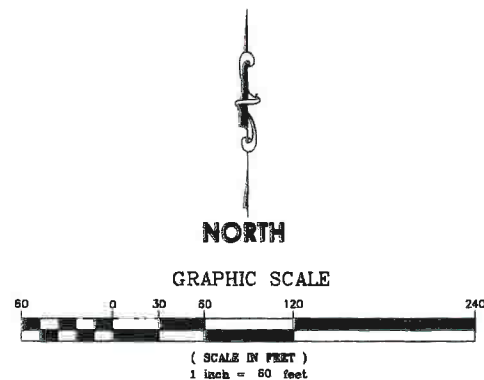
RED FOX HOLLOW SECOND ADDITION

DETAIL B

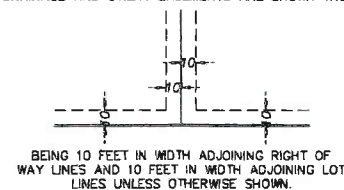
City of Ham Lake
County of Anoka
Sec. 36, T. 32, R. 23

BENCHMARK

MNDOT GSID STATION # 62911
MNDOT NAME: ANOKA BM 10
ELEVATION: 897.50 (NAVD 88)



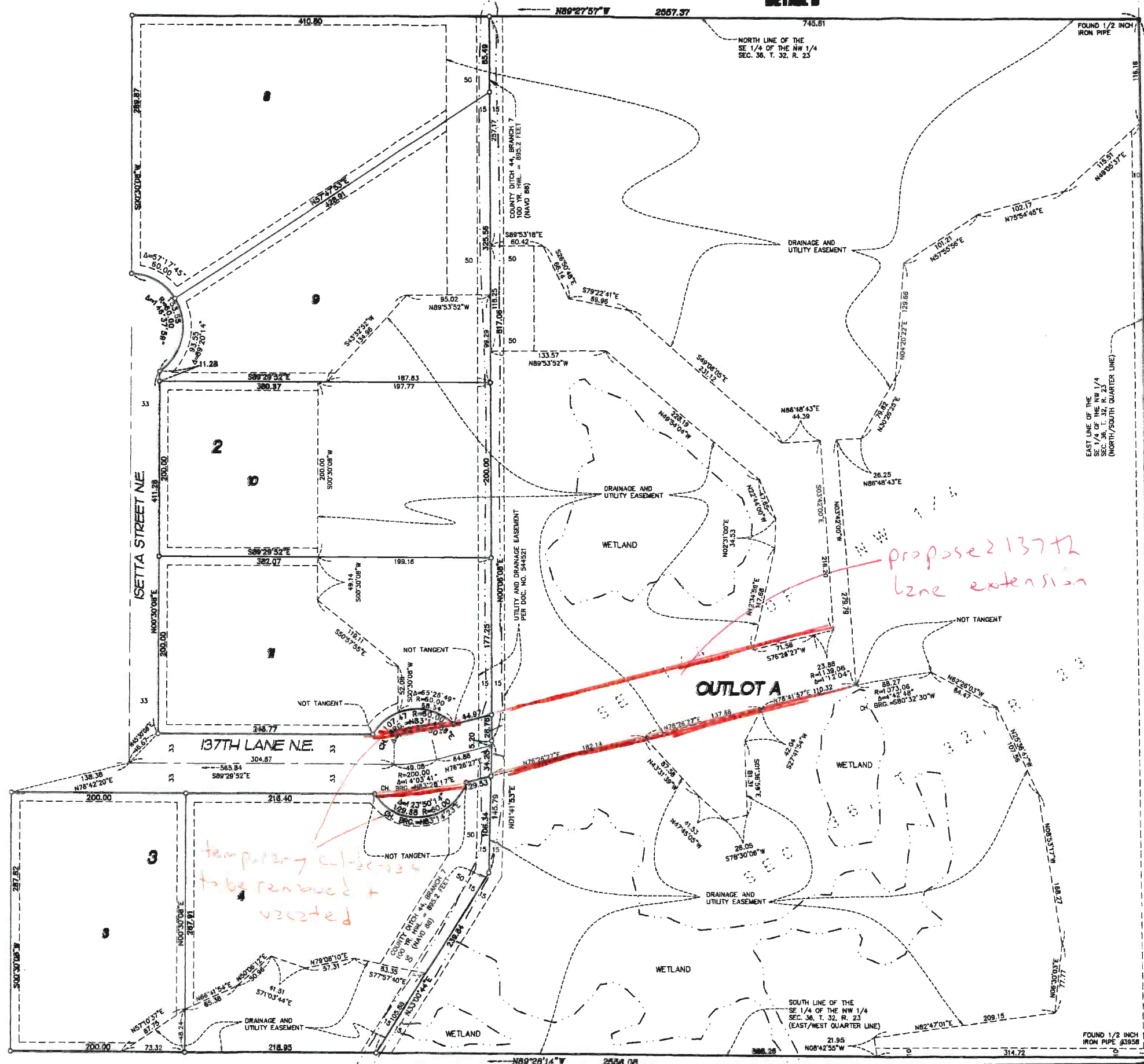
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



