

CITY OF HAM LAKE

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

CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, DECEMBER 13, 2021

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: October 11, 2021

PUBLIC HEARINGS:

6:01 p.m. Jeff Entsminger, Entsminger Enterprises LLC, requesting Preliminary and Final Plat Approval, and rezoning of portions of Entsminger Farms from R-1 (Residential Single Family) to R-A (Rural Single Family Residential), of a 2 lot Minor Plat located in Section 29 (PID# 29-32-23-23-0010).

NEW BUSINESS: None

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, OCTOBER 11, 2021

The Ham Lake Planning Commission met for its regular meeting on Monday, October 11, 2021 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

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

MEMBERS ABSENT: Commissioners Brian Pogalz and Erin Dixon

OTHERS PRESENT: City Engineer, Tom Collins and Building and Zoning Clerk, Jennifer Bohr

CALL TO ORDER: Commissioner Lejonvarn 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 Ringler, seconded by Entsminger, to approve the minutes of the September 27, 2021 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

John Anderson, JDA Design Architects Inc., on behalf of Richland Refrigerated Solutions, LLC, requesting an amendment to the Conditional Use Permit to expand the graveled truck parking area at 1305 159th Avenue NE

John Anderson from JDA Design Architects Inc. was present. Mr. Anderson stated the owner of Richland Refrigerated Solutions, LLC (RRS) moved to 1305 159th Avenue NE earlier this year with the intention of expanding his growing business. Mr. Anderson stated the business has obtained a permit from Coon Creek Watershed District (CCWD) with some conditions, has completed a wetland delineation, obtained a current survey and provided a site plan.

Commissioner Lejonvarn opened the public hearing at 6:02 p.m. and asked for public comment.

John and Alisa Kiffmeyer, 1121 160th Lane NE, stated they live just northwest of the RRS property and share a property line on the east side of their lot with RRS. Mr. Kiffmeyer stated he and his wife have lived at this property since 1996; they have had trees to provide screening on the eastern property line since that time. Mrs. Kiffmeyer stated that they submitted a letter, with pictures, noting their concerns related to the glare from lights at the back of RRS's building that shine into their windows at night and the increased noise level from the business and Highway 65 since RRS removed the trees near their property line. Mr. Kiffmeyer asked if the trucks will be coming and going from the business 24 hours a day, 7 days a week. Mrs. Kiffmeyer stated they would like to know what is going to happen next and asked if a wall was going to be constructed between their property and RRS's and could the lights be turned downward.

Mr. Anderson stated the Conditional Use Permit stipulates operating hours which are 7:00 a.m. to 6:00 p.m.; if trucks operate on Saturdays, it would only be in the morning. Mr. Anderson stated it is an over the road trucking operation; trucks arrive, load and depart or if they arrive later in the day, the trucks are parked and the drivers go home.

Commissioner Lejonvarn closed the public hearing at 6:08 p.m.

Commissioner Lejonvarn completed the inspection, a copy which is on file. Commissioner Lejonvarn stated he spoke with Mr. Anderson and Mr. Ibrahim about the brightness of the lights at the back of the building. Commissioner Lejonvarn stated they discussed adjusting the lights downward to limit the light's effect on neighboring properties. Commissioner Lejonvarn asked Building and Zoning Clerk Bohr to comment on the Anoka County Sheriff's Department's inspection of the lighting at the location. Building and Zoning Clerk Bohr stated the deputy's observation determined the light cast onto Mr. and Mrs. Kiffmeyer's property did not violate Section 9-220.1.g of the City Code. Commissioner Lejonvarn stated there currently is no screening between RRS's property and the Kiffmeyer's property; some type of opaque or mesh fencing should be constructed on RRS's western property line. Commissioner Lejonvarn stated CCWD does not want more than an acre covered in Class 5 material; Mr. Anderson noted the "paving (gravel) will not be disturbing more than 1 acre of land" in his email message dated September 13, 2021. Commissioner Lejonvarn asked Engineer Collins to comment on the project. Engineer Collins stated the CCWD did approve a permit to place gravel on approximately .64 acres or 28,000 square feet of the property; if the graveled area exceeds one acre, the cumulative impacts would require a National Pollution Discharge Elimination Permit (NPDES) from the Minnesota Pollution Control agency. Engineer Collins stated the narrative submitted indicates eleven of the fifteen parking spaces shown on the site plan are needed for employee parking. Engineer Collins asked if there is an adequate number of parking spaces. Commissioner Lejonvarn stated he discussed activity at the site, including parking that may be needed for customers utilizing the maintenance and repair services, with Mr. Anderson and Mr. Ibrahim. Mr. Anderson and Mr. Ibrahim stated RRS can provide maintenance and repair services to the public but the focus has been on maintaining fleet vehicles. Commissioner Entsminger asked if some spruce trees could be planted on the back side of the fence. Engineer Collins stated the proposed fence location is very close to the wetland boundary; it would be difficult to get trees to grow in that area or if trees were planted, they would grow into the fence. The Commissioners

discussed the type, height and location of screening and fencing to be constructed on RRS's western property line. The Commissioners determined the fence should be opaque, or a type of fence acceptable to the Building Official, and should be at least eight feet high. **Motion by Lejonvarn to recommend approval of an amendment to the Conditional Use Permit issued to Richland Refrigerated Solutions, LLC to expand the graveled truck parking area at 1305 159th Avenue NE with Class 5 material for parking up to 48 semi-trucks and trailers as noted on the site plan, adjusting lights facing residential property downward, constructing a fence at least eight feet high of a material acceptable to the Building Official along property lines bordering residentially zoned parcels, completing all conditions of the amended Conditional Use Permit within 90 days of City Council approval and meeting all City, State and County requirements.** Commissioner Heaton asked if all the conditions listed on the original Conditional Use Permit continued to apply. Commissioner Lejonvarn confirmed that they did. Commissioner Fisher asked Mr. Anderson if the recommended conditions for the amended Conditional Use Permit were acceptable. Mr. Anderson stated 90 days is "plenty of time"; they intend to have gravel delivered the day after City Council approval is received. **The motion was seconded by Fisher. All present in favor, motion carried.** *This item will be placed on the October 18, 2021 City Council Agenda.*

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Commissioner Heaton stated there was a public hearing for an assessment roll for the improvement of 155th Avenue NE that generated a lot of discussion. Commissioner Heaton stated the City Council discussed the recommended changes to Home Occupation Permits the most and asked the City Attorney to draft and submit modifications to the Home Occupation Permit code. Commissioner Entsminger will be attending the October 18, 2021 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:31 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk

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

MTG DATE: 12/13/2021

INSPECTION ISSUED TO: Dave Ringler

APPLICANT/CONTACT: Jeff Entsminger

TELEPHONE NUMBER: 612-669-4004

BUSINESS/PLAT NAME: Entsminger Enterprises LLC/Entsminger Farms

ADDRESS/LOCATION OF INSPECTION: 1163 149th Ave NE/29-32-23-23-0010

APPLICATION FOR: Preliminary Plat

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

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

PLANNING REQUEST

Date of Application 7-21-2021

Date of Receipt _____

Receipt # _____

Meeting Appearance Dates:

Planning Commission 12-13-21

City Council _____

Please check request(s):

Metes & Bounds Conveyance

Commercial Building Permit

Sketch Plan

Certificate of Occupancy

Preliminary Plat Approval*

Home Occupation Permit

Final Plat Approval

Conditional Use Permit (New)*

Rezoning*

Conditional Use Permit (Renewal)

Multiple Dog License*

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: Entsminger Farms

Address/Location of property: Andover Blvd.

Legal Description of property: See Survey

PIN # 29-32-23-23-0009⁰⁰¹⁰ Current Zoning RA^{R-1} Proposed Zoning CD-2^{R-A}

Notes: Combined 29-32-23-23-0006 + 29-32-23-32-0002 + then

Applicant's Name: Jeff Entsminger Combined 29-32-23-23-0009 + 29-32-23-32-0004

Business Name: Entsminger Enterprises LLC.

Address 14916 Central Ave Ne

City Ham Lake State MN Zip Code 55304

Phone 612-669-4004 Cell Phone _____ Fax _____

Email address jeff@allseasonservices.com

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

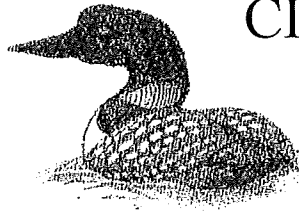
SIGNATURE

DATE 7-21-2021

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO



CITY OF HAM LAKE

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

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

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, December 13, 2021 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Jeff Entsminger, Entsminger Enterprises, LLC, requesting preliminary plat approval of Entsminger Farms and rezoning portions of Entsminger Farms from R-1 (Residential Single Family) to R-A (Rural Single Family Residential) located in Section 29, a parcel of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

PARCEL 1:

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section Twenty-nine (29), Township Thirty-two (32), Range Twenty-three (23).

except the East 165 feet of the West Half (W 1/2) of said Quarter, lying Southerly of County Road No. 16,

also except the North 300 feet of the West 135 feet of the East 300 feet of said Quarter, Quarter,

also except that part described as follows:

Beginning at a point of the North line of said Quarter, Quarter, 376.88 feet West of the Northeast corner thereof; thence East along said North line 76.88 feet; thence South parallel with the East line of said Quarter, Quarter, 300 feet; thence West parallel with said North line 184.85 feet; thence Northeasterly on a line to the point of beginning (said line a/k/a Line "A"),

also except that part described as follows:

Commencing at a point on said North line 376.88 feet West of said Northeast corner; thence West along said North line to point of intersection with a line running Northeasterly

and Southwesterly parallel with the 66 feet measured at right angles to said Line "A"; thence continuing West along said North line 617.31 feet; thence South and parallel with said East line 313 feet; thence East parallel with said North line to the intersection of a line drawn parallel with said East line and 550.85 feet West of said East line as measured along a line parallel with said North line; thence North along said parallel line to the intersection of a line drawn parallel with the 66 feet Northwesterly as measured at right angles from said Line "A"; thence Northeasterly along said line to point of beginning;

also excepting therefrom that part of said SW 1/4 of NW 1/4 described as follows:

Beginning at a point on the South line of said SW 1/4 of NW 1/4 300 feet East of the Southwest corner thereof; thence South parallel with the West line of the NW 1/4 of SW 1/4 of said Section to the South line of said NW 1/4 of SW 1/4; thence East along said South line 310 feet; thence North parallel with said West line to a point 100 feet North of said South line of said SW 1/4 of NW 1/4; thence West parallel with said South line to a point 300 feet East of the West line of the W 1/2 of NW 1/4 of said Section; thence South to the point of beginning.

Subject to roads and easements of record, if any.

AND

That part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) and of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4), all in Section Twenty-nine (29), Township Thirty-two (32), Range Twenty-three (23), Anoka County, Minnesota, described as follows:

Beginning at a point on the North line of said NW 1/4 of SW 1/4, 300 feet East of the Northwest corner thereof; thence South parallel with the West line of said NW 1/4 of SW 1/4 and to the South line thereof; thence East along said South line 310 feet; thence North parallel with said West line to a point 100 feet North of the North line of said NW 1/4 of SW 1/4; thence West parallel with said North line to a point 300 feet East of the West line of the W 1/2 of NW 1/4 of said Section; thence South to the point of beginning and there to terminate.

Subject to roads and easements of record, if any.

PARCEL 2:

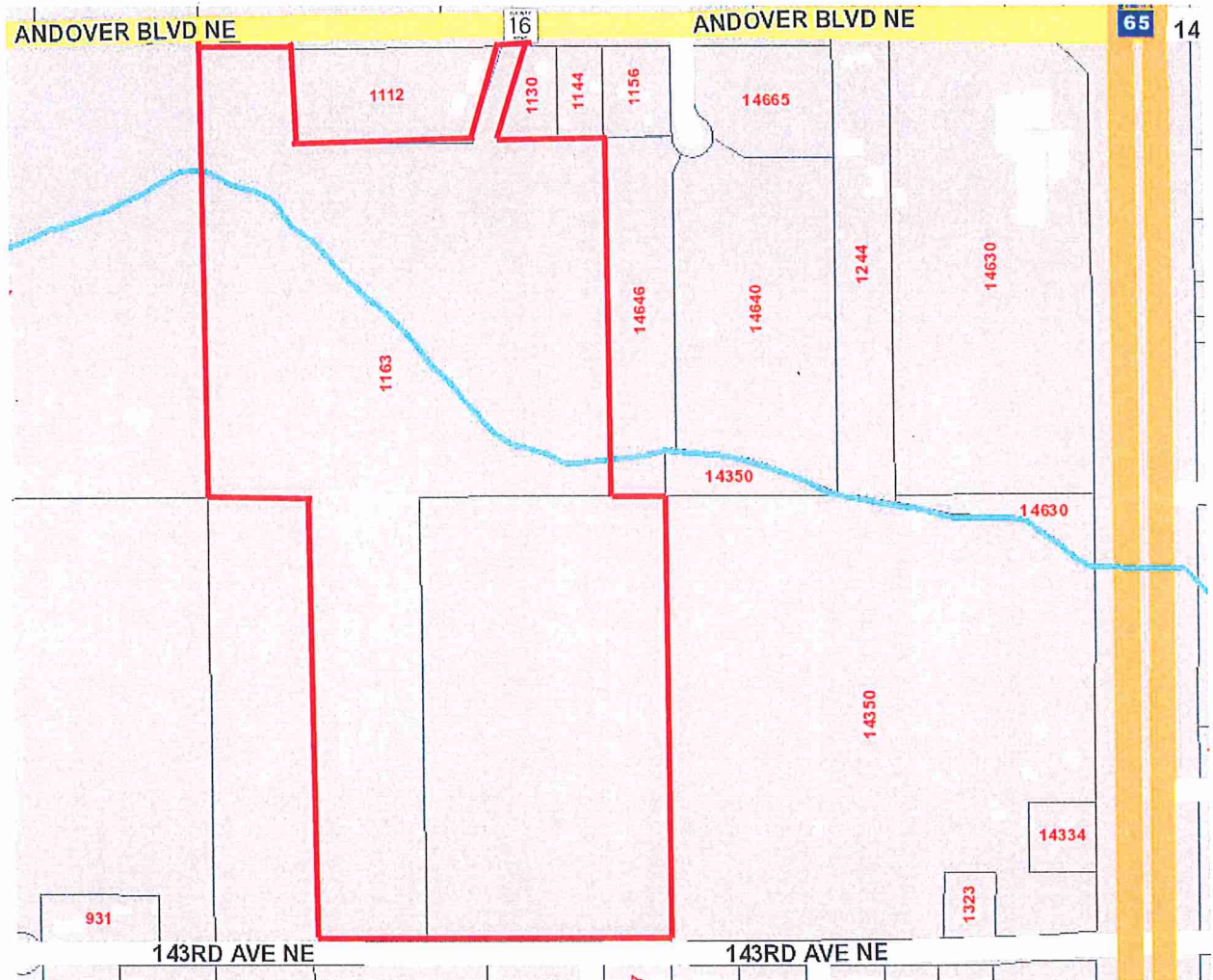
That part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota, lying easterly of the following described line:

