

# CITY OF HAM LAKE

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

## CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY AGENDA MONDAY, MARCH 3, 2025

- 1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance**
- 2.0 PUBLIC COMMENT**
- 3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS**

### **4.0 CONSENT AGENDA**

These items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in normal sequence. (All items listed on the Consent Agenda are recommended for approval.)

- 4.1 Approval of minutes of February 18, 2025
- 4.2 Approval of claims
- 4.3 Approval of completed probationary period for firefighters
- 4.4 Code Committee Recommendation:
  - 1) First Reading of an Ordinance regarding Article 11-830 Display of Numbers

### **5.0 PLANNING COMMISSION RECOMMENDATIONS**

- 5.1 Jeff Entsminger, Entsminger Enterprises, LLC, requesting Preliminary and Final plat approval and rezoning of portions of land from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) for Entsminger Estates located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16 (this is considered the First Reading of a rezoning Ordinance)

### **6.0 ECONOMIC DEVELOPMENT AUTHORITY – None**

### **7.0 APPEARANCES – None**

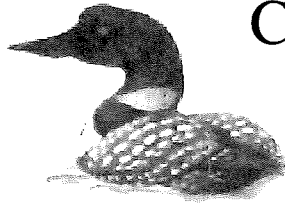
### **8.0 CITY ATTORNEY**

### **9.0 CITY ENGINEER**

### **10.0 CITY ADMINISTRATOR**

### **11.0 COUNCIL BUSINESS**

- 11.1 Committee Reports
- 11.2 Discussion and consideration of the First Reading of the Wetland Bank Ordinance (tabled at the December 2, 2024 and February 3, 2025 City Council meetings)
- 11.3 Announcements and future agenda items



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## CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES TUESDAY, FEBRUARY 18, 2025

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Tuesday, February 18, 2025 at 6:00 p.m. in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

**MEMBERS PRESENT:** Mayor Brian Kirkham and Councilmembers Al Parranto and Mike Van Kirk

**MEMBERS ABSENT:** Councilmembers Jim Doyle and Andrew Hallberg

**OTHERS PRESENT:** City Attorney, Mark Berglund; City Engineer, Dave Krugler; and Deputy City Clerk, Dawnette Shimek

**1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance**

**2.0 PUBLIC COMMENT – None**

### **3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS**

#### **3.1 Representatives of the Fire Rescue Foundation of Ham Lake (FRFHL) - Introduction**

Connie Wunderlich and DeDe Worsham were present representing the Fire Rescue Foundation of Ham Lake (FRFHL), a local volunteer-run 501C3 organization that was established in 2023 with the goal of financially rescuing those who rescue us. Ms. Wunderlich stated that the organization has established a Facebook page in tandem with the Ham Lake Fire Department. Ms. Wunderlich stated that they have created a QR Code where donations can be made and that the donations are tax deductible. Ms. Wunderlich stated they also plan to set up a web page for the organization this year. Ms. Wunderlich stated they assist with the Ham Lake Fire Department Banquet, Freedom Fest, Nite to Unite, Trunk or Treat, Fire Department Open House and Santa-Rides. Ms. Wunderlich also thanked the Ham Lake Chamber of Commerce, the Ham Lake Lions and members of the community for their donations. Ms. Wunderlich also thanked the City Council for matching the grant for the Fire Department to acquire wildland gear. Ms. Wunderlich stated that the foundation is also planning a community event for 2025 that would be like past booya events. Mayor Kirkham thanked Ms. Wunderlich and Ms. Worsham for establishing the Fire Rescue Foundation of Ham Lake.

### **4.0 CONSENT AGENDA**

These items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in normal sequence. (All items listed on the Consent Agenda are recommended for approval.)

4.1 Approval of minutes of February 3, 2025

4.2 Approval of claims in the amount of \$178,891.07

- 4.3 Approval of the 2025 service contract with SafeAssure for safety training
- 4.4 Approval of accepting the Feasibility Study for the Municipal State Aid (MSA) 143<sup>rd</sup> Avenue NE from Highway 65 NE to Lincoln Street NE and ordering the Plan and Specifications

Councilmember Van Kirk asked that item 4.4 be removed from the consent agenda. **Motion by Van Kirk, seconded by Parranto, to approve the February 18, 2025 Consent Agenda with the omission of item 4.4. All present in favor, motion carried.**

Councilmember Van Kirk asked to be updated on the potential street improvement of 143<sup>rd</sup> Avenue NE from Highway 65 NE to Lincoln Street NE. Engineer Krugler stated that the feasibility study has been completed and what is before the City Council is a request to approve ordering the plans and specifications. Engineer Krugler stated that the road improvement will be funded with MSA (Municipal State Aid) funding. Engineer Krugler stated that other funding would not be available because they are not closing any highway accesses. Councilmember Van Kirk asked if the City Council would be setting a prescient by using MSA funds for a development. Engineer Krugler stated that there have been other developments in the past that have been done where a new road was required to be built by a developer; however, 143<sup>rd</sup> Avenue NE is due for an upgrade. Councilmember Van Kirk asked if the developer is expected to pay for any of the road. Mayor Kirkham stated that the developer will be paying for the new road off 143<sup>rd</sup> Avenue NE that ends in a cul-de-sac. Engineer Krugler stated that the city will be utilizing the storm system, survey and wetland information provided by the developer, which will allow the road to be completed this year. **Motion by Van Kirk, seconded by Parranto, to approve item 4.4 of the February 18, 2025 Consent Agenda. All present in favor, motion carried.**

## 5.0 PLANNING COMMISSION RECOMMENDATIONS

- 5.1 Art Rosenberg of Lincoln Street Commercial, LLC, requesting Preliminary Plat approval and rezoning portions of land from CD-1 (Commercial Development I) to CD-2 (Commercial Development II) and portions of land from CD-1 (Commercial Development I) to R-A (Rural Single Family Residential) and portions of land from CD-2 (Commercial Development II) to CD-1 (Commercial Development I) for the Elwell Commercial Park Development (four commercial lots and one residential outlot) in Section 29 (this is considered the First Reading of a rezoning Ordinance)