LEGEND

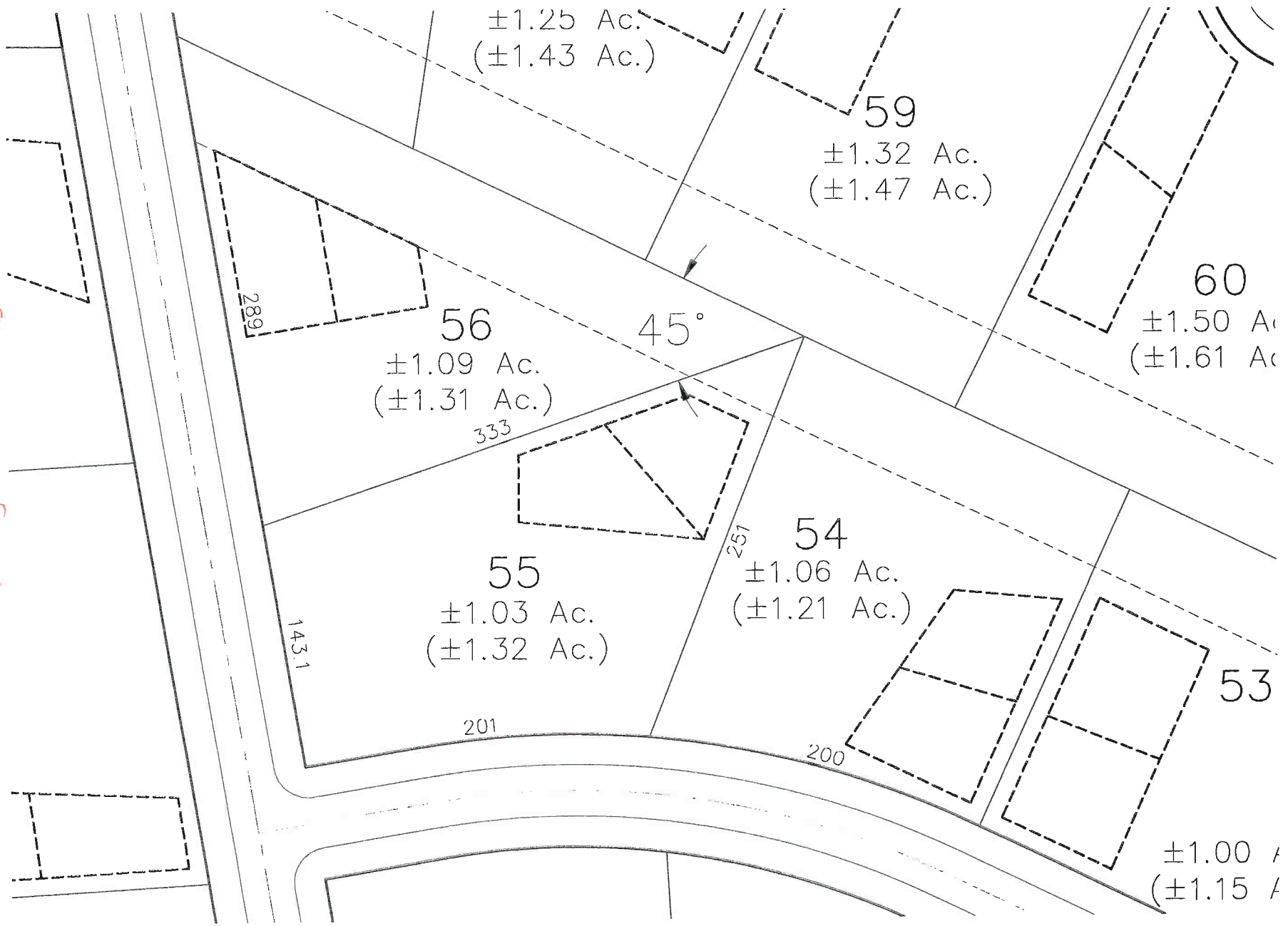
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE TO BE SET WITHIN ONE YEAR OF RECORDING, MARKED RLS NO. 41578
- DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL ON 8/10/15

For the purposes of this plat, the South line of the Southwest Quarter of the Northwest Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota is assumed to have a bearing of North 89 degrees 28 minutes 14 seconds West.



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

Reconfiguration of lots 54, 55 + 56



**CITY OF HAM LAKE
CODE COMMITTEE NOTES
OCTOBER 21, 2024**

The Road Committee met on Monday, October 21, 2024 at 5:30 p.m. Present were Mayor Brian Kirkham, Councilmember Gary Kirkeide; City Attorney Mark Berglund; City Engineer Tom Collins; City Administrator Denise Webster; Building Official Mark Jones; and Deputy City Clerk Dawnette Shimek.

1. Extreme Curves

The Code Committee discussed that there currently isn't a definition for "extreme curves" under Article 10-100 in the Ham Lake City Code. There was discussion that an extreme curve could be defined as "a curve with a design speed limit of 20 miles per hour (mph) or less". **It was the consensus of the Code Committee to recommend to the City Council to consider the First Reading of an Ordinance defining an extreme curve under Article 10 of the Ham Lake City Code.**

2. Noise Ordinance

The noise ordinance was discussed regarding dirt bikes, ATVs, etc. under Article 4-700 of the Ham Lake City Code. The Code Committee discussed the circular motion and the timeframe that a dirt bike, etc. could be going in a circular motion. Attorney Berglund stated that there also needs to be consideration for the neighbors who are having issues with dirt bikes, etc. as they have property rights too. Building Official Jones stated that he receives a lot of complaints regarding the noise that dirt bikes, etc. make when continually operating in close vicinities, especially when going in a circular motion. There was discussion on not changing the noise ordinance at this time. Administrator Webster stated that she would research what other cities ordinances are regarding dirt bikes, ATVs, etc. noise.