Commencing at a point on the North line of said Northwest Quarter of the Southwest Quarter, 300 feet east of the Northwest corner thereof; thence south and parallel with the West line of said Northwest Quarter of the Southwest Quarter to the South line of said Northwest Quarter of the Southwest Quarter; thence East along said South line a distance of 310 feet to the point of beginning; thence North and parallel with said West line to said North line, and said line there terminating.

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

DATED: December 3, 2021

Jennifer Bohr
Building & Zoning Clerk
City of Ham Lake



Entsminger Farms



Jennifer Bohr

From: Peggy Beck
Sent: Tuesday, December 7, 2021 7:32 PM
To: Jennifer Bohr
Subject: New plats in Ham Lake

Hello Jennifer,

Per our conversation here are some items we would like you to mention at the next meeting.

We currently live at 1112 Andover Blvd Ham Lake. Please see the following:

1. We will need to have access to our driveway and garages 100% of the time while any road work is being done.
2. Will there be compensation for the \$3000 in crushed rock I recently put down to improve my driveway?
3. Ham Lake currently does not have walking or bike paths other than at Lions park. We would like to see a walking/bike path for the neighborhood to enjoy and be safe instead of having to walk and bike on the road.
4. We are hoping there will be a separate entrance to the neighborhood other than our current driveway, which would end up being a road.
5. Would like to see a walkway or crossing bridge over the creek.
6. We have been looking at a farm field since we moved in not expecting land would be sold for business or homes. It would be nice if this development would have plenty of trees and possibly a border of trees separating the new neighborhood from the old.

Thank you,
Randy Johnson and Peggy Beck

Memorandum

Date: December 9, 2021

To: Planning Commissioners

From: Tom Collins, City Engineer *TPC*

Subject: Entsminger Farms

Introduction:

The Preliminary and Final Plat for Entsminger Farms subdivides the 60.66-acre parcel 29-32-23-32-0010 (formerly 29-32-23-32-0004 and -0009) into two lots, with a common lot line at the centerline of County Ditch #59 (Coon Creek). Per the Preliminary Plat the proposed lot area of Lot 1 and Lot 2 are 16.96 acres and 43.70 acres respectively. The existing house and accessory buildings (1163 143rd Avenue) are located on the proposed Lot 2. The current zoning is both Rural Single Family Residential (R-A) and Single Family Residential (R-1), per the attached 800-scale zoning map. The proposed zoning is R-A. 400-scale half-section maps and a 400-scale aerial photo are also attached.

Discussion: The proposed subdivision falls under the Minor Plat portion of City Code Section 10-101. The City received notification on December 6th from Anoka County Property Records & Taxation that parcels 29-32-23-32-0004 and -0009 were combined to create parcel -0010. Parkland dedication will be required for the both Lot 1 and Lot 2.

The Preliminary Plat and the Sketch and Description exhibit show the roadway easement that is to be dedicated to the City with a quit claim deed. The legal description will be forwarded to the City Attorney for preparation of the quit claim deeds after Council approval of the Minor Subdivision. The roadway easement matches the Municipal State Aid street alignment, per the 2006 MSA designation, that connects Lincoln Street at 143rd Avenue to Pierce Street at Andover Boulevard. The MSA street is not required to be constructed by the Developer. A 600-scale aerial photo is attached with the MSA alignment.

The existing 1163 143rd Avenue driveway encroaches into the proposed 10-foot side yard drainage and utility easement, which is not allowed. Per the note on the Preliminary Plat, additional field verification is going to be performed to determine the extent of encroachment and what portion needs to be relocated to outside the drainage and utility easement.

The Soil Boring Test Report confirms that there is adequate area for a primary and secondary septic system for Lot 1, and for a secondary septic system for Lot 2. An additional soil boring will be required to determine the low floor elevation prior to consideration of issuing a future building permit for Lot 1. 11-450.4c of City Code requires that a septic compliance inspection be performed when a parcel with an existing septic system is subdivided. The attached compliance inspection found that the existing 1163 143rd Avenue septic system is non-compliant. The system will need to be repaired or replaced within 24 months of the 10/18/21 inspection report date, per section 11-450.7.B of City Code.

In addition to the required 10-foot drainage and utility easements around the perimeter of both Lot 1 and Lot 2, the Plat includes the dedication of a 200-foot easement positioned on the centerline of Coon Creek (County Ditch #59) and a 100-foot easement positioned on the centerline of branch 2 of County Ditch #57. Easement dedication is not required for the Minor Plat for the wetlands, which are shown per a combination of a recent delineation and aerial mapping.

The October 12th Anoka County Transportation Division review, and the November 30th email response are attached. The additional Andover Boulevard right-of-way dedication is shown on the Final Plat to meet the 60-foot minimum and the right of access over the westerly 270.60 feet is dedicated to Anoka County.

Coon Creek Watershed District (CCWD) approval is not needed for the Minor Subdivision. CCWD approval will be required prior to any building construction within proposed Lot 1, due to the proximity of the County Ditch, the existence of wetlands and the presence of the floodplain adjacent to the County Ditch. The CCWD has confirmed that the proposed building area adjacent to the proposed Lot 1 soil borings is not located within floodplain. A Natural Heritage Information System data review by the DNR will also be required to determine whether any state-protected species may be located within the proposed Lot 1. There are FEMA Zone A limits adjacent to the County Ditch, per the attached 400 scale Flood Zone map. A FEMA Letter of Map Amendment will not be required.

Recommendations:

It is recommended that the Preliminary Plat and Final Plat for Entsminger Farms be recommended for approval, contingent on the quit claim deed being recorded with Anoka County for the MSA roadway easement, the existing 1163 143rd Avenue driveway encroachments being relocated to outside of the drainage and utility easement and the existing septic system being brought into compliance by October 18, 2023. No building permits will be issued or rezoning public hearings scheduled issued until the contingencies are completed.

PRELIMINARY PLAT

~for~ ENTSMINGER ENTERPRISES
~for~ ENTSMINGER FARMS

BENCHMARK

MNDOT NAME: 0208 N
GSID STATION: #563
ELEVATION: 890.297 (NAVD88)

EXISTING LEGAL DESCRIPTION

PARCEL 1:

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section Twenty-nine (29), Township Thirty-two (32), Range Twenty-three (23).

except the East 165 feet of the West Half (W 1/2) of said Quarter, lying Southerly of County Road No. 16,

also except the North 300 feet of the West 135 feet of the East 300 feet of said Quarter, Quarter,

also except that part described as follows:

Beginning at a point of the North line of said Quarter, Quarter, 376.88 feet West of the Northeast corner thereof; thence East along said North line 76.88 feet; thence South parallel with the East line of said Quarter, Quarter, 300 feet; thence West parallel with said North line 184.85 feet; thence Northeastly on a line to the point of beginning (said line $\frac{1}{2}$ Line "A"),

also except that part described as follows:

Commencing at a point on said North line 376.88 feet West of said Northeast corner; thence West along said North line to point of intersection with a line running Northeastly and Southwestly parallel with the 66 feet measured at right angles to said Line "A"; thence continuing West along said North line 617.31 feet; thence South parallel with said East line 313 feet; thence East parallel with said North line to the intersection of a line drawn parallel with said East line and 550.85 feet West of said East line as measured along a line parallel with said North line; thence North along said parallel line to the intersection of a line drawn parallel with the 66 feet Northwestly as measured at right angles from said Line "A"; thence Northeastly along said line to point of beginning;

also excepting therefrom that part of said SW 1/4 of NW 1/4 described as follows:

Beginning at a point on the South line of said SW 1/4 of NW 1/4 300 feet East of the Southwest corner thereof; thence South parallel with the West line of the NW 1/4 of SW 1/4 of said Section to the South line of said NW 1/4 of SW 1/4; thence East along said South line 310 feet; thence North parallel with said West line to a point 100 feet North of said South line of said SW 1/4 of NW 1/4; thence West parallel with said South line to a point 300 feet East of the West line of the W 1/2 of NW 1/4 of said Section; thence South to the point of beginning.

Subject to roads and easements of record, if any.

AND

That part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) and of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4), all in Section Twenty-nine (29), Township Thirty-two (32), Range Twenty-three (23), Anoka County, Minnesota, described as follows:

Beginning at a point on the North line of said NW 1/4 of SW 1/4, 300 feet East of the Northwest corner thereof; thence South parallel with the West line of said NW 1/4 of SW 1/4 and to the South line thereof; thence East along said South line 310 feet; thence North parallel with said West line to a point 100 feet North of the North line of said NW 1/4 of SW 1/4; thence West parallel with said North line to a point 300 feet East of the West line of the W 1/2 of NW 1/4 of said Section; thence South to the point of beginning and there to terminate.

Subject to roads and easements of record, if any.

PARCEL 2:

That part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota, lying easterly of the following described line:

Commencing at a point on the North line of said Northwest Quarter of the Southwest Quarter, 300 feet east of the Northwest corner thereof; thence south and parallel with the West line of said Northwest Quarter of the Southwest Quarter to the South line of said Northwest Quarter of the Southwest Quarter; thence East along said South line a distance of 310 feet to the point of beginning; thence North and parallel with said West line to said North line, and said line there terminating.

EXISTING ZONING INFORMATION

- PRIOR PID: 29-32-23-32-0009
- ZONING: R-1 Single Family Residential
- AND
- ZONING: R-A Rural Single Family Residential
- PRIOR PID: 29-32-23-32-0004
- ZONING: R-1 Single Family Residential

PROPOSED ZONING INFORMATION

- LOT 1:
- ZONING: R-A Rural Single Family Residential
- LOT 2:
- ZONING: R-A Rural Single Family Residential

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/07/21.
- Bearings shown are on Anoka County datum.
- Existing contours are shown per LIDAR mapping as provided by mnDNR.
- Proposed right-of-way alignment is shown per design by RFC Engineering.
- Wet lands were partially delineated by Jacobson Environmental.
- Proposed parcel ID: 29-32-23-32-0010.
- This survey was prepared with the benefit of titlework. Commitment for title insurance prepared by Registered Abstractors, Inc., as issuing agent for First American Title Insurance Company, Issuing Agent File No. T21-08004, dated effective July 16, 2021 at 8:00 A.M.