**Motion by Kirkham, seconded by Van Kirk, to concur with the Planning Commission and approve the Preliminary Plat and rezoning of Elwell Commercial Park, a four lot, one outlot commercial subdivision in Section 29 as presented by Art Rosenberg, of Lincoln Street Commercial, LLC, subject to the City Council approving the feasibility study and ordering plans and specifications to upgrade 143<sup>rd</sup> Avenue NE to meet commercial requirements from Highway 65 NE to Lincoln Street NE, providing the city with a quit claim deed for the realignment of the Lincoln Street NE connection from 143<sup>rd</sup> Avenue NE to Andover Boulevard NE, providing proof of the conveyance of Outlot A to 1163 143<sup>rd</sup> Avenue NE, no issuance of building permits, for any of the commercial lots, will be done until proof of conveyance is received, razing the existing billboard on proposed Lot 2, obtaining a sign permit in conformance with Articles 11-310.2 and 11-320 for any future signs and providing access to any future signs, obtaining approval, including rezoning, for any future lots within any portion of the expanded 1163 143<sup>rd</sup> Avenue NE, meeting the requirements of the City Engineer, meeting all City, State and County requirements. All present in favor, motion carried.** This is considered the first reading of a rezoning ordinance; the ordinance will be presented and adopted when the final plat is approved.

5.2 Richard Citrowske requesting Sketch Plan approval of a residential development (two lots) in Section 26

**Motion by Kirkham, seconded by Parranto, to concur with the Planning Commission and approve the Sketch Plan presented by Richard Citrowske for two residential lots in Section 26 subject to paying a \$2500 parkland dedication and \$200 drainage fund contribution fee for Lot 2, submitting soil boring logs to the city for compliance review, ordering a septic compliance inspection on the existing septic system and submitting results to the city prior to preliminary plat approval, obtaining Coon Creek Watershed District approval, meeting the requirements of the City Engineer and meeting all City, County and State requirements. All present in favor, motion carried.**

6.0 **ECONOMIC DEVELOPMENT AUTHORITY – None**

7.0 **APPEARANCES – None**

8.0 **CITY ATTORNEY**

Attorney Berglund stated that he is working on the wetland banking ordinance and plans to place it on a future City Council agenda.

9.0 **CITY ENGINEER**

City Engineer Krugler stated that the Anoka County Highway Department is having an open house on March 27, 2025 from 5:00 p.m. to 7:00 pm. at the Church of St. Paul to share concepts regarding the Highway 65 NE and Bunker Lake Boulevard NE intersection improvement project.

10.0 **CITY ADMINISTRATOR – None**

11.0 **COUNCIL BUSINESS**

11.1 Committee Reports

Councilmember Parranto stated that he attended a recent North Metro TV meeting. Councilmember Parranto stated that PEG Fees are up five percent, which is \$100,000.00 and that money will be dispersed to the member cities accordingly. Councilmember Parranto stated that they are also conducting a search for a permanent executive director, which position is currently being filled by two co-directors. Councilmember Parranto stated that the commission also voted to extend the current term of the chairman, to complete the typical two-year term.

11.2 Announcements and future agenda items

Councilmember Van Kirk stated that the code committee should be scheduled to meet and discuss building fasteners on metal buildings.

Councilmember Parranto stated that the code committee did meet to discuss amending the size of address numbers on buildings from 12-inches to 4-inches.

**Motion by Van Kirk, seconded by Parranto, to adjourn the meeting at 6:24 p.m. All present in favor, motion carried.**

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Dawnette Shimek, Deputy City Clerk

**CITY OF HAM LAKE  
CLAIMS SUBMITTED TO COUNCIL**

March 3, 2025

**CITY OF HAM LAKE**

<b>EFTS, CHECKS, AND BANK DRAFTS</b>	<b>02/19/25 - 03/03/25</b>	
EFT # 2242 - 2252		\$ 12,242.49
REFUND CHECKS # 66935-66936		\$ 300.00
CHECKS # 66937 - 66959		\$ 68,318.03
BANK DRAFTS DFT0002849 - DFT0002855		\$ 32,302.63
<b>TOTAL EFTS, CHECKS, AND BANK DRAFTS</b>		<u>\$ 113,163.15</u>
<b>PAYROLL CHECKS</b>		
02/21/25 Direct Deposits		\$ 51,464.55
<b>TOTAL PAYROLL CHECKS</b>		<u>\$ 51,464.55</u>
<b>VOID CHECKS</b>		
CHECKS #66960		\$ -
ZERO CHECKS		\$ -
ZERO EFT		\$ -
BANK DRAFTS		\$ -
<b>TOTAL VOIDS</b>		<u>\$ -</u>
<b>TOTAL OF ALL PAYMENTS</b>		<u>\$ 164,627.70</u>

APPROVED BY THE HAM LAKE CITY COUNCIL THIS 3RD DAY OF MARCH 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
COUNCILMEMBER

\_\_\_\_\_  
COUNCILMEMBER

\_\_\_\_\_  
COUNCILMEMBER

\_\_\_\_\_  
COUNCILMEMBER



City of Ham Lake, MN

# Refund Check Register

Packet: ARPKT01336 - 02/20/25 TRUST REFUNDS

## Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00628	CARLY GEISSLER	2/20/2025	66935	150.00
00638	NICOLE KJOBERG	2/20/2025	66936	150.00
			<b>Total Refund Amount:</b>	<b>300.00</b>

## Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	300.00
<b>Revenue Totals:</b>	<b>300.00</b>

## General Ledger Distribution

Posting Date: 02/20/2025

Account Number	Account Name	Posting Amount	IFT
<b>Fund: 890 - TRUST FUND</b>			
890-10101	Cash-claim on pooled cash	-300.00	Yes
890-11501	Misc receivables	300.00	
	<b>890 Total:</b>	<b>0.00</b>	
<b>Fund: 999 - POOLED CASH</b>			
999-10100	Pooled Cash	-300.00	
999-20702	Due to other funds	300.00	Yes
	<b>999 Total:</b>	<b>0.00</b>	
	<b>Distribution Total:</b>	<b>0.00</b>	