3. Wetland Banking

Attorney Berglund stated that the City can charge a fee for wetland credits that are sold by the developer, owner, etc. There was discussion of charging 3% for each credit that is sold. There was discussion regarding the dedication of a trail easement on the property or parkland dedication fees if a trail is not feasible to construct. Attorney Berglund stated that the wetland bank would be under a Conditional Use Permit (CUP). There was discussion that 2% would go into the General Fund and 1% would go into a Park and Beach Fund. The Code Committee discussed allowing the developer, who's previous sketch plan was tabled by the Planning Commission, to re-submit their application for sketch plan approval, but will not be able to submit the preliminary plat until the Wetland Banking is codified in the City Code. Attorney Berglund and Engineer Collins will prepare a draft Ordinance for a Public Hearing before the Planning Commission.





Playground



Pavilion



Pickleball



Fishing Pier

Wetland
Restoration



Plan Key

- 1 Playground Area w/ Tables & Benches
- 2 Picnic / BBQ Pavilion
- 3 Pickleball Courts
- 4 Fishing Pier
- 5 Basketball Court
- 6 Cornhole Courts
- 7 Overlook Seating
- 8 Landscape Berm
- 9 Infiltration Basins
- 10 8' Multi-use Trails
- 11 Multi-use Field (125' x 175')
- 12 Parking Lot (16 spaces)

ELWELL PARK CONCEPT PLAN

Ham Lake, MN | 10/24/24



Snowmobiles Only!

Trails not intended for ATVs, pedestrian, fat tire bikes, etc.