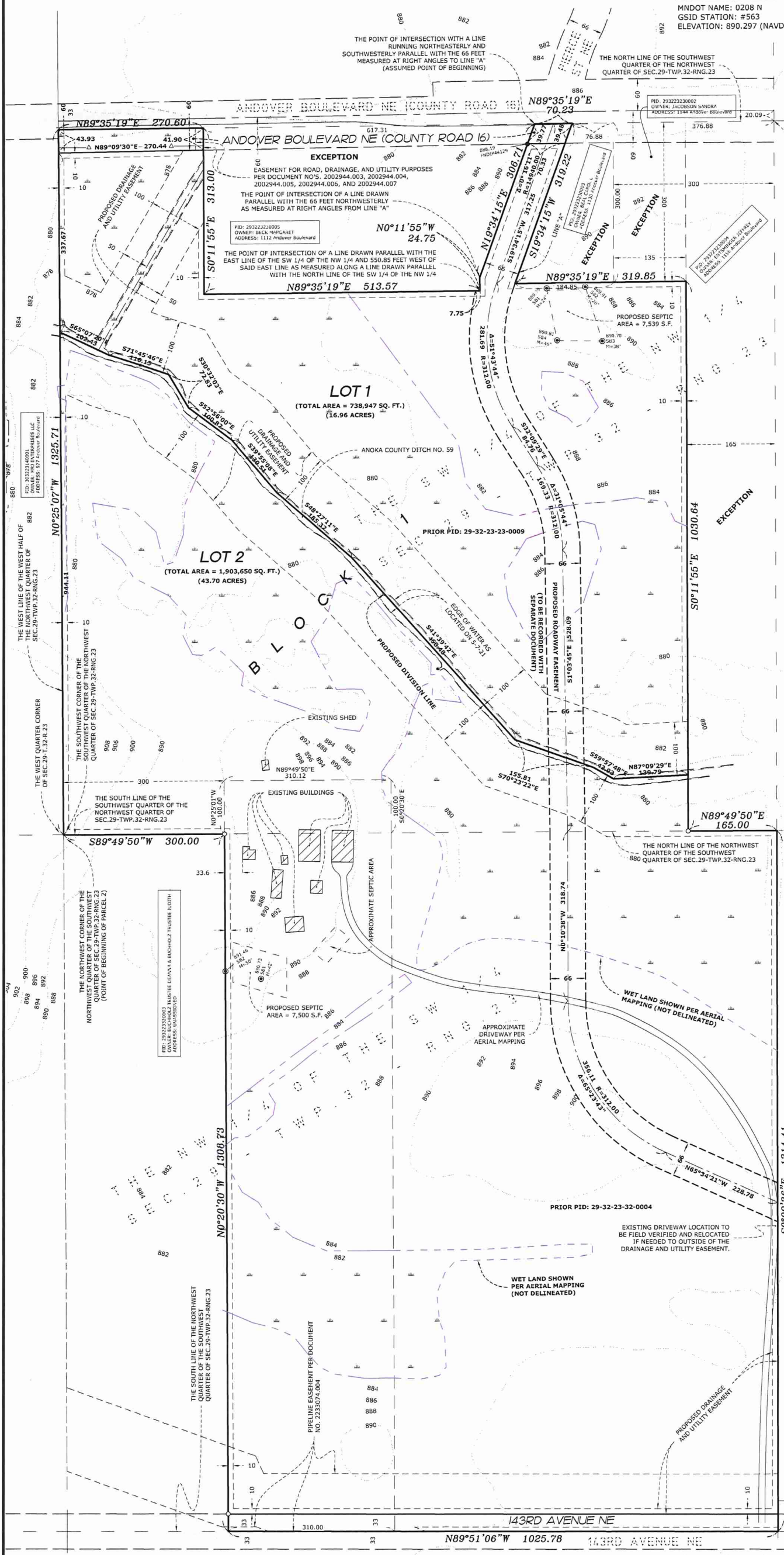
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊙ DENOTES SOIL BORING (BY MARK TRADEWELL)
- ⊕ DENOTES WELL
- DENOTES EXISTING CONTOURS
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES WET LAND PER DELINEATION BY JACOBSON ENVIRONMENTAL
- DENOTES WET LAND AERIAL MAPPING (NOT DELINEATED)
- △ DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA

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: 12/9/2021 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	6/30/21	REVISE ROADWAY EASEMENT	CMB
2	7/7/21	REVISE PROPOSED ZONING	CMB
3	9/15/21	REVISE RIGHT-OF-WAY	CMB
4	11/23/21	CITY COMMENTS	CMB
5	11/30/21	CITY COMMENTS	CMB



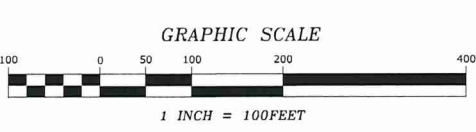
THE NORTH-EAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SEC. 29-TWP. 32-RNG. 23

PID: 29-32-23-32-0009
OWNER: TRISTE GERRAN & BENOJOLZ TRUSTEE LUTHE
ADDRESS: UNASSIGNED

PID: 29-32-23-32-0004
OWNER: CITY OF X
ADDRESS: UNASSIGNED

PID: 29-32-23-32-0004
OWNER: TRISTE GERRAN & BENOJOLZ TRUSTEE LUTHE
ADDRESS: UNASSIGNED

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



PRELIMINARY COPY

LAST SAVED BY: CRASSETT on Tuesday, November 23, 2021 at 3:18:08 PM
LOCATION: S:\RUCAD\JIPRON\2105\REP
FILENAME: 21105.rnc - FINAL PLST2.DWG
FILESIZE: 2.22KB

ENTSMINGER FARMS

**CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 29, T32N, R23W**

KNOW ALL PERSONS BY THESE PRESENTS: That Ronald A. Buchholz, as trustee of the Ronald A. Buchholz and Deanna M. Buchholz Living Trust, dated October 15, 2009 (as to an undivided 1/5th interest); Paul W. Buchholz as trustee of the Buchholz Family Trust dated October 4, 2010 (as to an undivided 1/5th interest); the Estate of Marvin J. Buchholz (as to an undivided 1/5th interest); Charlotte Frances, a single person (as to an undivided 1/5th interest); and Judith Ann Flint, a single person (as to an undivided 1/5th interest), fee owners of the following described property:

The Southwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 23.

EXCEPT the East 165 feet of the West Half of said Quarter, lying Southerly of County Road No. 16.

ALSO EXCEPT the North 300 feet of the West 135 feet of the East 300 feet of said Quarter-Quarter.

ALSO EXCEPT that part described as follows:

Beginning at a point on the North line of said Quarter, Quarter, 376.88 feet West of the Northeast corner thereof; thence East along said North line 76.88 feet; thence South parallel with the East line of said Quarter, Quarter, 300 feet; thence West parallel with said North line 184.85 feet; thence Northeasterly on a line to the point of beginning (said line also known as Line "A"),

ALSO EXCEPT that part described as follows:

Commencing at a point on said North line 376.88 feet West of said Northeast corner; thence West along said North line to the point of intersection with a line running Northeasterly and Southwesterly parallel with and 66 feet measured at right angles to said Line "A"; thence continuing West along said North line 617.31 feet; thence South and parallel with said East line 31.3 feet; thence East parallel with said North line to the intersection of a line drawn parallel with said East line and 550.85 feet West of said East line as measured along a line parallel with said North line; thence North along said parallel line to the intersection of a line drawn parallel with and 66 feet Northwesterly as measured at right angles from said Line "A"; thence Northeasterly along said line to point of beginning.

ALSO EXCEPTING therefrom that part of said Southwest Quarter of the Northwest Quarter described as follows:

Beginning at a point on the South line of said Southwest Quarter of the Northwest Quarter 300 feet East of the Southwest corner thereof; thence South parallel with the West line of the Northwest Quarter of the Southwest Quarter of said Section to the South line of said Northwest Quarter of Southwest Quarter; thence East along said South line 310 feet; thence North parallel with said West line to a point 100 feet North of said South line of said Southwest Quarter of Northwest Quarter; thence West parallel with said South line to a point 300 feet East of the West line of the West Half of the Northwest Quarter of said Section; thence South to the point of beginning.

AND

That part of the Southwest Quarter of the Northwest Quarter and of the Northwest Quarter of the Southwest Quarter, all in Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at a point on the North line of said Northwest Quarter of the Southwest Quarter, 300 feet East of the Northwest corner thereof; thence South parallel with the West line of said Northwest Quarter of the Southwest Quarter and to the South line thereof; thence East along said South line 310 feet; thence North parallel with said West line to a point 100 feet North of the North line of said Northwest Quarter of the Southwest Quarter; thence West parallel with said North line to a point 300 feet East of the West line of the West Half of the Northwest Quarter of said Section; thence South to the point of beginning and there to terminate.

AND

That part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota, lying easterly of the following described line:

Commencing at a point on the North line of said Northwest Quarter of the Southwest Quarter, 300 feet east of the Northwest corner thereof; thence south and parallel with the West line of said Northwest Quarter of the Southwest Quarter to the South line of said Northwest Quarter of the Southwest Quarter; thence East along said South line a distance of 310 feet to the point of beginning; thence North and parallel with said West line to said North line, and said line there terminating.

Have caused the same to be surveyed and platted as ENTSMINGER FARMS and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County Road 16 as shown on this plat.

In witness whereof said Ronald A. Buchholz, as trustee of the Ronald A. Buchholz and Deanna M. Buchholz Living Trust, dated October 15, 2009, has hereunto set his hand this _____ day of _____, 20____.

Ronald A. Buchholz, Trustee of the Ronald A. Buchholz and Deanna M. Buchholz Living Trust, dated October 15, 2009.

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Ronald A. Buchholz, as trustee of the Ronald A. Buchholz and Deanna M. Buchholz Living Trust, dated October 15, 2009.

(Signature)

(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said Paul W. Buchholz, as trustee of the Buchholz Family Trust, dated October 4, 2010, has hereunto set his hand this _____ day of _____, 20____.

Paul W. Buchholz, as trustee of the Buchholz Family Trust, dated October 4, 2010.

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Paul W. Buchholz, as trustee of the Buchholz Family Trust, dated October 4, 2010.

(Signature)

(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said Paul W. Buchholz, as Personal Representative of the Estate of Marvin J. Buchholz, has hereunto set his hand this _____ day of _____, 20____.

Paul W. Buchholz, as Personal Representative of the Estate of Marvin J. Buchholz.

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Paul W. Buchholz, as Personal Representative of the Estate of Marvin J. Buchholz.

(Signature)

(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said Charlotte Frances, a single person, has hereunto set her hand this _____ day of _____, 20____.

Charlotte Frances

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Charlotte Frances.

(Signature)

(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said Judith Ann Flint, a single person, has hereunto set her hand this _____ day of _____, 20____.

Judith Ann Flint

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Judith Ann Flint.

(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 ENTSMINGER FARMS 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. Zieglmeier
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 ENTSMINGER FARMS 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

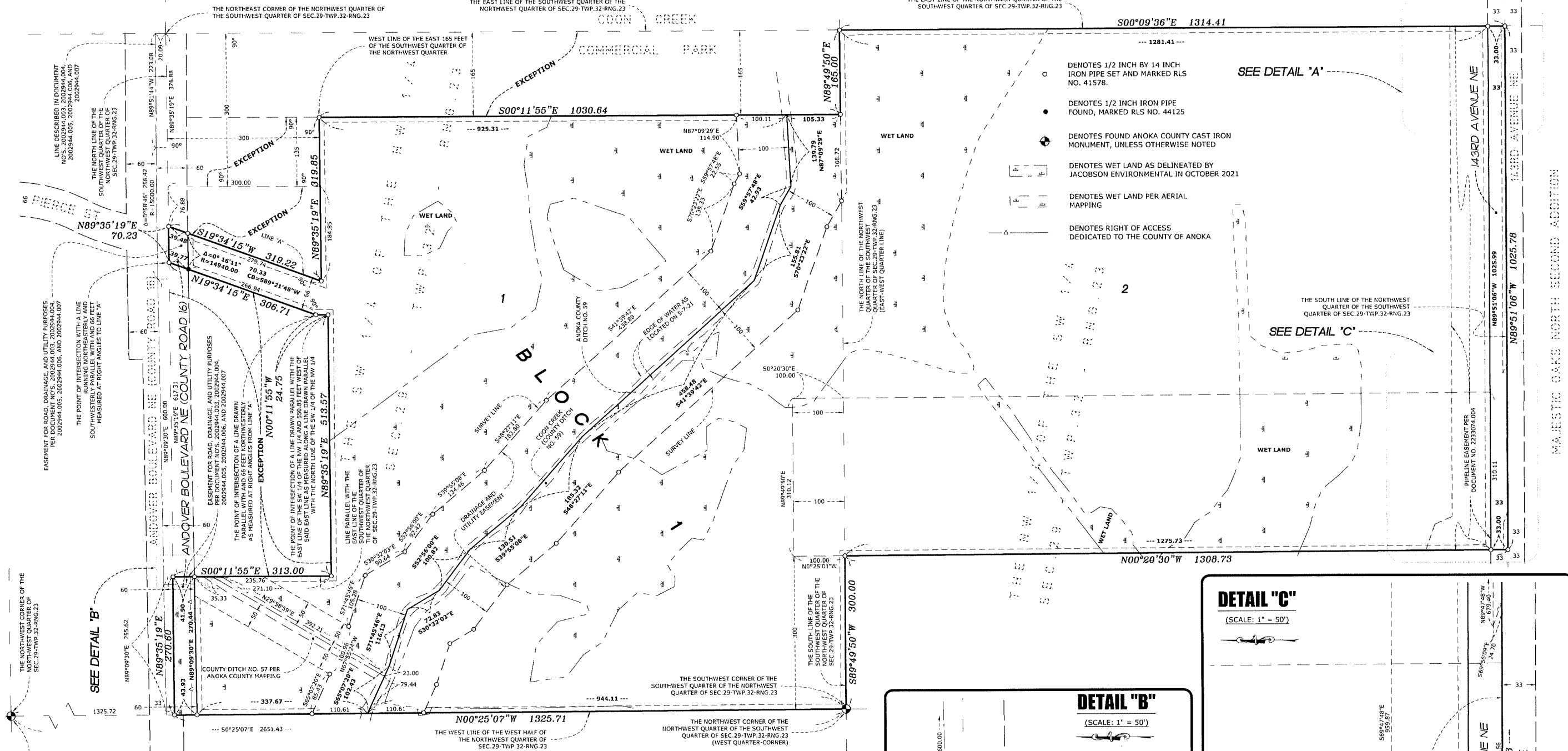


ENTSMINGER FARMS

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 29, T32N, R23W

PRELIMINARY COPY

LAST SAVED BY: CRASSETT on Tuesday, November 23, 2021 at 3:16:08 PM
LOCATION: S:\RUD\CAD\21\PROJ\210522\PP
FILENAME: 210522PP - FINAL PLAT2.DWG
FILESIZE: 2.13 MB