Payment Dates 2/19/2025 - 3/3/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2242	BLAINE BROTHERS INC	R2 TIRES	Fire apparatus repair & maint	100-42201-3450	1,209.46
2243	BRODIN PRESS	MARCH HAM LAKER	Editing	211-41704-3125	900.00
2244	CMT JANITORIAL SERVICES	SHERIFF'S OFFICE CLEANING	Cleaning service	100-41702-3430	153.00
2244	CMT JANITORIAL SERVICES	CITY HALL CLEANING	Cleaning service	100-41702-3430	612.00
2244	CMT JANITORIAL SERVICES	FIRE #3	Cleaning service	100-42202-3430	387.00
2244	CMT JANITORIAL SERVICES	FIRE #1 CLEANING	Cleaning service	100-42202-3430	161.00
2244	CMT JANITORIAL SERVICES	FIRE #2 CLEANING	Cleaning service	100-42202-3430	151.00
2244	CMT JANITORIAL SERVICES	PW CLEANING	Cleaning service	100-43104-3430	148.00
2244	CMT JANITORIAL SERVICES	SR CENTER CLEANING	Cleaning service	100-44202-3430	300.00
2245	DELTA DENTAL PLAN OF MINN	MARCH COBRA - DK	COBRA receivable	100-11502	52.06
2245	DELTA DENTAL PLAN OF MINN	MARCH DENTAL	Dental Insurance	100-21711	906.47
2246	IRON VALLEY EQUIPMENT	#61 BEARING FLANGES	Equipment parts & supplies	100-43101-2320	675.18
2246	IRON VALLEY EQUIPMENT	#61 SEAL, BEARING CAP, FILTE	Equipment parts & supplies	100-43101-2320	344.87
2246	IRON VALLEY EQUIPMENT	#61 V-BELT	Equipment parts & supplies	100-43101-2320	235.50
2246	IRON VALLEY EQUIPMENT	#61 BEARINGS	Equipment parts & supplies	100-43101-2320	1,480.50
2247	METRO SALES INC	DEC - FEB COPIER LEASE	Equipment rentals	100-41701-3320	1,206.24
2247	METRO SALES INC	DEC - FEB B/W COPIES	Equipment rentals	100-41701-3320	58.56
2247	METRO SALES INC	DEC - FEB COLOR COPIES	Equipment rentals	100-41701-3320	132.04
2247	METRO SALES INC	DEC - FEB B/W COPIES	Equipment rentals	100-42401-3320	36.29
2247	METRO SALES INC	DEC - FEB COLOR COPIES	Equipment rentals	100-42401-3320	154.76
2247	METRO SALES INC	DEC - FEB COPIER LEASE	Equipment rentals	100-42401-3320	565.26
2248	O'REILLY AUTOMOTIVE STORE	#82, 84 OIL FILTERS	Vehicle parts & supplies	100-42401-2340	16.06
2248	O'REILLY AUTOMOTIVE STORE	#48, 49, 58 OIL FILTERS	Vehicle parts & supplies	100-43101-2340	21.51
2248	O'REILLY AUTOMOTIVE STORE	OIL	Vehicle parts & supplies	100-43101-2340	83.97
2248	O'REILLY AUTOMOTIVE STORE	MEGACRIMPS	Operating supplies	100-43101-2290	101.18
2248	O'REILLY AUTOMOTIVE STORE	#93 BUFFING SOL, BUFF WHE	Vehicle parts & supplies	100-43101-2340	81.97
2248	O'REILLY AUTOMOTIVE STORE	OIL	Vehicle parts & supplies	100-43101-2340	83.97
2248	O'REILLY AUTOMOTIVE STORE	#82, 84 OIL FILTERS	Vehicle parts & supplies	100-42401-2340	17.04
2248	O'REILLY AUTOMOTIVE STORE	#93 TIRE PATCH	Vehicle parts & supplies	100-43101-2340	11.19
2248	O'REILLY AUTOMOTIVE STORE	#93 VALVE STEM	Vehicle parts & supplies	100-43101-2340	10.40
2248	O'REILLY AUTOMOTIVE STORE	#58 AIR FRESHENER	Vehicle parts & supplies	100-43101-2340	17.57
2248	O'REILLY AUTOMOTIVE STORE	AIR FRESHENER & SQUEEGEE	Operating supplies	100-43101-2290	21.97
2248	O'REILLY AUTOMOTIVE STORE	#93 MEGACRIMPS	Vehicle parts & supplies	100-43101-2340	146.47
2248	O'REILLY AUTOMOTIVE STORE	#93 BATTERY ACCY	Vehicle parts & supplies	100-43101-2340	22.98
2248	O'REILLY AUTOMOTIVE STORE	#63 AIR FILTER	Vehicle parts & supplies	100-43101-2340	14.59
2248	O'REILLY AUTOMOTIVE STORE	#63 BRAKE FLUID	Vehicle parts & supplies	100-43101-2340	16.98
2248	O'REILLY AUTOMOTIVE STORE	RUST FIX	Operating supplies	100-43101-2290	13.99
2249	STEVE REMARKE	WATER	Emergency food & beverage	100-42201-2220	47.88
2249	STEVE REMARKE	DISHWASHER SOAP	Operating supplies	100-42201-2290	15.13
2250	UNLIMITED SUPPLIES INC	MISC SUPPLIES	Operating supplies	100-43101-2290	410.84
2251	VESTIS	PW UNIFORMS	Clothing & personal protectiv	100-43101-2210	94.26
2251	VESTIS	FIRST AID CABINET	Safety supplies	100-43101-2240	14.99
2251	VESTIS	PARK UNIFORMS	Clothing & personal protectiv	100-44101-2210	47.93
2251	VESTIS	PW UNIFORMS	Clothing & personal protectiv	100-43101-2210	94.26
2251	VESTIS	FIRST AID CABINET	Safety supplies	100-43101-2240	14.99
2251	VESTIS	PARK UNIFORMS	Clothing & personal protectiv	100-44101-2210	47.93
2251	VESTIS	PW UNIFORMS	Clothing & personal protectiv	100-43101-2210	94.26
2251	VESTIS	FIRST AID CABINET	Safety supplies	100-43101-2240	14.99
2251	VESTIS	PARK UNIFORMS	Clothing & personal protectiv	100-44101-2210	47.93
2252	WICK COMMUNICATIONS-LEA	MARCH HAM LAKER	Printing	211-41704-3970	746.07
66937	ANOKA CONSERVATION DISTR	SODERVILLE PARK CONS.EASE	Other professional services	262-46101-3190	18,000.00
66937	ANOKA CONSERVATION DISTR	SODERVILLE PARK CONS.EASE	Other professional services	431-43301-3190	12,000.00
66938	ANOKA COUNTY TREASURY D	BROADBAND CITY HALL CAM	Internet & website	100-41707-3220	37.50
66938	ANOKA COUNTY TREASURY D	BROADBAND FIRE #2	Internet	100-42201-3220	75.00