**- PLEASE -
STAY ON TRAIL
OR WE WILL LOSE IT!**

TRAILS OPEN DECEMBER 1ST & CLOSE APRIL 1ST

RICE CREEK TRAIL ASSOCIATION SNOWMOBILE TRAIL



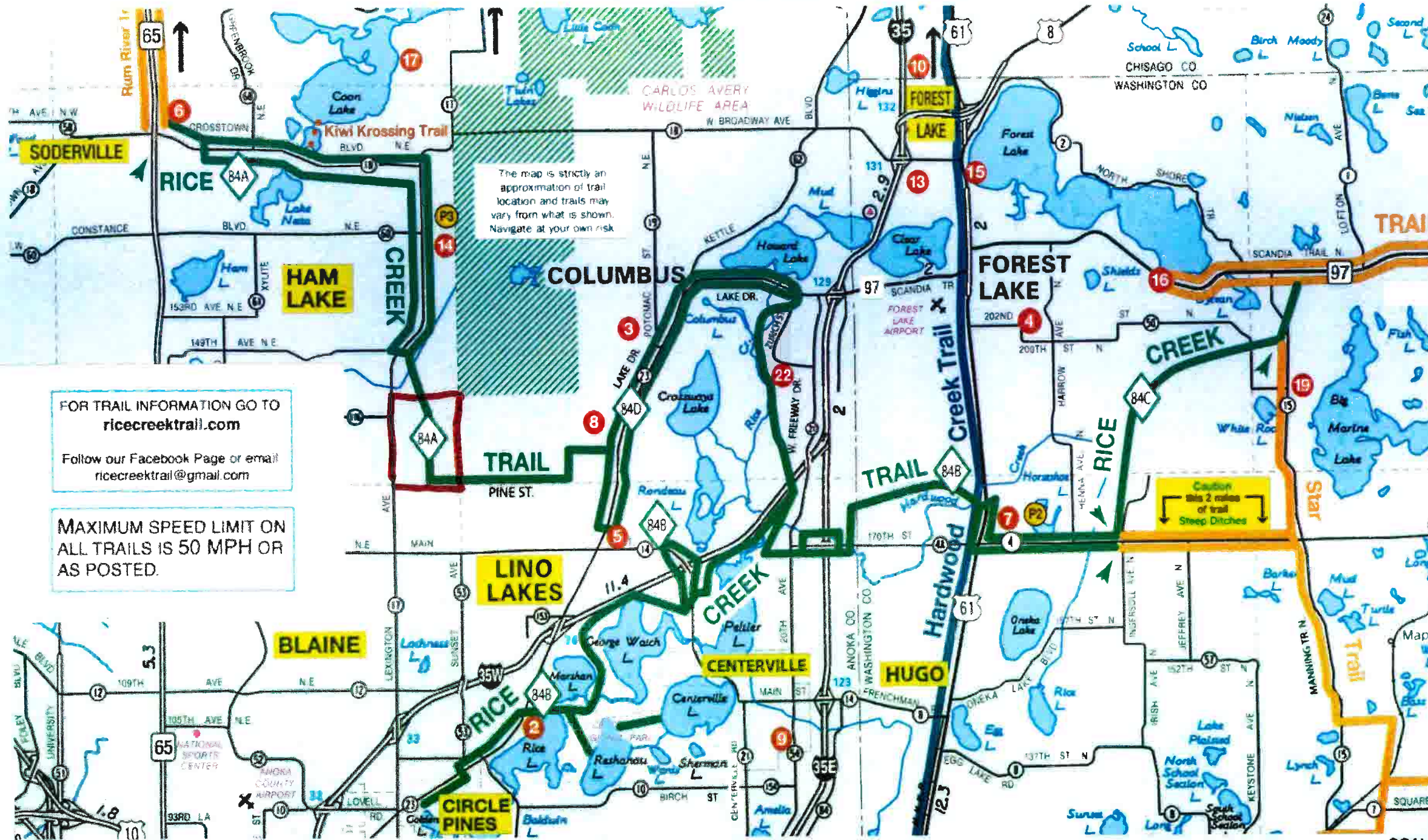
Parking / Unloading

- Blacksmith Lounge
- One Stop

Food: 2, 5, 7, 9, 16, 17, 22

Repair: 4, 8, 10, 13, 15

Gas: 5, 17, 19



The map is strictly an approximation of trail location and trails may vary from what is shown. Navigate at your own risk.

FOR TRAIL INFORMATION GO TO ricecreektrail.com

Follow our Facebook Page or email ricecreektrail@gmail.com

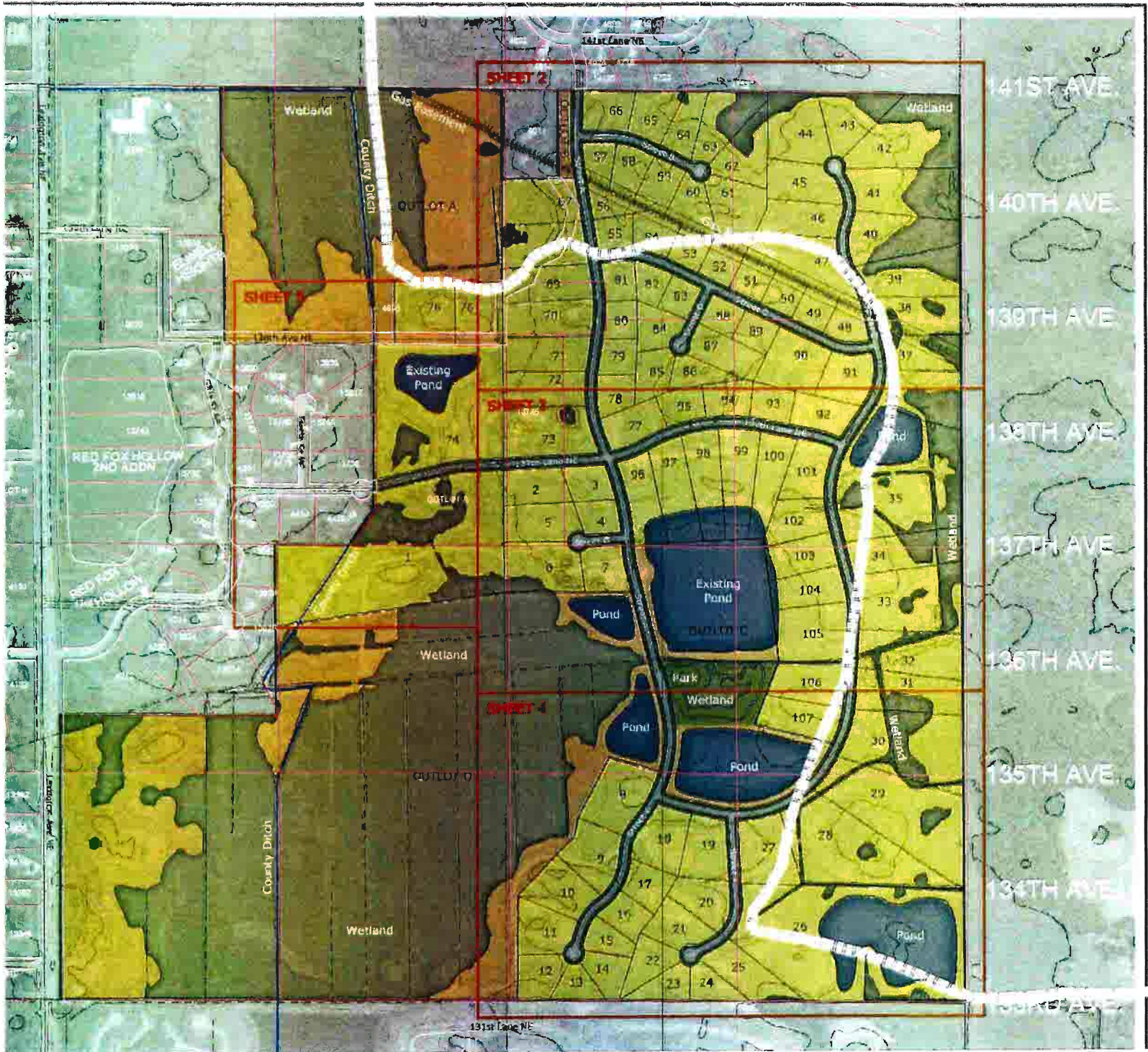
MAXIMUM SPEED LIMIT ON ALL TRAILS IS 50 MPH OR AS POSTED.