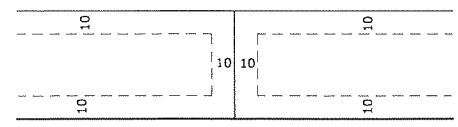


- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED RLS NO. 41578.
- DENOTES 1/2 INCH IRON PIPE FOUND, MARKED RLS NO. 44125
- ⊙ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT, UNLESS OTHERWISE NOTED
- ▭ DENOTES WET LAND AS DELINEATED BY JACOBSON ENVIRONMENTAL IN OCTOBER 2021
- ▭ DENOTES WET LAND PER AERIAL MAPPING
- △ DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA

SEE DETAIL "B"

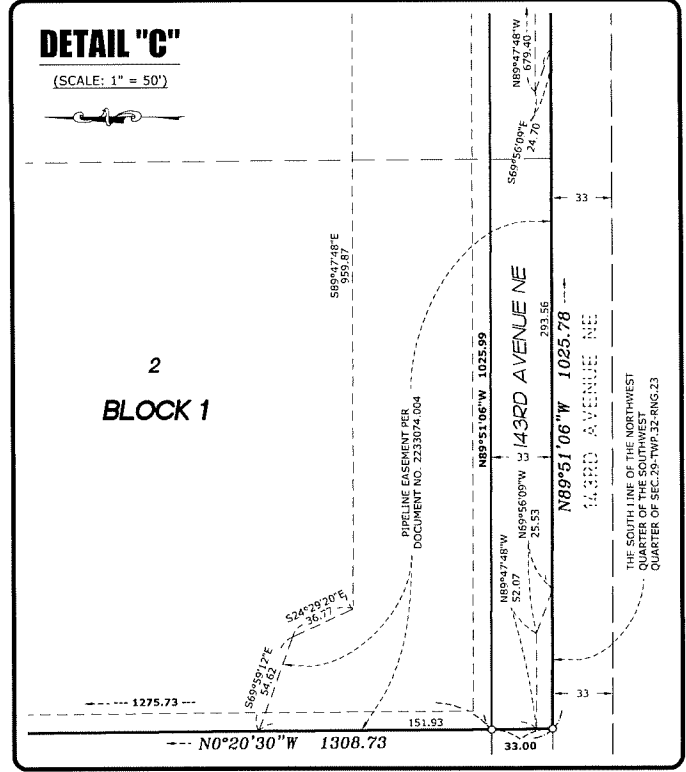
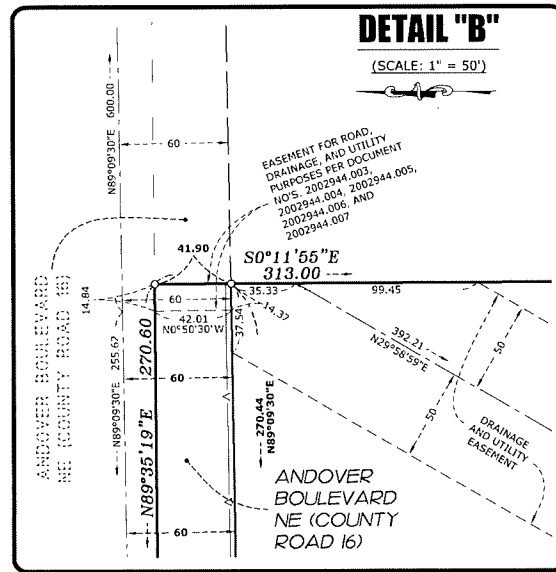
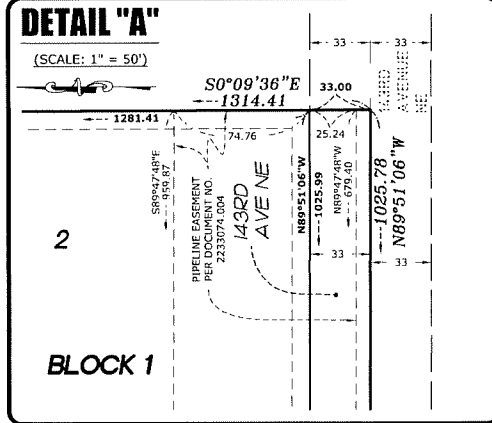
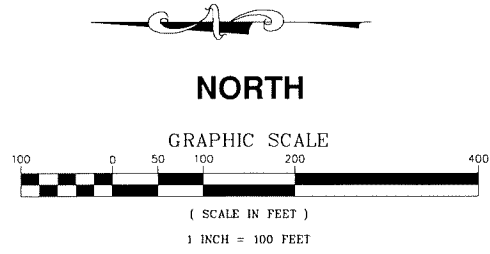
SEE DETAIL "C"

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.

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 25 MINUTES 07 SECONDS WEST.



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

MAJESTIC OAKS NORTH SECOND ADDITION

SKETCH AND DESCRIPTION ~for~ ENTSMINGER ENTERPRISES ~of~ ENTSMINGER FARMS

EXISTING LEGAL DESCRIPTION

PARCEL 1:

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section Twenty-nine (29), Township Thirty-two (32), Range Twenty-three (23).

except the East 165 feet of the West Half (W 1/2) of said Quarter, lying Southerly of County Road No. 16,

also except the North 300 feet of the West 135 feet of the East 300 feet of said Quarter, Quarter,

also except that part described as follows:

Beginning at a point of the North line of said Quarter, Quarter, 376.88 feet West of the Northeast corner thereof; thence East along said North line 76.88 feet; thence South parallel with the East line of said Quarter, Quarter, 300 feet; thence West parallel with said North line 184.85 feet; thence Northeasterly on a line to the point of beginning (said line a/k/a Line "A"),

also except that part described as follows:

Commencing at a point on said North line 376.88 feet West of said Northeast corner; thence West along said North line to point of intersection with a line running Northeasterly and Southwesterly parallel with the 66 feet measured at right angles to said Line "A"; thence continuing West along said North line 617.31 feet; thence South and parallel with said East line 313 feet; thence East parallel with said North line to the intersection of a line drawn parallel with said East line and parallel with said South line as measured along a line parallel with said North line; thence North along said parallel line to the intersection of a line drawn parallel with the 66 feet Northeasterly as measured at right angles from said Line "A"; thence Northeasterly along said line to point of beginning;

also excepting therefrom that part of said SW 1/4 of NW 1/4 described as follows:

Beginning at a point on the South line of said SW 1/4 of NW 1/4 300 feet East of the Southwest corner thereof; thence South parallel with the West line of the NW 1/4 of SW 1/4 of said Section to the South line of said NW 1/4 of SW 1/4; thence East along said South line 310 feet; thence North parallel with said West line to a point 100 feet North of said South line of said SW 1/4 of NW 1/4; thence West parallel with said South line to a point 300 feet East of the West line of the W 1/2 of NW 1/4 of said Section; thence South to the point of beginning.

Subject to roads and easements of record, if any.

AND

That part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) and of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4), all in Section Twenty-nine (29), Township Thirty-two (32), Range Twenty-three (23), Anoka County, Minnesota, described as follows:

Beginning at a point on the North line of said NW 1/4 of SW 1/4, 300 feet East of the Northwest corner thereof; thence South parallel with the West line of said NW 1/4 of SW 1/4 and to the South line thereof; thence East along said South line 310 feet; thence North parallel with said West line to a point 100 feet North of the North line of said NW 1/4 of SW 1/4; thence West parallel with said North line to a point 300 feet East of the West line of the W 1/2 of NW 1/4 of said Section; thence South to the point of beginning and there terminate.

Subject to roads and easements of record, if any.

PARCEL 2:

That part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota, lying easterly of the following described line:

Commencing at a point on the North line of said Northwest Quarter of the Southwest Quarter, 300 feet east of the Northwest corner thereof; thence south and parallel with the West line of said Northwest Quarter of the Southwest Quarter to the South line of said Northwest Quarter of the Southwest Quarter; thence East along said South line a distance of 310 feet to the point of beginning; thence North and parallel with said West line to said North line, and said line there terminating.

ROADWAY EASEMENT

A 66 foot wide perpetual easement for public roadway purposes, over and across Lots 1 and 2, Block 1, ENTSMINGER FARMS, Anoka County, Minnesota. The centerline of said easement is described as follows:

Commencing at the southeast corner of said Lot 2, Block 1, ENTSMINGER FARMS; thence North 00 degrees 09 minutes 36 seconds West, on an assumed bearing along the east line of said Lot 2, Block 1, a distance of 583.90 feet to the point of beginning of the centerline to be described; thence North 65 degrees 34 minutes 21 seconds West, a distance of 228.78 feet; thence northwesterly a distance of 356.11 feet along a tangential curve concave to the northeast, said curve having a radius of 312.00 feet and a central angle of 65 degrees 23 minutes 43 seconds; thence North 00 degrees 10 minutes 38 seconds West, a distance of 318.74 feet; thence North 01 degrees 03 minutes 45 seconds West, a distance of 528.09 feet; thence northwesterly a distance of 169.33 feet along a tangential curve concave to the southwest, said curve having a radius of 312.00 feet and a central angle of 31 degrees 05 minutes 44 seconds; thence North 32 degrees 09 minutes 29 seconds West, a distance of 84.76 feet; thence northerly a distance of 281.69 feet along a tangential curve concave to the east, said curve having a radius of 312.00 feet and a central angle of 51 degrees 43 minutes 44 seconds; thence North 19 degrees 34 minutes 15 seconds East, a distance of 277.67 feet to the North line of said Lot 1 and said line there terminating.

The side lines of said easement are prolonged or shortened to terminate on the north line of said Lot 1 and the east line of said Lot 2.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/07/21.
- Bearings shown are on Anoka County datum.
- Existing contours are shown per LIDAR mapping as provided by mnDNR.
- Proposed right-of-way alignment is shown per design by RFC Engineering.
- Wet lands were partially delineated by Jacobson Environmental.
- This survey was prepared with the benefit of titlework.
- Commitment for title insurance prepared by Registered Abstracters, Inc., as issuing agent for First American Title Insurance Company, Issuing Agent File No. 721-08004, dated effective July 16, 2021 at 8:00 A.M.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊙ DENOTES SOIL BORING. (BY MARK TRADEWELL)
- ⊙ DENOTES WELL
- DENOTES EXISTING CONTOURS
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES WET LAND PER DELINEATION BY JACOBSON ENVIRONMENTAL
- DENOTES WET LAND AERIAL MAPPING (NOT DELINEATED)
- △ DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA

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: 12/8/2021 License No. 41578

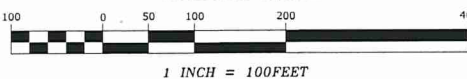
DRAWN BY: CMB	JOB NO: 210529PP	DATE: 12/09/21	
CHECK BY: JER	FIELD CREW: DT / CT		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

BENCHMARK

MNDOT NAME: 0208 N
GSD STATION: #563
ELEVATION: 890.297 (NAVD88)