Council Approval List

Payment Dates: 2/19/2025 - 3/3/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
66939	BOYER FORD TRUCK INC	MODULE	Vehicle parts & supplies	100-43101-2340	810.77
66939	BOYER FORD TRUCK INC	DEF-FLUID	Fuel	100-43101-2230	271.61
66939	BOYER FORD TRUCK INC	E-2 BRAKE CHAMBER	Vehicle parts & supplies	100-42201-2340	-340.50
66939	BOYER FORD TRUCK INC	T-2 BATTERY CORES	Vehicle parts & supplies	100-42201-2340	78.84
66939	BOYER FORD TRUCK INC	T-2 BATTERIES	Vehicle parts & supplies	100-42201-2340	209.42
66939	BOYER FORD TRUCK INC	OIL DRY	Operating supplies	100-43101-2290	70.00
66939	BOYER FORD TRUCK INC	#59 BATTER CORES	Vehicle parts & supplies	100-43101-2340	78.84
66939	BOYER FORD TRUCK INC	#59 BATTERIES	Vehicle parts & supplies	100-43101-2340	209.42
66940	CARGILL SALT DIVISION	FEBRUARY SALT STORAGE	Salt & sand	100-43102-2710	1,920.00
66941	CITY OF COLUMBUS	JAN SIGNAL LEXINGTON & BR	Electricity	100-43401-3610	28.92
66942	COMCAST BUSINESS	FEB/MAR FIRE #1 ADD'L CABL	Rentals-other	100-42201-3390	11.32
66943	COUNTRY SIDE SERVICES	#74 & SPARE MOTOR RELAY KI	Vehicle parts & supplies	100-43101-2340	52.44
66944	DEARBORN LIFE INS CO	MARCH LIFE	Life Insurance	100-21714	54.40
66944	DEARBORN LIFE INS CO	VOL LIFE	Life Insurance	100-21714	204.00
66945	DEHN OIL CO	190 GAL DIESEL (NORDIC)	Fuel	100-43101-2230	474.06
66945	DEHN OIL CO	191 GAL DIESEL (NONBIO)	Fuel	100-43101-2230	525.53
66945	DEHN OIL CO	200 GAL DIESEL (NONBIO)	Fuel	100-43101-2230	594.77
66945	DEHN OIL CO	137 GAL DIESEL (NORDIC)	Fuel	100-43101-2230	363.33
66946	EMERGENCY APPARATUS MTC	E-3 REAR BRAKES	Fire apparatus repair & maint	100-42201-3450	2,582.66
66947	ERIK SKOGQUIST	1ST QTR ASSESSING	Assessing/property tax admin	100-41403-3105	10,402.27
66948	FIRST ADVANTAGE LNS OCC H	ANNUAL ENROLLMENT - JK	Personnel testing & recruitme	100-43101-3150	36.71
66948	FIRST ADVANTAGE LNS OCC H	DRUG TESTING	Personnel testing & recruitme	100-43101-3150	69.39
66949	H & L MESABI INC	CURB GUARDS	Operating supplies	100-43102-2290	868.00
66949	H & L MESABI INC	CURB RUNNER	Operating supplies	100-43102-2290	315.00
66950	KINGS III EMERGENCY COMM	MARCH ELEVATOR PHONE	Phones/radios/pagers	100-41701-3210	39.17
66951	MARY WELLS	1ST QTR ASSESSING	Assessing/property tax admin	100-41403-3105	10,402.27
66952	MENARDS-BLAINE	WARMING HOUSE TOWER HE	Operating supplies	100-44101-2290	59.99
66952	MENARDS-BLAINE	T-3 BALL VALVE & ADAPTER	Vehicle parts & supplies	100-42201-2340	32.17
66952	MENARDS-BLAINE	TOGGLE LIGHT SWITCH, RAGS	Operating supplies	100-43101-2290	23.51
66953	MINNESOTA EQUIPMENT	#86 BELT TENSIONER, GASKET	Equipment parts & supplies	100-43101-2320	316.75
66954	MN FIRE SERVICE CERT BOAR	FF1 RETEST - DB, AS	Training/conferences/schools	100-42201-3510	150.00
66955	NEWMAN TRAFFIC SIGNS INC	CROSSWALK & ARROW SIGNS	Street signs	100-43401-2250	194.89
66956	S & S INDUSTRIAL SUPPLY INC	#80 BOLTS	Vehicle parts & supplies	100-43101-2340	4.65
66957	SAFEASSURE CONSULTANTS, I	SAFETY TRAINING	Safety program	100-41701-3160	1,490.40
66957	SAFEASSURE CONSULTANTS, I	SAFETY TRAINING (MBFTE GR	Grant expenditures	100-42201-3930	793.10
66957	SAFEASSURE CONSULTANTS, I	SAFETY TRAINING	Safety program	100-43101-3160	1,733.08
66957	SAFEASSURE CONSULTANTS, I	SAFETY TRAINING	Safety program	100-44101-3160	793.10
66958	TASC	APRIL COBRA ADMINISTRATIO	Other professional services	100-41701-3190	28.30
66959	US BANK CORPORATE PAYME	SP CHECK ENGINE-need recei	A/P adjustment	100-20202	66.74
66959	US BANK CORPORATE PAYME	BP-Need Receipt fuel-JC	A/P adjustment	100-20202	56.18
66959	US BANK CORPORATE PAYME	SPEEDWAY-Need Receipt fuel-	A/P adjustment	100-20202	28.10
66959	US BANK CORPORATE PAYME	GOOD CUSTOMER REBATE	Refunds & reimbursements	100-37601	-310.11
66959	US BANK CORPORATE PAYME	ZOOM-zoom-NW	Dues & subscriptions	100-41201-3920	13.83
66959	US BANK CORPORATE PAYME	IOS-Toner-NW	Office supplies	100-41401-2110	157.44
66959	US BANK CORPORATE PAYME	IOS-Paper-NW	Office supplies	100-41701-2110	186.91
66959	US BANK CORPORATE PAYME	AMAZON- toaster-NW	Operating supplies	100-41701-2290	13.99
66959	US BANK CORPORATE PAYME	AMAZON-printer network cab	Computer supplies & small eq	100-41701-2520	9.09
66959	US BANK CORPORATE PAYME	CROWN PLASTICS-Plexiglass ci	Building repair & maintenanc	100-41702-2310	120.00
66959	US BANK CORPORATE PAYME	PANTHEON-website-NW	Internet & website	100-41707-3220	350.00
66959	US BANK CORPORATE PAYME	CUB- Food for ACFPC meeting	Emergency food & beverage	100-42201-2220	27.97
66959	US BANK CORPORATE PAYME	MANSETTI'S- Food for ACFPC	Emergency food & beverage	100-42201-2220	80.00
66959	US BANK CORPORATE PAYME	MANSETTI'S- Food for ACFPC	Emergency food & beverage	100-42201-2220	413.56
66959	US BANK CORPORATE PAYME	AMAZON-D batteries-NW	Operating supplies	100-42201-2290	13.56
66959	US BANK CORPORATE PAYME	AMAZON-Fire #3 rugs-NW	Operating supplies	100-42201-2290	282.68
66959	US BANK CORPORATE PAYME	AMAZON-US Fire #3 Flags-N	Operating supplies	100-42201-2290	39.55
66959	US BANK CORPORATE PAYME	AMAZON-silicone squeegees-	Operating supplies	100-42201-2290	41.18
66959	US BANK CORPORATE PAYME	AMAZON-48 brush-NW	Operating supplies	100-42201-2290	140.10
66959	US BANK CORPORATE PAYME	AMAZON-silicone squeegees-	Operating supplies	100-42201-2290	20.59
66959	US BANK CORPORATE PAYME	DOLLAR GENERAL-Fire # pape	Operating supplies	100-42201-2290	7.84
66959	US BANK CORPORATE PAYME	HOME DEPOT-Station 2 roden	Operating supplies	100-42201-2290	25.36