CENTERVILLE	
● WISEGUYS	(651) 653-1077
COLUMBUS	
● FRONTIER AG	(651) 464-5776
● UNIQUE COLLISION & CUSTOM	(651) 253-2582
COON LAKE	
● SMOKEY'S PUB & GRILL	(651) 464-6046
EAST BETHEL	
● NORTHWAY SPORTS	(763) 413-8888
FOREST LAKE	
● SPEEDWERX	(651) 982-6020
● METCALF SERVICE CENTER	(651) 464-8925
● ECOFUN MOTORSPORTS	(612) 321-8867
● OLD LOG CABIN	(651) 433-5646
● RUNNING AGES	(651) 925-4800
HAM LAKE	
● ONE STOP	(763) 999-6098
HUGO	
● BLACKSMITH LOUNGE	(651) 429-4116
LINO LAKES	
● TRAPPERS BAR & GRILL	(651) 982-6020
● BILL'S SUPERETTE	(651) 200-4449
NORTH BRANCH	
● OLSON POWER & EQUIPMENT INC.	(651) 674-4494
SCANDIA	
● BIG MARINE LAKE STORE	(651) 433-5019
RG REALTY GROUP-JEFF HANZAL (612) 750-1442	
HEARTWOOD RESORT Heartwoodresort.com	

MN DNR Interactive Snowmobile Map



**- MAPS AVAILABLE AT MOST SPONSORS -
- ADDITIONAL ADVERTISING ON BACK -**



SNOWMOBILE TRAIL BYA



Legend

-  FIRM Panels
-  Base Flood Elevation
-  Cross Sections

Flood Hazard Zones

-  Zone A
-  Zone AE
-  Zone AE Floodway

9/4/2024, 2:21:33 PM 0 0.1 0.2 0.4 mi



DISCLAIMER - The FEMA base flood elevations are used to determine flood insurance rates and whether flood insurance is mandatory. Please note: (1) The city (or township) and watershed district regulations require minimum floor elevations higher than the FEMA base flood elevations (BFEs). Check with your city (or township) on those requirements for any additions or new construction (2) Areas OUTSIDE of the FEMA mapped zones still have flooding risk. Floods higher than base flood elevations can occur and have occurred all over Minnesota. Those with low floors below or near the base flood elevations are especially encouraged to consider purchasing a Preferred Risk Policy, which is a discounted flood insurance option for those "outside" of the FEMA flood zones. (3) Areas OUTSIDE of the FEMA mapped zones are still subject to city (or township) and watershed district regulation of minimum elevations.