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

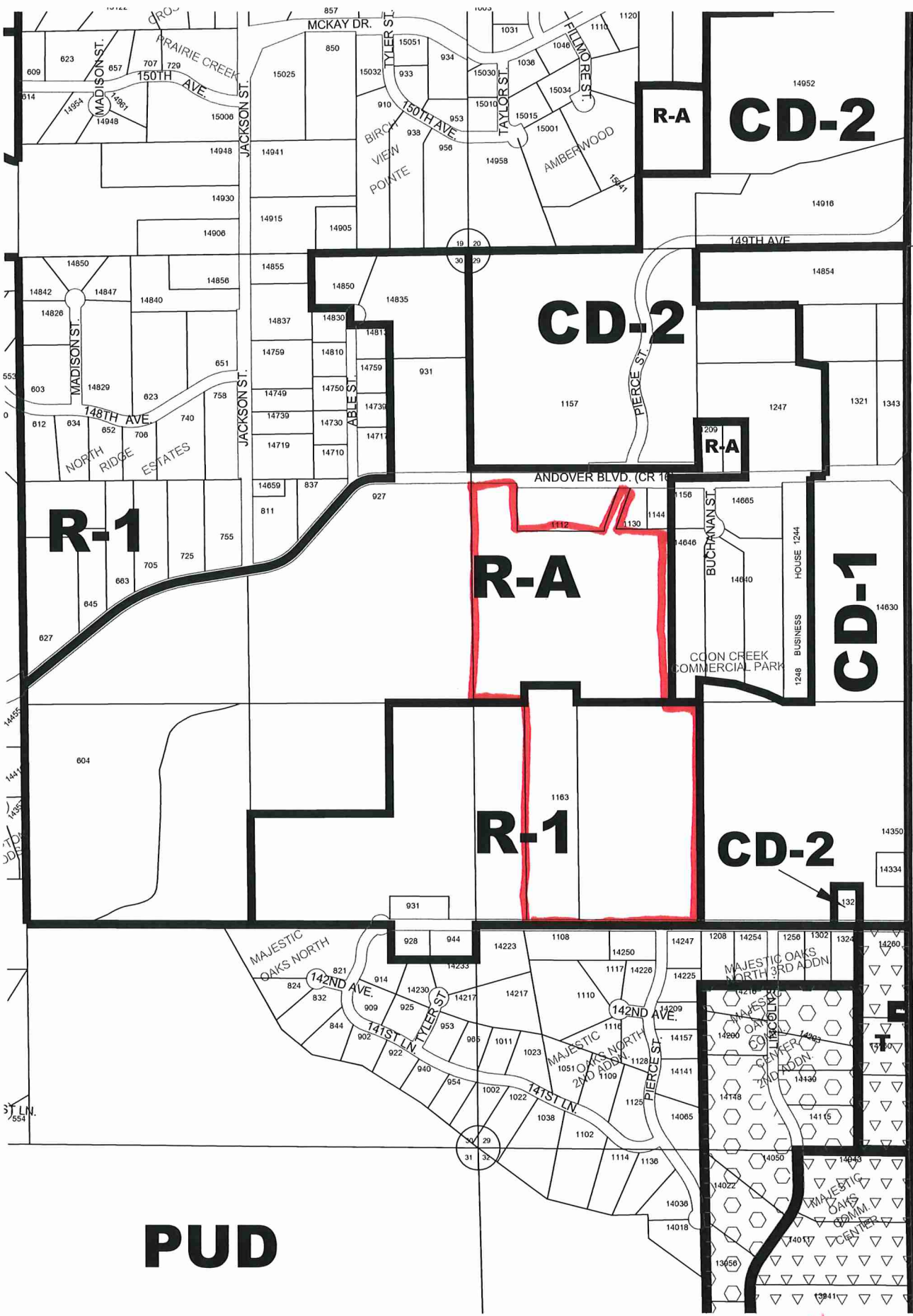
GRAPHIC SCALE



NORTH

STATE

STATE TRUNK HIGHWAY NO. 65



R-1

CD-2

R-A CD-2

R-A

CD-1

R-1

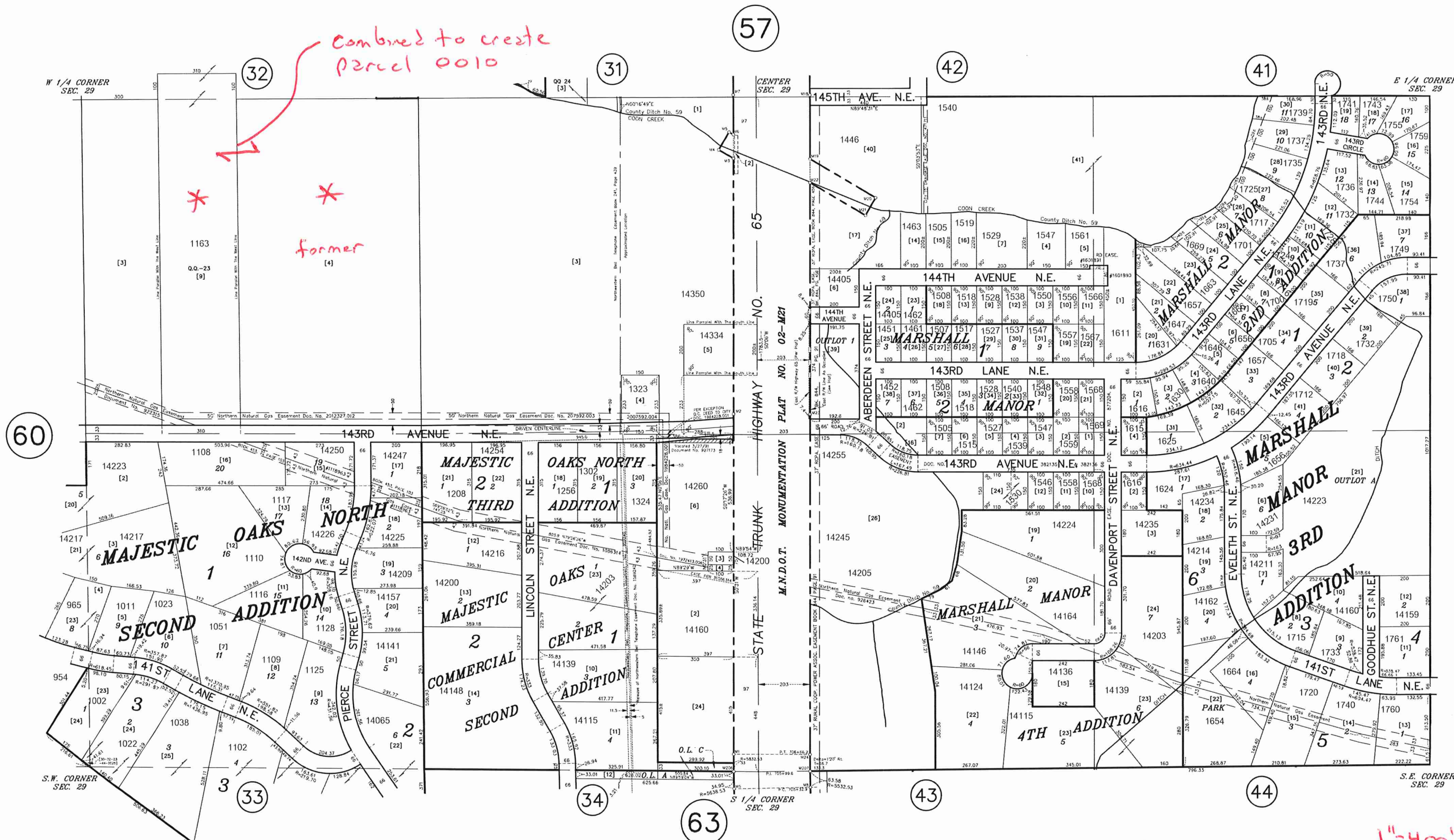
CD-2

PUD

1" = 800'

S 1/2 SECTION 29, T. 32, R. 23

CITY OF HAM LAKE



60

57

42

41

56

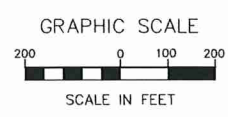
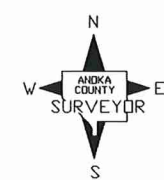
34

63

43

44

1"=400'



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 Township Range Quarter Specific
Number Number Number Quarter Parcel

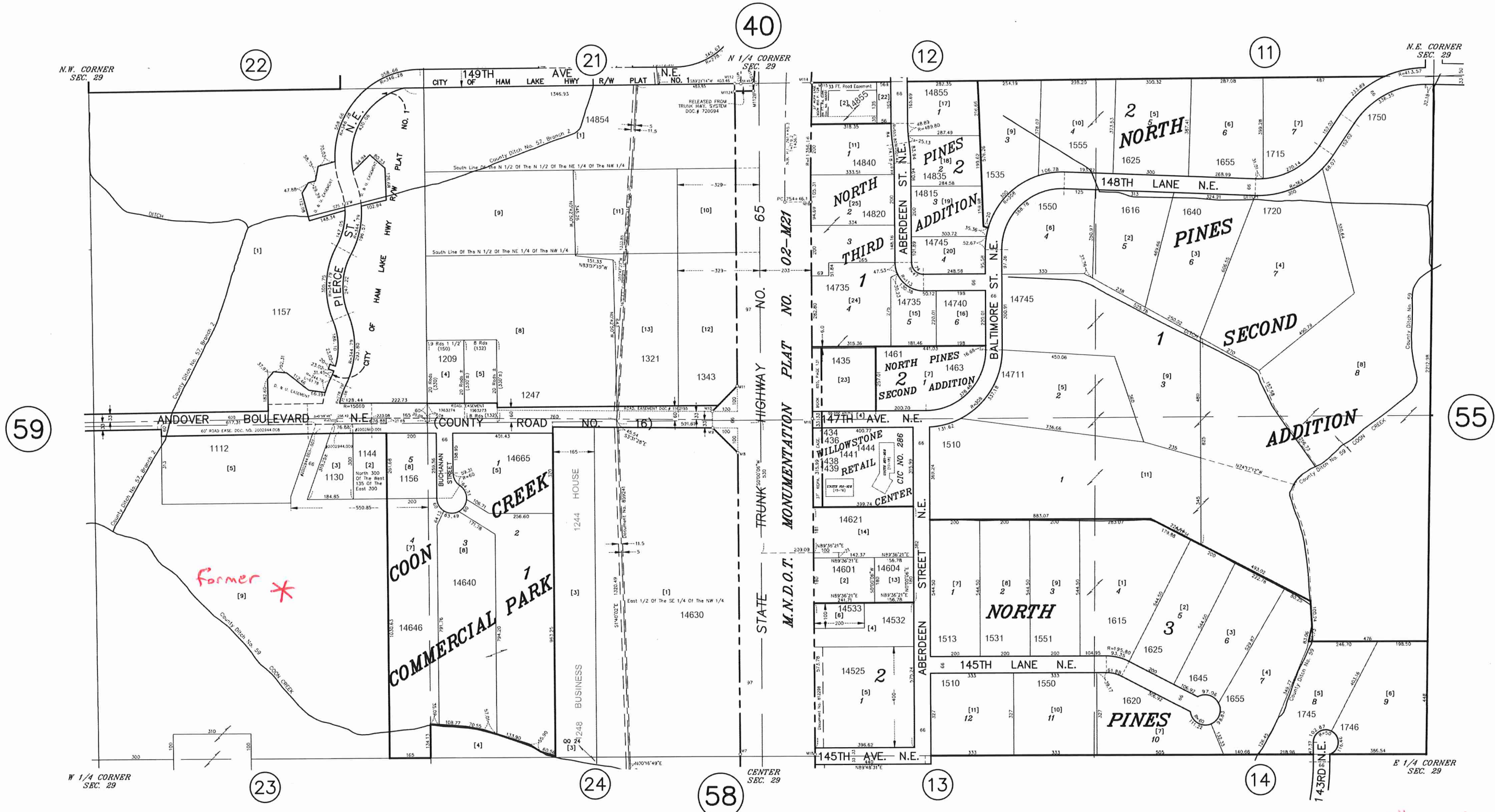
XX XX XX XX XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]
EXAMPLE OF PIN NUMBER: 29-32-23-43-0022

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

N 1/2 SECTION 29, T. 32, R. 23

CITY OF HAM LAKE



59

55

40

22

21

12

11

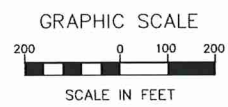
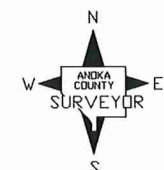
23

24

58

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	

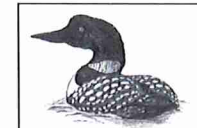
PROPERTY IDENTIFICATION NUMBER

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: 29-32-23-13-0011

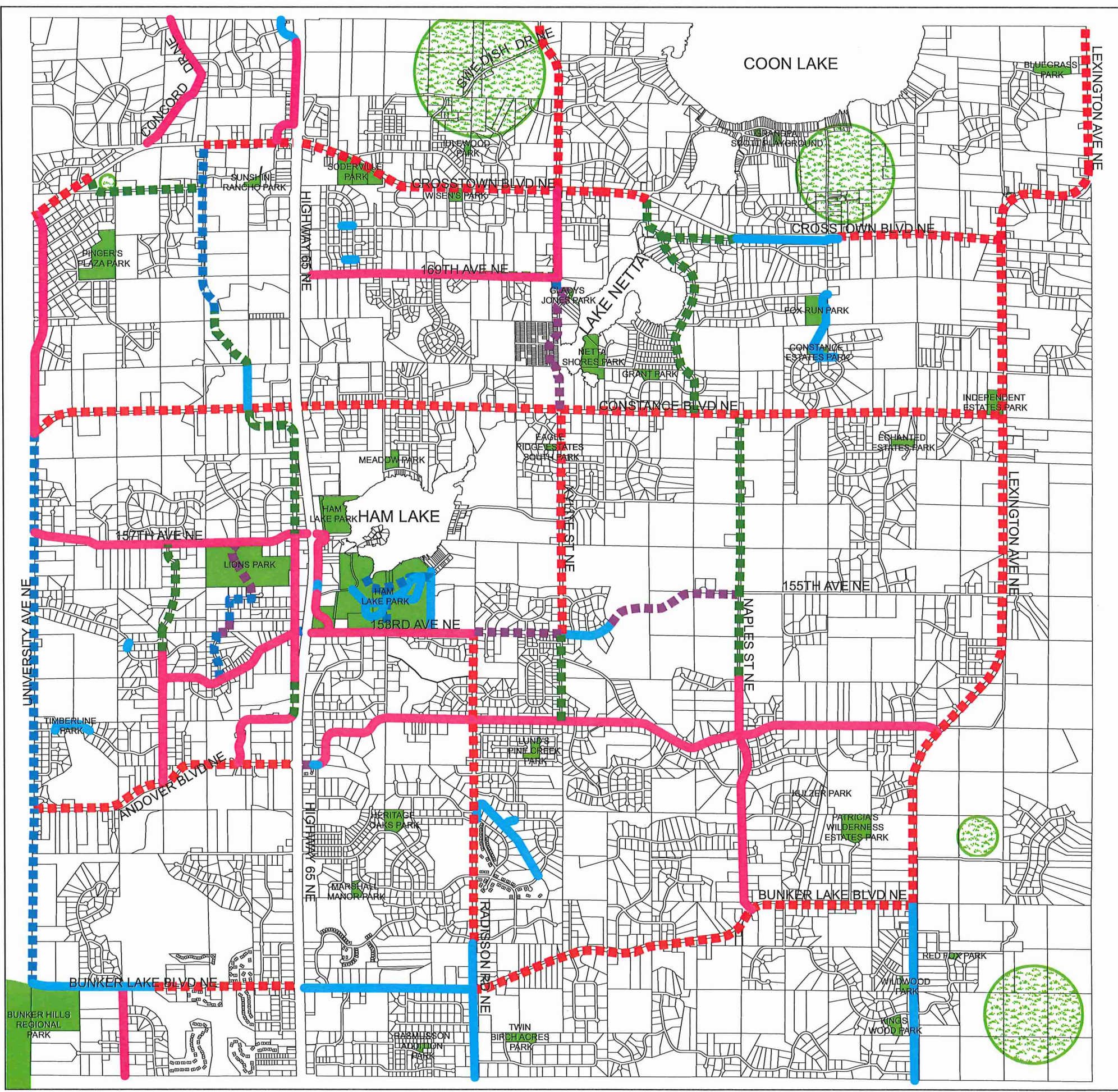
THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