Council Approval List

Payment Dates: 2/19/2025 - 3/3/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
66959	US BANK CORPORATE PAYME	IOS-Urinal Screen-NW	Operating supplies	100-42201-2290	27.42
66959	US BANK CORPORATE PAYME	BOUND TREE MEDICAL-Blood	Equipment parts & supplies	100-42201-2320	151.56
66959	US BANK CORPORATE PAYME	AMAZON-rescue tool-NW	Small tools	100-42201-2410	66.94
66959	US BANK CORPORATE PAYME	AMAZON-#63 solenoids-NW	Vehicle parts & supplies	100-43101-2340	44.02
66959	US BANK CORPORATE PAYME	AMAZON-#59 solenoid valve-	Vehicle parts & supplies	100-43101-2340	178.45
DFT0002849	COMPENSATION CONSULTAN	Health Savings Account	HSA Account	100-21712	150.00
DFT0002850	EMPOWER	Deferred Compensation	Deferred compensation	100-21704	2,485.00
DFT0002850	EMPOWER	Roth IRA	Deferred compensation	100-21704	50.00
DFT0002851	IRS-Payroll Tax	Federal Withholding	Federal WH/FICA/MC	100-21701	66.47
DFT0002851	IRS-Payroll Tax	Medicare Payable	Federal WH/FICA/MC	100-21701	16.04
DFT0002851	IRS-Payroll Tax	Social Security Payable	Federal WH/FICA/MC	100-21701	68.68
DFT0002851	IRS-Payroll Tax	Federal Withholding	Federal WH/FICA/MC	100-21701	6,698.84
DFT0002851	IRS-Payroll Tax	Medicare Payable	Federal WH/FICA/MC	100-21701	2,137.72
DFT0002851	IRS-Payroll Tax	Social Security Payable	Federal WH/FICA/MC	100-21701	8,586.10
DFT0002852	MN STATE DEPT OF REVENUE-	MN State Withholding	State W/H	100-21702	34.21
DFT0002852	MN STATE DEPT OF REVENUE-	MN State Withholding	State W/H	100-21702	2,931.28
DFT0002853	PERA	Retirement-Coordinated	PERA	100-21703	7,615.07
DFT0002853	PERA	Retirement-Police & Fire	PERA	100-21703	1,318.92
DFT0002854	MN STATE DEPT OF REVENUE-	JAN FUEL TAX	Fuel	100-43101-2230	102.08
DFT0002855	US POSTMASTER	SR CENTER POSTAGE	Postage Liability	100-20204	42.22
<b>Grand Total:</b>					<b>112,863.15</b>