AerialsFlown: Fall 2017

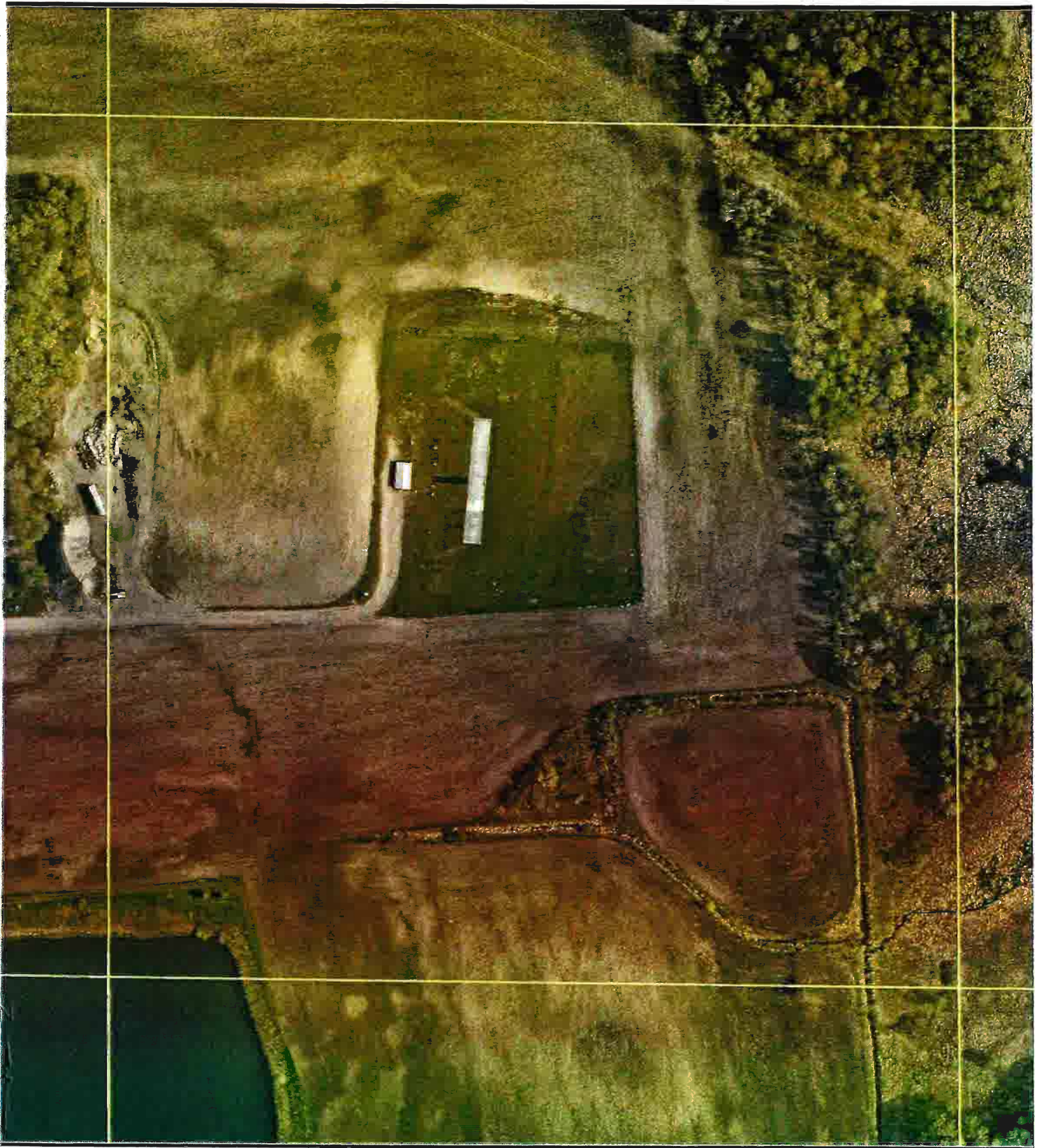
vertical Datum for Contours: NAVD88

Contours Source: Minnesota Department of Natural Resources

The information on this map was compiled from public data sources. Anoka County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.

Created by:

Anoka County Parcel Viewer

**Parcel Information:**

36-32-23-14-0001

HAM LAKE

MN 55304

Plat:

Approx. Acres: 39.85236327

Commissioner: JULIE BRAASTAD

SPMRC Flying Field

Owner Information:

ELWELL FAMILY FARM L P

4829 137TH LN NE

HAM LAKE

MN

55304



Anoka County GIS

1:2,400

Date: 8/28/2024

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Saint Paul Modelers R/C Club

[HOME](#)

[LOCATION](#)

[JOIN US](#)

[EVENTS](#)

[BLOG](#)

[ABOUT](#)

[FORUM](#)

[CONTACT](#)



Subject: Saint Paul Model Radio Controllers Club
Date: Wed, 11 Sep 2024 21:20:41 -0500
From: Steve Scott <steve.scott8@comcast.net>
To: bkirkham@ci.ham-lake.mn.us
CC: Brian Pogalz <MNHockeyGuy@gmail.com>, Tom Collins
<TCollins@rfcengineering.com>

Hello Mayor Kirkham, Chair Pogalz and Mr. Collins,

I attended the September 9th Ham Lake Planning Commission meeting where one of the agenda items was the sketch plan review of the proposed 107 unit housing development of the Tom Elwell Farms. The approval of the sketch plan was tabled until additional information can be gathered. I am the president of the model airplane club currently leasing our flying site on the east side of Mr. Elwell's property. We have been operating from that site for the past 24 years and currently have approximately 70 members.

I recently served on the City of Arden Hills City Council for six years and prior to that, was on their Parks, Trails and Recreation Committee (PTRC) for nine years including serving as their chair. I have some familiarity with the land use process and recreational services.

It is our intention to engage positively in the discussion/planning of that parcel. We believe we have several very positive attributes we can offer the community. I can detail those benefits in the near future but first, it would be helpful for you to get to know us and what activities we hold as a chartered club of the Academy of Model Aeronautics, the national governing body of all organized model aircraft activity in the United States.

Best way to get acquainted would be to come visit us at our flying site. We operate 7 days per week from approximately 0900 until sundown but the best opportunity to find someone at the field would be at one of our upcoming scheduled activities. During the summer months, we typically have our meetings at the field - sometimes on our regularly scheduled 2nd Wednesday evenings of the month and sometimes on the subsequent Saturday during the day.

Our September meeting will be this coming Saturday (09/14) and coincides with our annual Frankfurter Fly. We have a grill in our shelter and usually throw on some hot dogs/brats then open our meeting starting about noon. Visitors are always welcome. There is no formal flying format for this event other than we always follow established AMA and our own club rules for safety. I do have a couple of conflicting events that morning but hope to arrive at the field in time for lunch and to conduct the meeting.

The following Saturday, September 21 will be one of our streamer combat events. We build very simple, lightweight airplanes out of a sheet of foam board from Dollar Tree. A few strategic folds of the foam and some hot melt glue results in a small aircraft which we attach colored streamers to. Anywhere from 4-8 pilots will launch their aircraft with the attempt to cut an opponent's streamer. Some mid-air collisions do occur but these simple models are easily repaired with more hot glue. We tend to gather around 11am and hold the first of several heats around noon or so. Depending on the resulting carnage, we sometimes will run 5-6 rounds of combat. They are powered with small inexpensive electric motors and surprisingly quiet. The attachment shows one of our members with a combat model (without a streamer).

Our October meeting on the 12th will be our annual Chili Fly. Members will bring crocks of their favorite recipes and the winner could win a full club membership for the subsequent season. Again, no formal flying format other than what we call sport flying. We allow fixed wing aircraft, helicopters and quadcopters (drones).

The AMA provides auxiliary liability insurance (secondary to our homeowner's policy) and for that reason, no one can fly at our site unless they are a member of the AMA. We also have club dues which allows our AMA members unlimited flying privileges. Guests from other clubs are allowed to fly under the supervision of a club member (they also must produce proof of AMA membership).