1"=400'



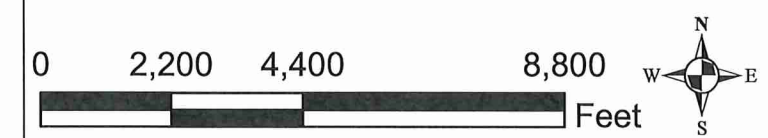
HAM LAKE,
MINNESOTA

PROPOSED MUNICIPAL BIKE TRAIL SYSTEM



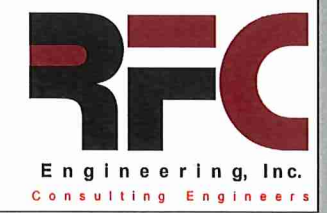
LEGEND

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



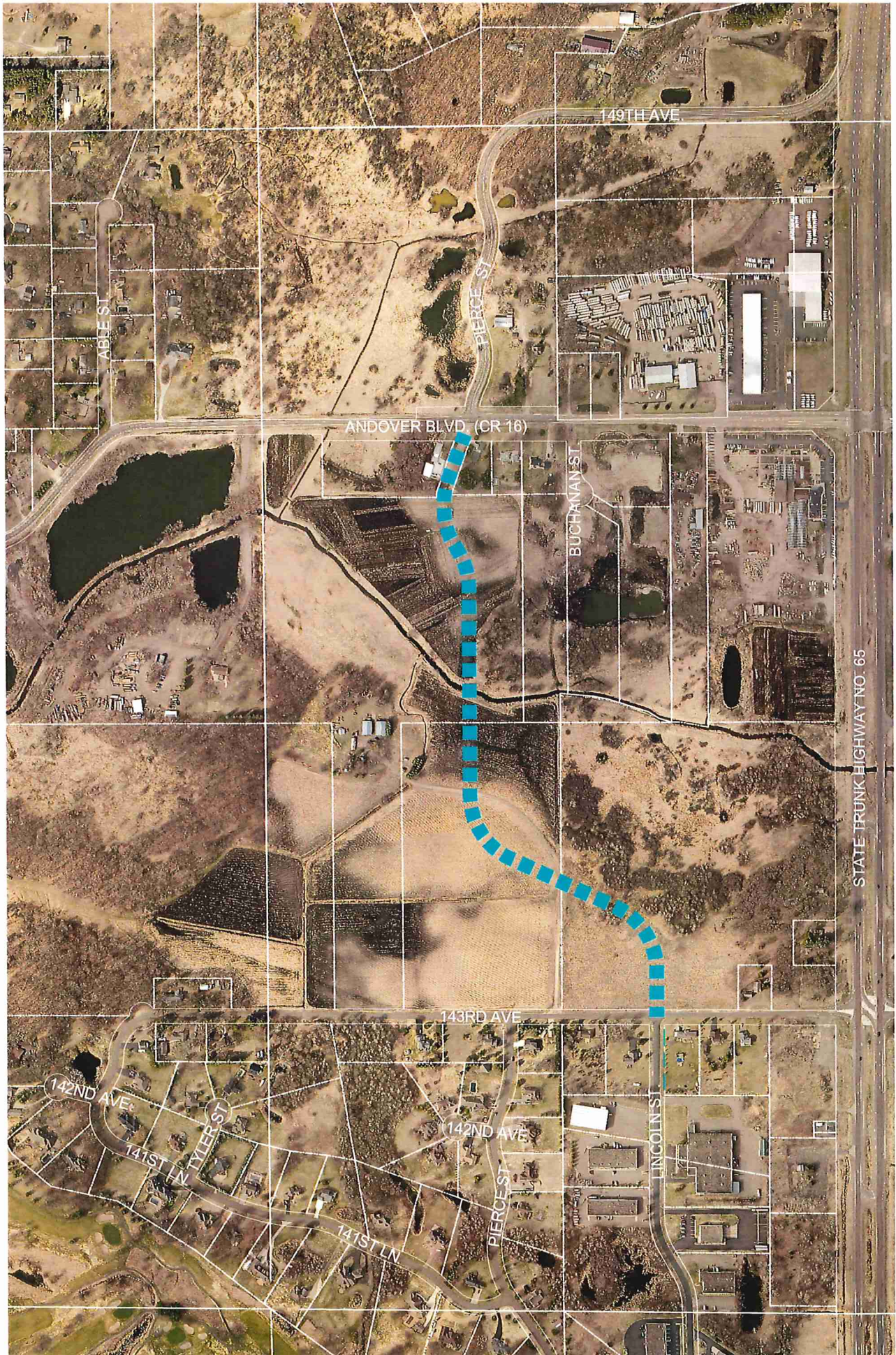
MAP DATE:

11/18/2021





1" = 400'



MSA Alignment

1" = 600'

**Tradewell Soil Testing
18330 Dahlia Street NW
Cedar, MN 55011**

Date: May 5th, 2021

Name: Jeff Entsminger

Address: XXXX Andover Blvd. NE, Ham Lake, MN

SOIL BORING TEST REPORT

Boring #1	Boring #2	Boring #3	Boring #4
0"- 12" Topsoil Loamy Fine Sand 10YR 3/3	0"- 12" Topsoil Loamy Fine Sand 10YR 3/3	0"- 10" Topsoil Loamy Fine Sand 10YR 3/3	0"- 10" Topsoil Loamy Fine Sand 10YR 3/3
12"- 24" Fine Sand 10YR 4/6	12"- 28" Fine Sand 10YR 4/6	10"- 28" Fine Sand 10YR 4/4 5/4	10"- 30" Fine Sand 10YR 4/4 5/4
24"- 38" Fine Sand (Mottled Gray & Orange)	28"- 46" Fine Sand 10YR 5/4 5/3 (Mottled)	28"- 48" Fine Sand 10YR 6/4 6/3	30"- 48" Medium Fine Sand 10YR 6/4
			48"- 54" Fine Sandy Loam 7.5YR 3/4
Mottles @ 24" Dry Hole	Mottles @ 26" Dry Hole	Mottles @ 38" Dry Hole	Mottles @ 40" Dry Hole

Soil Borings for 7,500 square foot area for proposed septic areas per City of Ham Lake ordinance.



Mark Tradewell
MPCA #307

**Tradewell Soil Testing
18330 Dahlia Street NW
Cedar, MN 55011**

Date: May 5th, 2021

Name: Jeff Entsminger

Address: Existing farmstead off 143rd Avenue NE, Ham Lake, MN

SOIL BORING TEST REPORT

Boring #1	Boring #2		
0"- 8" Topsoil Loamy Fine Sand 10YR 3/2	0"- 8" Topsoil Loamy Fine Sand 10YR 3/2		
8"- 24" Fine Sand 10YR 3/4 4/4	8"- 30" Fine Sand 10YR 3/4 4/4		
24"- 54" Fine Sand 10YR 5/4 5/3	30"- 60" Medium Fine Sand 10YR 5/4		
Mottles @ 42" Dry Hole	Mottles @ 50" Dry Hole		

Soil Borings for proposed Alternate Septic site on existing parcel.



Mark Tradewell
MPCA #307

CERTIFICATE OF SURVEY ~for~ ENTSMINGER ENTERPRISES

EXISTING LEGAL DESCRIPTION

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section Twenty-nine (29), Township Thirty-two (32), Range Twenty-three (23), except the East 165 feet of the West 1/2 of the SW 1/4 of said Quarter, 1/2 of the South of County Road No. 16, also except the North 300 feet of the West 1/2 of the East 300 feet of said Quarter, Quarter, also except that part described as follows:

Beginning at a point on the North line of said Quarter, Quarter, 376.88 feet West of the Northeast corner thereof; thence East along said North line 76.88 feet; thence South parallel with the East line of said Quarter, Quarter, 300 feet; thence West parallel with said North line 184.89 feet; thence Northeast on a line to the point of beginning (said line a 1/2 line "A"); also except that part described as follows:

Commencing at a point on said North line 376.88 feet West of said Northeast corner; thence West along said North line to point of intersection with a line running Northwesterly and Southwesterly parallel with the 66 feet measured at right angles to said line "A"; thence continuing West along said North line 617.31 feet; thence South and parallel with said East line 313 feet; thence East parallel with said North line to the intersection of a line drawn parallel with said East line and 550.85 feet West of said East line as measured along a line parallel with said North line; thence North along said parallel line to the intersection of a line drawn parallel with the 66 feet Northwesterly as measured at right angles from said line "A"; thence Northwesterly along said line to point of beginning;

also excepting therefrom that part of said SW 1/4 of NW 1/4 described as follows:

Beginning at a point on the South line of said SW 1/4 of NW 1/4 300 feet East of the Southeast corner thereof; thence South parallel with the West line of the NW 1/4 of SW 1/4 of said Section to the South line of said NW 1/4 of SW 1/4; thence East along said South line 310 feet; thence North parallel with said West line to a point 100 feet North of said South line of said SW 1/4 of NW 1/4; thence West parallel with said South line to a point 300 feet East of the West line of the W 1/2 of said Section; thence South to the point of beginning and there to terminate.

Subject to roads and easements of record, if any.

PARCEL 2:

That part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) and of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4), #8 in Section Twenty-nine (29), Township Thirty-two (32), Range Twenty-three (23), Anoka County, Minnesota, described as follows:

Beginning at a point on the North line of said NW 1/4 of SW 1/4, 300 feet East of the Northeast corner thereof; thence South parallel with the West line of said NW 1/4 of SW 1/4 and to the South line thereof; thence East along said South line 310 feet; thence North parallel with said West line to a point 100 feet North of the North line of said NW 1/4 of SW 1/4; thence West parallel with said North line to a point 300 feet East of the West line of the W 1/2 of said Section; thence South to the point of beginning and there to terminate.

Subject to roads and easements of record, if any.

Boring - X

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/07/21.
- Bearings shown are an Anoka County datum.
- Parcel ID Numbers: 29-32-23-23-0006 (Parcel 1)
29-32-23-23-0002 (Parcel 2)
- 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.
- Existing contours are shown per LIDAR mapping as provided by mDNR.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED R15A 41578
- DENOTES SOIL BORING, (BY OTHERS)
- DENOTES WELL
- - - DENOTES EXISTING CONTOURS

BENCHMARK

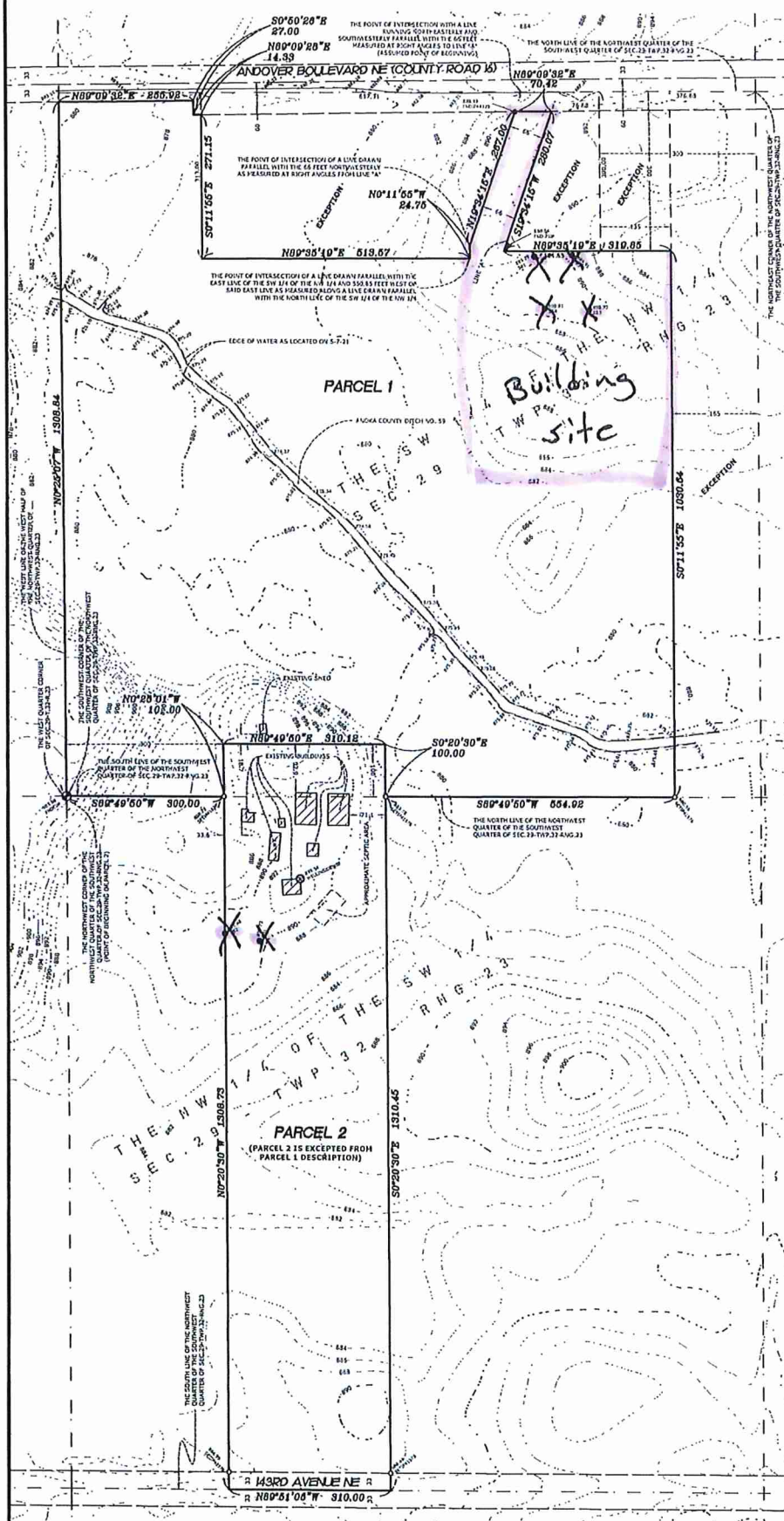
HN001 NAME: 0308 II
GSD STATION: 4563
ELEVATION: 850.297 (NAVD83)

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.