## Report Summary

### Fund Summary

Fund	Payment Amount
100 - GENERAL	81,217.08
211 - HAM LAKER	1,646.07
262 - HAM LAKE EDA	18,000.00
431 - REVOLVING STREET	12,000.00
<b>Grand Total:</b>	<b>112,863.15</b>

### Account Summary

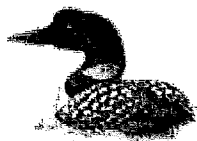
Account Number	Account Name	Payment Amount
100-11502	COBRA receivable	52.06
100-20202	A/P adjustment	151.02
100-20204	Postage Liability	42.22
100-21701	Federal WH/FICA/MC	17,573.85
100-21702	State W/H	2,965.49
100-21703	PERA	8,933.99
100-21704	Deferred compensation	2,535.00
100-21711	Dental Insurance	906.47
100-21712	HSA Account	150.00
100-21714	Life Insurance	258.40
100-37601	Refunds & reimburseme	-310.11
100-41201-3920	Dues & subscriptions	13.83
100-41401-2110	Office supplies	157.44
100-41403-3105	Assessing/property tax a	20,804.54
100-41701-2110	Office supplies	186.91
100-41701-2290	Operating supplies	13.99
100-41701-2520	Computer supplies & sm	9.09
100-41701-3160	Safety program	1,490.40
100-41701-3190	Other professional servi	28.30
100-41701-3210	Phones/radios/pagers	39.17
100-41701-3320	Equipment rentals	1,396.84
100-41702-2310	Building repair & mainte	120.00
100-41702-3430	Cleaning service	765.00
100-41707-3220	Internet & website	387.50
100-42201-2220	Emergency food & bever	569.41
100-42201-2290	Operating supplies	613.41
100-42201-2320	Equipment parts & suppl	151.56
100-42201-2340	Vehicle parts & supplies	-20.07
100-42201-2410	Small tools	66.94
100-42201-3220	Internet	75.00
100-42201-3390	Rentals-other	11.32
100-42201-3450	Fire apparatus repair &	3,792.12
100-42201-3510	Training/conferences/sc	150.00
100-42201-3930	Grant expenditures	793.10
100-42202-3430	Cleaning service	699.00
100-42401-2340	Vehicle parts & supplies	33.10
100-42401-3320	Equipment rentals	756.31
100-43101-2210	Clothing & personal prot	282.78
100-43101-2230	Fuel	2,331.38
100-43101-2240	Safety supplies	44.97
100-43101-2290	Operating supplies	641.49
100-43101-2320	Equipment parts & suppl	3,052.80
100-43101-2340	Vehicle parts & supplies	1,890.19
100-43101-3150	Personnel testing & recr	106.10
100-43101-3160	Safety program	1,733.08
100-43102-2290	Operating supplies	1,183.00
100-43102-2710	Salt & sand	1,920.00
100-43104-3430	Cleaning service	148.00
100-43401-2250	Street signs	194.89

**Account Summary**

Account Number	Account Name	Payment Amount
100-43401-3610	Electricity	28.92
100-44101-2210	Clothing & personal prot	143.79
100-44101-2290	Operating supplies	59.99
100-44101-3160	Safety program	793.10
100-44202-3430	Cleaning service	300.00
211-41704-3125	Editing	900.00
211-41704-3970	Printing	746.07
262-46101-3190	Other professional servi	18,000.00
431-43301-3190	Other professional servi	12,000.00
	<b>Grand Total:</b>	<b>112,863.15</b>

**Project Account Summary**

Project Account Key	Payment Amount
**None**	82,863.15
202111-160	18,000.00
202205-150	12,000.00
	<b>Grand Total:</b>
	<b>112,863.15</b>



City of Ham Lake, MN

# EFT Payroll Check Register Report Summary

Pay Period: 2/2/2025-2/15/2025

Packet: PYPKT01736 - PPE 02/15/25 PAID 02/21/25

Payroll Set: City of Ham Lake - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	81	51,464.55
<b>Total</b>	<b>81</b>	<b>51,464.55</b>

**Meeting Date: March 3,2025**

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

**To:** Mayor and Councilmembers

**From:** Mike Raczkowski, Fire Chief

**Item/ Title/ Subject:** Firefighter' s Approval as Regular Members

**Introduction/ Discussion:**

The six firefighters listed below have served as probationary members since joining the department January 9, 2024. As of January 9, 2025, they will have met the requirements listed in the department' s regulations for removal of their probationary status. The regulations also require approval of the Ham Lake City Council for acceptance as regular members.

**Recommendation:**

I recommend the acceptance of the following firefighters effective March 4, 2025, as regular members to the Ham Lake Fire Department:

Firefighter Zachary Frane  
Firefighter Mackenzie Gutierrez  
Firefighter Joshua Olson  
Firefighter Ben Pearson  
Firefighter Brandon Sack  
Firefighter Mary Van Stee

**CITY OF HAM LAKE  
CODE COMMITTEE NOTES  
FEBRUARY 18, 2025**

The Code Committee met on Tuesday, February 18, 2025 at 5:45 p.m. Present were Councilmember Mike Van Kirk and Councilmember Al Parranto; and Deputy City Clerk Dawnette Shimek.