So please drop by if you can and introduce yourself. Other members of the Council/Planning Commission are also welcome to visit so please feel free to distribute this email to your colleagues. Directions to our field are on our website - http://www.spmrc.com/icyphoenix20100514/directions_to_field.php

Any questions, please reach out.

Regards,

Steve Scott
SPMRC President
4286 Norma Ave
Arden Hills MN 55112



Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

June 13, 2024

Melissa Barrett
Kjolhaug Environmental Services Company

RE: Natural Heritage Review of the proposed **Elwell Farm**,
T32N R23W Sections 25 and 36; Anoka County

Dear Melissa Barrett,

For all correspondence regarding the Natural Heritage Review of this project please include the project ID **MCE-2024-00414** in the email subject line.

As requested, the [Minnesota Natural Heritage Information System](#) has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

Ecologically Significant Areas

- The proposed project is partially within **Carlos Avery Natural Area** which the Minnesota Biological Survey (MBS) has identified a Site of *Outstanding* Biodiversity Significance. Sites of Biodiversity Significance have varying levels of native biodiversity and are ranked based on the relative significance of this biodiversity at a statewide level. Sites ranked as *Outstanding* contain the best occurrences of the rarest species, the most outstanding examples of the rarest native plant communities, and/or the largest, most intact functional landscapes present in the state.

This Site contains several rare (S1, S2, S3) and non-rare (S4, S5) native plant communities within and directly adjacent to the proposed project. **Cattail Marsh (Northern)** (MRn83b) native plant community is considered **imperiled** (S2) within Minnesota. **Black Ash - Yellow Birch - Red Maple - Basswood Swamp (Eastcentral)** (WFn55b) native plant community is considered **vulnerable to extirpation** (S3) within Minnesota. **Oak - (Red Maple) Woodland (FDs37a)**, **Black Ash - Yellow Birch - Red Maple - Alder Swamp (Eastcentral)** (WFn64b), and **Sedge Meadow (WMn82b)** native plant communities are all considered **uncommon but not rare** (S4) within Minnesota.

The DNR recommends that the project be designed to avoid impacts to these ecologically significant areas. Actions to avoid or minimize disturbance include, but are not limited to, the following recommendations:

- As much as possible, operate within already-disturbed areas.
- Avoid MBS Sites and native plant communities ranked S1, S2, or S3.
- Retain a buffer between proposed activities and the MBS Site.
- If working in an MBS Site:
 - Minimize vehicular disturbance in the MBS Site (allow only vehicles/equipment necessary for construction activities).
 - Do not park equipment or stockpile supplies in the MBS Site.
 - Do not place spoil in the MBS Site or other sensitive areas.
- If possible, conduct the work under frozen ground conditions.
- Use effective erosion prevention and sediment control measures.
- Inspect and clean equipment prior to operation and follow recommendations to [prevent the spread of invasive species](#).
- Revegetate disturbed soil with [native species suitable to the local habitat](#) as soon after construction as possible.
- Use only weed-free mulches, topsoils, and seed mixes. Of particular concern are birdsfoot trefoil (*Lotus corniculatus*) and crown vetch (*Coronilla varia*), two invasive species that are sold commercially and are problematic in prairies and disturbed open areas.

MBS Sites of Biodiversity Significance and DNR Native Plant Communities can be viewed using the Explore page in [Minnesota Conservation Explorer](#) or their GIS shapefiles can be downloaded from the [MN Geospatial Commons](#). Please contact the [NH Review Team](#) if you need assistance accessing the data. Reference the [MBS Site Biodiversity Significance](#) and [Native Plant Community](#) websites for information on interpreting the data. To receive a list of MBS Sites of Biodiversity Significance and DNR Native Plant Communities in the vicinity of your project, create a [Conservation Planning Report](#) using the Explore Tab in [Minnesota Conservation Explorer](#).

- If the Wetland Conservation Act (WCA) is applicable to this project, please note that native plant communities with a Conservation Status Rank of S1 through S3 or wetlands within *High* or *Outstanding* MBS Sites of Biodiversity Significance may qualify as Rare Natural Communities (RNC) under WCA. Minnesota Rules, part 8420.0515, subpart 3 states that a wetland replacement plan for activities that modify a RNC must be denied if the local government unit determines the proposed activities will permanently adversely affect the RNC. If the proposed project includes a wetland replacement plan under WCA, please contact your [DNR Regional Ecologist](#) for further evaluation. Please visit [WCA Program Guidance and Information](#) for additional information, including the [Rare Natural Communities Technical Guidance](#).