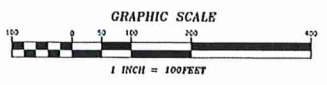
PRELIMINARY

JASON E. RUD
Date: 5/27/2021 License No. 41578

NO.	DATE	DESCRIPTION	BY
1			
2			
3			



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



NORTH

Compliance inspection report form

Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Property information

Local tracking number:

Parcel ID# or Sec/Twp/Range: 29-33-23-23-0009 Reason for Inspection sale
Local regulatory authority info: City of Ham Lake
Property address: 1163 143rd Ave NE Ham Lake, MN 55304
Owner/representative: Marvin Buchholz (Jeff Entsminger) Owner's phone: 612-669-4004
Brief system description: 1200gal septic tank w/ gravity system

System status

System status on date (mm/dd/yyyy): 10/18/2021

Compliant – Certificate of compliance*

Noncompliant – Notice of noncompliance

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

***Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.**

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

Reason(s) for noncompliance (check all applicable)

- Impact on public health (Compliance component #1) – *Imminent threat to public health and safety*
- Tank integrity (Compliance component #2) – *Failing to protect groundwater*
- Other Compliance Conditions (Compliance component #3) – *Imminent threat to public health and safety*
- Other Compliance Conditions (Compliance component #3) – *Failing to protect groundwater*
- System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – *Failing to protect groundwater*
- Soil separation (Compliance component #5) – *Failing to protect groundwater*
- Operating permit/monitoring plan requirements (Compliance component #4) – *Noncompliant - local ordinance applies*

Comments or recommendations

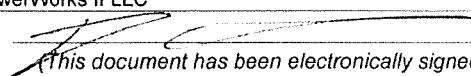
Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: SewerWorks II LLC

Certification number: 6984

Inspector signature: 

License number: 2015

(This document has been electronically signed)

Phone: 763-286-6609

Necessary or locally required supporting documentation (must be attached)

- Soil observation logs
- System/As-Built
- Locally required forms
- Tank Integrity Assessment
- Operating Permit
- Other information (list): location of sb and drawing of septic system

1. Impact on public health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No

Any "yes" answer above indicates the system is an imminent threat to public health and safety.

Describe verification methods and results:

Attached supporting documentation:

- Other: _____
- Not applicable

2. Tank integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit?	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth?	<input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No
If yes, which sewage tank(s) leaks:	

Any "yes" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

Attached supporting documentation:

- Empty tank(s) viewed by inspector
- Name of maintenance business: _____
- License number of maintenance business: _____
- Date of maintenance: _____
- Existing tank integrity assessment (Attach)
- Date of maintenance (mm/dd/yyyy): _____ (must be within three years)
- (See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))*
- Tank is Noncompliant (pumping not necessary – explain below)
- Other: _____

Property Address: 1163 143rd Ave NE Ham Lake, MN 55304

Business Name: SewerWorks II LLC

Date: 10/18/2021

3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

Yes* No Unknown

3b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety? Yes* No Unknown

**Yes to 3a or 3b - System is an imminent threat to public health and safety.*

3c. System is non-protective of ground water for other conditions as determined by inspector? Yes* No

3d. System not abandoned in accordance with Minn. R. 7080.2500? Yes* No

**Yes to 3c or 3d - System is failing to protect groundwater.*

Describe verification methods and results:

Attached supporting documentation: Not applicable

4. Operating permit and nitrogen BMP* – Compliance component #4 of 5 Not applicable

Is the system operated under an Operating Permit? Yes No If "yes", A below is required

Is the system required to employ a Nitrogen BMP specified in the system design? Yes No If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

Compliance criteria:

a. Have the operating permit requirements been met? Yes No

b. Is the required nitrogen BMP in place and properly functioning? Yes No

Any "no" answer indicates noncompliance.

Describe verification methods and results:

Attached supporting documentation: Operating permit (Attach)

Property Address: 1163 143rd Ave NE Ham Lake, MN 55304

Business Name: SewerWorks II LLC

Date: 10/18/2021

5. Soil separation – Compliance component #5 of 5

Date of installation _____ Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? Yes No

Compliance criteria (select one):

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: Yes No*

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: Yes No*

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080.2350 or 7080.2400 (Intermediate Inspector License required ≤ 2,500 gallons per day; Advanced Inspector License required > 2,500 gallons per day) Yes No*

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

Attached supporting documentation:

- Soil observation logs completed for the report
- Two previous verifications of required vertical separation
- Not applicable (No soil treatment area)
- _____

Indicate depths or elevations

A. Bottom of distribution media	92.35'
B. Periodically saturated soil/bedrock	93.3'
C. System separation	0.00'
D. Required compliance separation*	2.00'

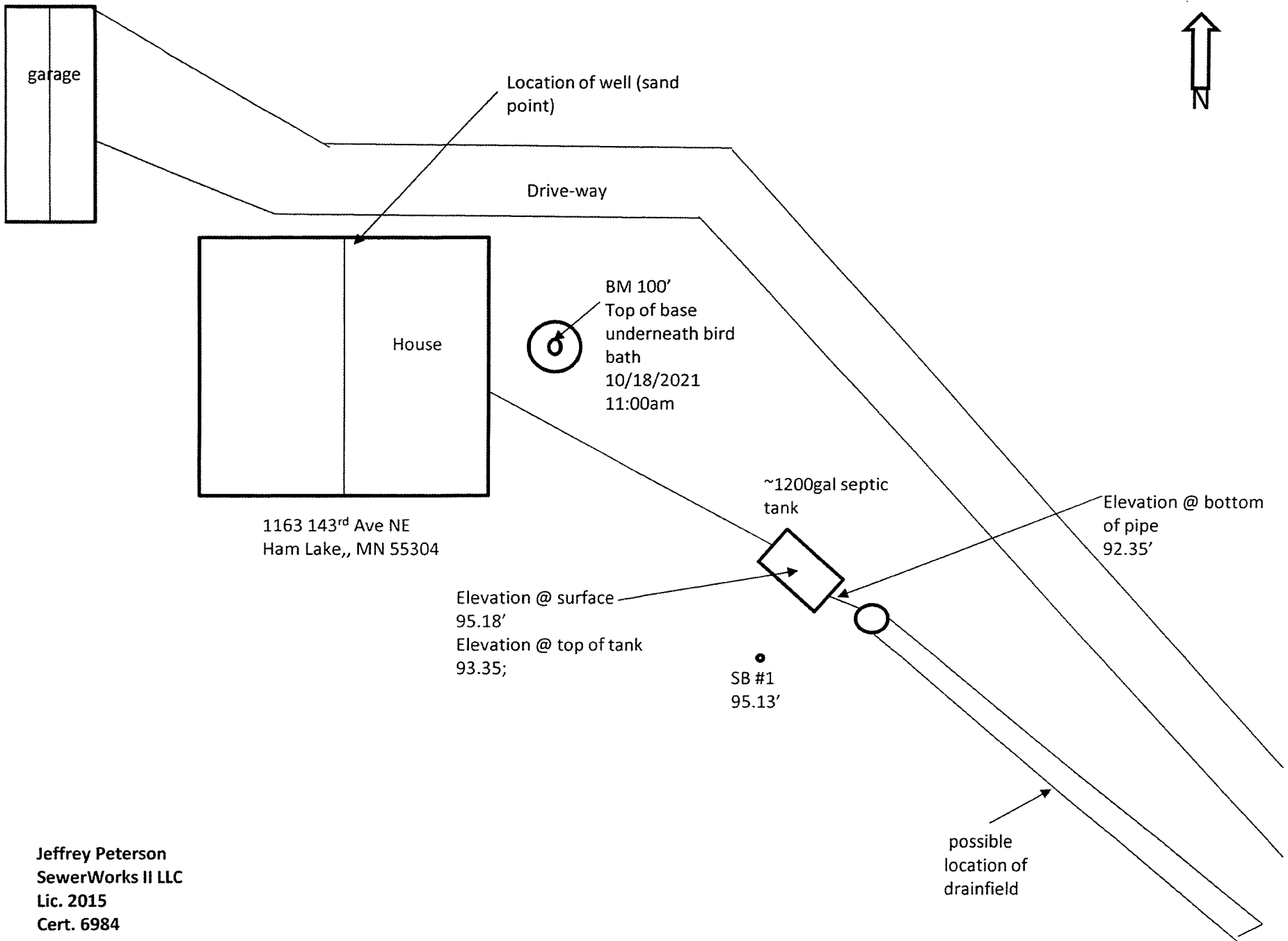
*May be reduced up to 15 percent if allowed by Local Ordinance.

***Any "no" answer above indicates the system is failing to protect groundwater.**

Describe verification methods and results:

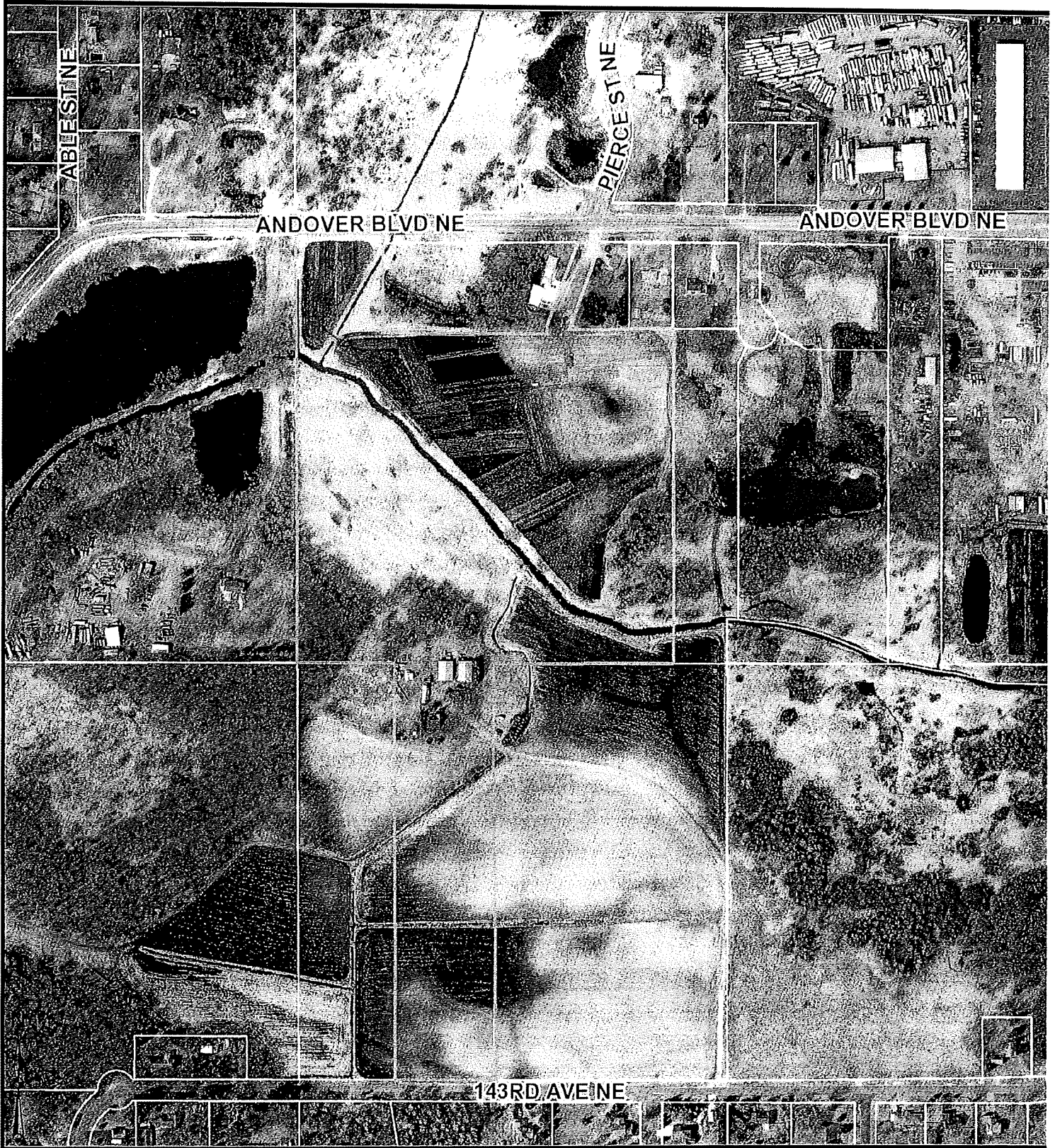
Bottom is distribution media is unable to locate. (elevation of pipe as it exits septic tank is 92.35')

Upgrade requirements: (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.