1. Display of Numbers

The display of numbers on commercial and industrial buildings were discussed. Deputy City Clerk Shimek stated that the code was changed in 2008 from 3-1/2 inches to 12 inches. Deputy City Clerk Shimek stated that surrounding cities, such as Andover is 3-1/2 inches, Coon Rapids is 3-1/2 inches, Anoka is 4 inches, Blaine is 12 inches and Ramsey is 12 inches. There was discussion that the Minnesota Building Code is 4 inches. **It was the consensus of the Code Committee to recommend to that the City Council consider the First Reading of an Ordinance regarding Article 11-830, changing the size of display of numbers on commercial and industrial buildings from 12 inches to 4 inches to align with the Minnesota Building Code.**

**ORDINANCE NO. 25-XX**

**An Ordinance relating to height requirement for address numbers**

**Be it ordained by the City Council of the City of Ham Lake, Anoka County, Minnesota, as follows:**

**Article 11-830 of the Ham Lake City Code shall be amended to read as follows:**

**11-830 Display of Numbers**

It shall be the duty of the owner, lessor or occupant of every house, industrial, commercial or other building, to have proper house or building numbers either by affixing such number assigned in metal, glass, plastic or other curable material. The number shall **be not less than 12 4 inches in height on all commercial/industrial/residential buildings, and a minimum of 4 inches in height on residential buildings**, and in a contrasting color to the building. Said numbers are to be placed on structures, not garage doors, and to be easily seen from the street fronting the building. Said numbers are also to be placed on both sides of mailboxes, except where mailboxes are in a group, the numbers shall be placed on the front and on the side of each end mailbox. All auxiliary buildings within a unit having an assigned number, such as a garage, barn and buildings of the like nature, are not affected by the code.

**Presented to the Ham Lake City Council \_\_\_\_\_, 2025 and adopted by a unanimous vote this \_\_\_\_ day of \_\_\_\_\_, 2025.**

\_\_\_\_\_  
**Brian Kirkham, Mayor**

\_\_\_\_\_  
**Denise Webster, City Clerk**

ORDINANCE NO. 08-11

An Ordinance relating to height requirement for address numbers

Be it ordained by the City Council of the City of Ham Lake, Anoka County, Minnesota, as follows:

Article 11-830 of the Ham Lake City Code is hereby repealed, to be replaced by the following Article 11-830:

**11-830 Display of Numbers**

It shall be the duty of the owner, lessor or occupant of every house, industrial, commercial or other building, to have proper house or building numbers either by affixing such number assigned in metal, glass, plastic or other curable material. The number shall be not less than 12 inches in height on all commercial/industrial buildings and a minimum of 4 inches in height on residential buildings, and in a contrasting color to the building. Said numbers are to be placed on structures, not garage doors, and to be easily seen from the street fronting the building. Said numbers are also to be placed on both sides of mailboxes, except where mailboxes are in a group, the numbers shall be placed on the front and on the side of each end mailbox. All auxiliary buildings within a unit having an assigned number, such as a garage, barn and buildings of the like nature, are not affected by the code.

Presented to the Ham Lake City Council July 21, 2008 and adopted by a unanimous vote this 4th day of August, 2008.

  
\_\_\_\_\_  
Paul Meunier, Mayor

  
\_\_\_\_\_  
Doris Nivala, Administrator

NFPA Standards and  
Minnesota Building Code  
is 4" (inches)



ORDINANCE NO. 92-23

AN ORDINANCE AMENDING ARTICLE 11 OF THE HAM LAKE CITY CODE, SPECIFYING THE DISPLAY OF NUMBERS ON BUILDINGS AND MAILBOXES IN THE CITY OF HAM LAKE.

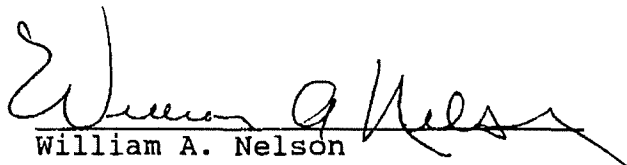
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HAM LAKE, MINNESOTA, AS FOLLOWS:

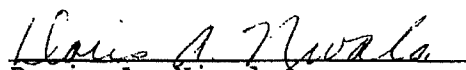
Article 11-830 of the City Code shall be amended to read as follows:

11-830 Display of Numbers

It shall be the duty of the owner, lessor or occupant of every house, industrial, commercial or other building, to have proper house or building numbers either by affixing such number assigned in metal, glass, plastic or other curable material. The number shall be not less than three and one half inches in height, and in a contrasting color to the building. Said numbers are to be placed on structures, not garage doors, and to be easily seen from the street fronting the building. Said numbers are also to be placed on both sides of mail boxes, except where mailboxes are in a group, the numbers shall be placed on the front and on the side of each end mailbox. All auxiliary buildings within a unit having an assigned number, such as a garage, barn and buildings of the like nature, are not affected by the code.

Presented to the City Council this 15th day of June, 1992 and enacted by the City Council this 6th day of July, 1992.

  
William A. Nelson  
Mayor

  
Doris A. Nivala  
Administrator/Clerk/Treasurer

**DISPLAY OF NUMBERS FOR COMMERCIAL AND INDUSTRIAL BUILDINGS**

**Andover**

3-1/2 INCHES

**Blaine**

12 INCHES

**Ramsey**

12 INCHES

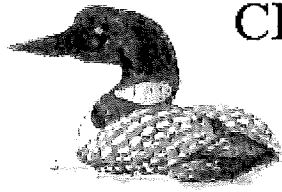
**ANOKA**

4 INCHES

**COON RAPIDS**

3-1/2 INCHES

Minnesota Building Code is 4 inches.



# 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, FEBRUARY 24, 2025

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:** February 10, 2025

**PUBLIC HEARING:**

**6:01 p.m.** Jeff Entsminger, Entsminger Enterprises, LLC, requesting Preliminary and Final plat approval and rezoning of portions of land from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) for Entsminger Estates located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16.

**NEW BUSINESS:**

1. None

**COMMISSION BUSINESS:**

1. City Council Update

## ORDINANCE NO. 25-XX

### AN ORDINANCE AMENDING A PORTION OF CHAPTER 9 OF THE CITY OF HAM LAKE, COUNTY OF ANOKA, STATE OF MINNESOTA.

**The City Council of the City of Ham Lake does hereby ordain as follows, pursuant to Article 9 of the Ham Lake City Code.**

That the zoning classification for the following described property situated in the City of Ham Lake, Anoka County, Minnesota is hereby designated from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) for Entsminger Estates in Section 16.

The West Half of the Northeast Quarter of the Northwest Quarter of Section 16, Township 32, Range 23, Anoka County, Minnesota,

EXCEPT the following described tracts:

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

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

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

a line bearing South 14 degrees 23 minutes East from the point of beginning; thence North 14 degrees 23 minutes West to the point of beginning.