State-listed Species

- [Rubus stipulatus](#) (a bristle-berry), [cross-leaved milkwort](#) (*Polygala cruciata*), [pale sedge](#) (*Carex pallescens*), and [twisted yellow-eyed grass](#) (*Xyris torta*), all state-listed **endangered** plant species, have been documented in the vicinity of the proposed project. [Black huckleberry](#) (*Gaylussacia baccata*), [Fuller's bristle-berry](#) (*Rubus fulleri*), [swamp blackberry](#) (*Rubus semisetosus*), [lance-leaf violet](#) (*Viola lanceolata*), and [toothcup](#) (*Rotala ramosior*), all state-listed **threatened** plant species, have been documented in the vicinity of the proposed project. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of endangered or threatened plants or animals, including their parts or seeds, without a permit. **To demonstrate avoidance, a qualified surveyor will need to determine if suitable habitat exists within the activity impact area and, if so, conduct a survey prior to any project activities.**

Surveys must be conducted by a qualified surveyor and follow the standards contained in the [Rare Species Survey Process](#) and [Rare Plant Guidance](#). Visit the [Natural Heritage Review](#) page for a list of certified surveyors and more information on this process. Project planning should take into account that any botanical survey needs to be conducted during the appropriate time of the year, which may be limited. Please consult with the NH Review Team at Review.NHIS@state.mn.us if you have any questions regarding this process.

- [Blanding's turtles](#) (*Emydoidea blandingii*), a state-listed threatened species, have been documented in the vicinity of the proposed project. Blanding's turtles use upland areas up to and over a mile distant from wetlands, waterbodies, and watercourses. Uplands are used for nesting, basking, periods of dormancy, and traveling between wetlands. Factors believed to contribute to the decline of this species include collisions with vehicles, wetland drainage and degradation, and the development of upland habitat. Any added mortality can be detrimental to populations of Blanding's turtles, as these turtles have a low reproduction rate that depends upon a high survival rate to maintain population levels.

This project has the potential to impact this rare turtle through direct fatalities and habitat disturbance/destruction due to excavation, fill, and other construction activities associated with the project. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. As such, **the following avoidance measures are required:**

- Avoid wetland and aquatic impacts during hibernation season, between September 15 and April 15, if the area is suitable for hibernation. Ponds provide habitat for hibernation.
- Minimize impacts to small, vegetated temporary wetlands (Types 2 & 3) as much as possible.

- The proposed project area has characteristics of good turtle nesting habitat. To prevent turtles from nesting within the project area, install silt fencing or similar turtle-proof barriers around all soil stockpiles, gravel pads, and other areas of exposed soil/sand/sediment to **prevent turtle access from May 15 to July 15**.
 - Silt fencing or similar turtle-proof barriers must be buried a minimum of 10 inches, regularly inspected, and maintained as needed.
 - Temporary fencing or other barriers must be removed prior to project closeout.
 - Filter logs do not count as a turtle-proof barrier.
- Roads should be ditched, not curbed or below grade. If curbs must be used, install wildlife friendly curbs to allow turtles to leave the road. Gutters and stormwater inlets should be designed to prevent turtles from entering the storm sewer. For an example, reference “Curb Design and Small Animals” ([Chapter 1](#), Page 24) in [Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001 \(state.mn.us\)](#).
- Limit erosion and sediment control to [wildlife friendly erosion control](#) to avoid the inadvertent take of Blanding’s turtles.
 - If installing riprap, riprap must have voids filled with gravel, soil, or other material between large stones to avoid entrapping turtles and to maintain connectivity between aquatic and upland habitat. For an example, reference vegetation riprap as described in [Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001 \(state.mn.us\)](#) Chapter 1, Page 33
- Avoid hydro-mulch products that contain any materials with synthetic (plastic) fiber additives, as the fibers can re-suspend and flow into waterbodies.
- The [Blanding’s turtle flyer](#) must be given to all contractors working in the area.
- Check bare ground within construction areas for turtles before the use of heavy equipment or any ground disturbance.
- Report any sightings to Reports.NHIS@state.mn.us; please include date, observer, location, and photograph of the Blanding’s turtle.
- If turtles are in imminent danger, move them by hand out of harm’s way; otherwise, they are to be left undisturbed. Directions on how to move turtles safely can be found at [Helping Turtles Across the Road](#).

Please refer to the [Blanding’s turtle fact sheet](#) for additional recommendations (both lists) that may be relevant to your project.

Please contact Review.NHIS@state.mn.us to confirm that the above avoidance measures will be implemented or to inform us that they are not feasible. If the measures are not feasible, a project-specific avoidance plan will likely be needed.

- The Natural Heritage Information System (NHIS) tracks bat roost trees and hibernacula plus some acoustic data, but this information is not exhaustive. Even if there are no bat records listed nearby, all of Minnesota's bats, including the federally endangered northern long-eared bat ([Myotis septentrionalis](#)), can be found throughout Minnesota. During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, **the DNR recommends that tree removal be avoided from June 1 through August 15.**
- Please visit the [DNR Rare Species Guide](#) for more information on the habitat use of these species and recommended measures to avoid or minimize impacts.

Federally Protected Species

- To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online [Information for Planning and Consultation \(IPaC\) tool](#).

Environmental Review and Permitting

- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. **If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.**

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. Visit the [Natural Heritage Review website](#) for additional information

regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, you may contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us on this matter and for your interest in preserving Minnesota's rare natural resources.

Sincerely,

Molly Barrett Digitally signed by Molly Barrett
Date: 2024.06.13 08:51:29 -05'00'

Molly Barrett
Natural Heritage Review Specialist
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Cc: [Melissa Collins](#), Regional Environmental Assessment Ecologist, Central (Region 3)

Cc: [Amanda Weise](#), Regional Ecologist, Central (Region 3)

Cc: [Jennie Skancke](#), Wetlands Program Coordinator