Jeffrey Peterson
SewerWorks II LLC
Lic. 2015
Cert. 6984

Anoka County Parcel Viewer



Parcel Information:

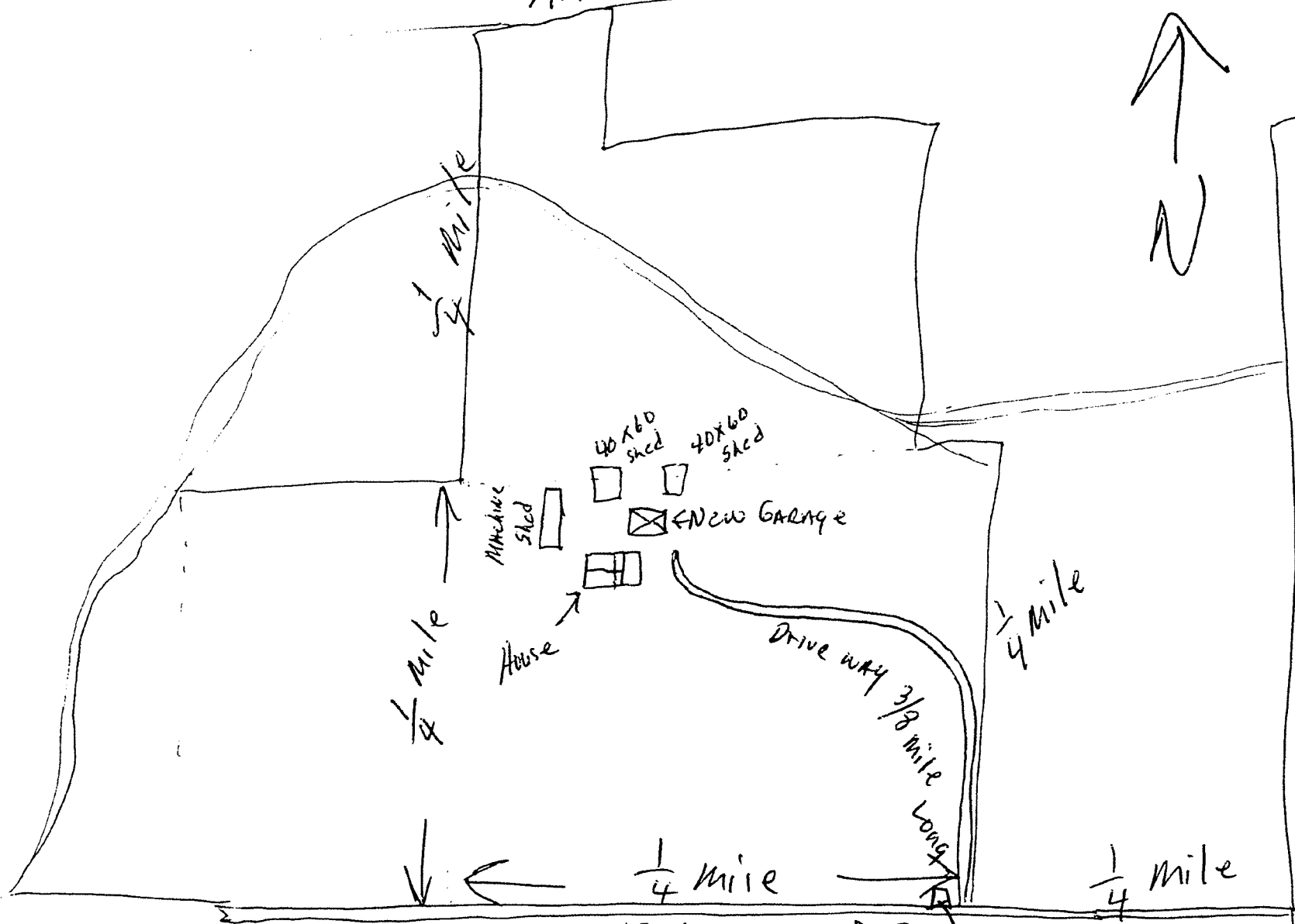
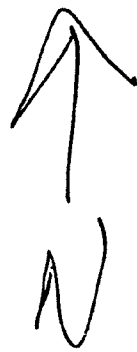
29-32-23-23-0009
1163 143RD AVE NE
HAM LAKE
MN 55304
Plat:

Approx. Acres: 38.65385183
Commissioner: JULIE BRAASTAD

Owner Information:



Andover NE



1/4 mile

1/4 mile



1/4 mile

1/4 mile

1/4 mile

Machine shed

House

40x60 shed

40x60 shed

NEW GARAGE

DRIVE WAY 3/8 mile long

143rd Ave N.E.

Mail box

1163-143rd Ave NE

Hwy 63



Anoka County

TRANSPORTATION DIVISION

Highway

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

October 12, 2021

RE: Preliminary Plat – Entsminger Farms

Dear Jennifer,

We have reviewed the Preliminary Plat for Entsminger Farms, to be located south of CR 16 (Andover Boulevard NW) across from Pierce Street NW within the City of Ham Lake, and I offer the following comments:

The existing right of way along CR 16 varies from 33 feet to 60 feet south of centerline. An additional 27 feet of right of way adjacent to CR 16 where there is less than 60 feet will be required for future reconstruction purposes (60 feet total right of way width south of CR 16 centerline). As proposed, the plat will not introduce any new residential access points onto CR 16. The accesses for 1112 and 1130 cannot have a driveway located inside of the plat if their parcels are not part of the plat. These access points will need to be relocated onto their own property as a part of this plat. If an access is needed for Lot 1, our preferred location would be directly across from Pierce Street NE. No other accesses will be allowed onto CR 16 for this plat and the right of access along CR 16 should be dedicated to Anoka County with exception for the access across from Pierce Street NE. We reserve the right to comment on future access onto CR 16 for this parcel if it eventually gets developed. If the intent is to continue Pierce Street NW south of CR 16, the accesses for 1112 and 1130 would need to be made off the City Street at that time. EB and WB right and left turn lanes would also need to be constructed if this were to happen and the exact turn lane requirements and design details for construction will be determined through the ACHD Engineering Plan Review process. Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, buildings, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CR 16.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CR 16 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

noise situation for this development as it is proposed to be located directly adjacent to CR 16, and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

If there will be any grading within or affecting the county right of way, the ACHD Engineering Plan Review process will apply to this site. Calculations must be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm. County Ditch #59 and #57 run through the middle and northwest parts of the property and these ditches may not be altered without first submitting detailed plans to the appropriate agencies and obtaining their permission as well as permission from the County Engineer. Contact Brandon Ulvenes, Engineer I, via phone at 763.324.3159 or via email at Brandon.Ulvenes@co.anoka.mn.us or further information and to coordinate the ACHD Engineering Plan Review Process. Please submit the drainage calculations, grading and erosion control plans, ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website), and the applicable engineering plan review fee (estimated at \$150.00 if applicable) to Mr. Ulvenes for his review and approval.

If any work will be performed in the County Right of Way, a Permit for Work within the County Right of Way (\$150.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier of the ACHD Permit Office at 763.324.3142 or via email at Susan.Burgmeier@co.anoka.mn.us for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr
Traffic Engineering Technician

xc: CR 16/Plats+Developments/2021
Jerry Auge, Assistant County Engineer
Jane Rose, Traffic Engineering Manager
David Ziegler, County Surveyor
Sean Thiel, Graduate Engineer
Sue Burgmeier, Traffic Engineering Technician
Brandon Ulvenes, Engineer I

Tom Collins

From: Jason Rud <jrud@egrud.com>
Sent: Tuesday, November 30, 2021 3:11 PM
To: Logan.Keehr@co.anoka.mn.us
Cc: Jennifer Bohr; Tom Collins; Jeff Entsminger
Subject: RE: Entsminger Farms
Attachments: ENTSMINGER FARMS PRE PLAT (11-30-21).pdf; ENTSMINGER FARMS FINAL PLAT (11-23-21).pdf

Hello Logan,

On behalf of Jeff Entsminger, please find attached an updated preliminary and final plat for ENTSMINGER FARMS.

A few notes:

- As requested, we are proposing to dedicate the additional 27 feet of right of way, which provides 60 feet from the centerline as traveled.
- As requested, we have added restricted access along Andover Boulevard, with the exception of a future connection for Pierce Street NE.
- There are no new proposed access points as a result of this plat. The main purpose of this plat is to redefine internal lot lines for a land transaction.

Feel free to inquire if you have any additional questions or needs.

Jason Rud
E.G. Rud and Sons
651-361-8225

From: Logan J. Keehr <Logan.Keehr@co.anoka.mn.us>
Sent: Tuesday, October 12, 2021 10:39 AM
To: Jennifer Bohr <JBohr@ci.ham-lake.mn.us>
Subject: Entsminger Farms

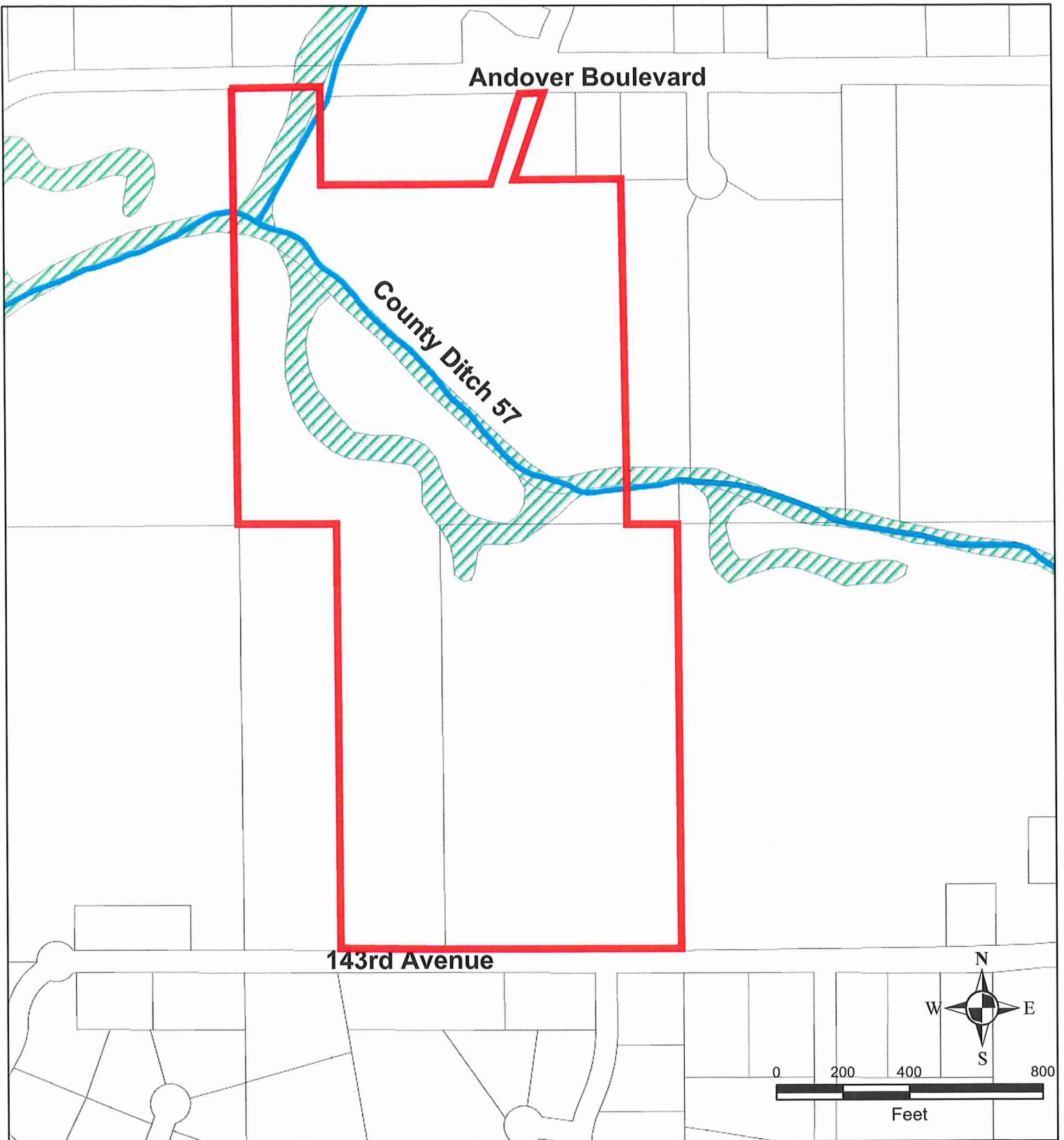
Caution: This email originated outside our organization; please use caution.

Hi Jennifer,

Attached is a PDF of our review letter for this site. The original is being sent via US Mail.

Logan Keehr, E.I.T.
Traffic Engineering Technician
Anoka County Highway Department
1440 Bunker Lake Boulevard NW
Andover, MN 55304
Direct: 763.324.3183
Logan.Keehr@co.anoka.mn.us

NOTICE: Unless restricted by law, email correspondence to and from Anoka County government offices may be public data subject to the Minnesota Data Practices Act and/or may be disclosed to third parties.



 County Ditch
  Zone A Floodway

Sheet Title:
 FLOOD ZONE MAP

Drawn:
 EMP

Date:
 12/8/2021

Project No.
 2102.066

Project:
 ENTSMINGER FARMS

13635 Johnson Street
 Ham Lake, MN 55304
 Telephone (763) 862-8000
 Fax (763) 862-8042