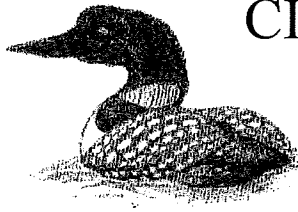
**Presented to the Ham Lake City Council on March 3, 2025 and adopted by a unanimous vote this \_\_\_\_ day of \_\_\_\_\_, 2025.**

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**Brian Kirkham, Mayor**

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**Denise Webster, City Clerk**



# 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 MINUTES MONDAY, FEBRUARY 24, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, February 24, 2025, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

**MEMBERS PRESENT:** Commissioners Brian Pogalz, Jeff Entsminger, David Ross, Dave Ringler and Erin Dixon

**MEMBERS ABSENT:** Commissioners Kyle Lejonvarn and Jonathan Fisher

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

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

**PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was recited by all in attendance.

**APPROVAL OF MINUTES:**

**Motion by Entsminger, seconded by Dixon, to approve the minutes of the February 10, 2025, Planning Commission meeting as written. All present in favor, motion carried.**

**PUBLIC HEARING:**

Jeff Entsminger, Entsminger Enterprises, LLC, requesting Preliminary and Final plat approval and rezoning of portions of land from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) for Entsminger Estates located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16

Mr. Jeff Entsminger was present. Mr. Entsminger stated he intends to divide the acreage into three lots along Constance Boulevard NE. Mr. Entsminger stated access to Lots 1 and 2 will be from Mankato Street NE, a private easement, and access for Lot 3 will be from Constance Boulevard NE. Mr. Entsminger stated Outlot A, which is primarily low ground, will be combined with the 16337 Mankato Street NE parcel. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the proposed development is on 17.2 acres which will be divided into three residential lots and an outlot. Engineer Krugler stated Mankato Street NE is a private easement, not a public street. Engineer Krugler stated frontage for the three residential lots is on Constance Boulevard NE to meet the requirements of Article 10-430.1. Engineer Krugler stated Lots 1 and 2 will have access from Mankato Street NE and Lot 3 will have access from Constance Boulevard NE.

Engineer Krugler stated the Anoka County Highway Department has access restrictions for Constance Boulevard NE. Engineer Krugler stated there is a 15-foot-wide bike path easement shown on the plans for a proposed county bike path along the southern borders of the three lots and the north side of Constance Boulevard NE. Engineer Krugler stated parkland dedication will consist of a combination of monies and the dedication of a 15-foot-wide bike path easement. Engineer Krugler stated contribution to the Drainage Fund is required for each lot. Engineer Krugler stated the Coon Creek Watershed District (CCWD) has approved the plat. Engineer Krugler stated the land in the northern area of the plat is low land; because no homes are proposed in that area, a FEMA Letter of Map Amendment (LOMA) is not needed. Engineer Krugler stated there is an eighty-five-foot-wide power utility easement that encroaches 25-feet into the southerly portion of the three proposed lots; written approval from United Power Association (UPA) must be obtained for the Lot 3 driveway crossing, construction of the future bike path and any grading within the easement. Chair Pogalz asked Engineer Krugler to verify that the front of the house on Lot 1 must face Constance Boulevard NE, though access will be from Mankato Street NE, and if the current buildings on proposed Lot 2 and the fence between 16337 Mankato Street NE and the northern border of Lot 2 need to be removed. Engineer Krugler verified that those comments were accurate. Chair Pogalz asked if the current septic system and well on Lot 2 will be abandoned and sealed. Mr. Entsminger stated he is considering hiring a well contractor to rehabilitate the drilled well on Lot 2. Engineer Krugler asked Mr. Entsminger if the well has been used within the past 12 months; if not, it must be sealed per Minnesota Department of Health (MDH) requirements. Mr. Entsminger stated if the well needs to be sealed, he will seal it. Commissioner Ross completed the inspection, a copy which is on file. Commissioner Ross stated he inspected the property and spoke with Mr. Entsminger as well as Building Official Jones. Commissioner Ross stated no property owners have raised objections to the plat; the area is suitable for a residential development.

**Chair Pogalz opened the public hearing at 6:11 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:12 p.m.**

**Motion by Ross, seconded by Ringler, to recommend approval of the Preliminary Plat and Final Plat, and rezoning portions of land from R-1 (Single Family Residential) to R-A (Rural Single Family Residential), of Entsminger Estates, a three lot, one outlot residential subdivision in Section 16 as presented by Jeff Entsminger, Entsminger Enterprises, LLC, subject to demolishing the existing house and buildings on Lot 2, removing the fence between 16337 Mankato Street NE and the northern lot line of Lot 2, sealing the existing well and abandoning the existing septic system on Lot 2, combining Outlot A with the 16337 Mankato Street NE parcel before any building permits will be issued for lots within the plat, dedicating a 15-foot-wide bike path easement adjacent to the drainage and utility easements along the southerly portion of Lots 1, 2 and 3 which will be credited toward required parkland dedication fees of \$2500 per lot, paying a \$200 drainage fund contribution for each lot, meeting the requirements of the City Engineer, and meeting all City, State and County requirements. Commissioners Pogalz, Ringer, Ross, and Dixson voted yes, Commissioner Entsminger abstained from the vote.**

**Motion carried.** *This application will be placed on the City Council's Monday, March 3, 2025, agenda.*

**NEW BUSINESS:** None

**COMMISSION BUSINESS:**

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the preliminary plat of Elwell Commercial Park and the sketch plan presented by Richard Citrowske. There will not be a Planning Commissioner present at the March 3, 2025, City Council meeting.

**ADJOURNMENT:**

**Motion by Dixon, seconded by Ross, to adjourn the Planning Commission meeting at 6:14 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 8/7/24 Date of Receipt \_\_\_\_\_  
Receipt # \_\_\_\_\_ Amount \$ \_\_\_\_\_

Meeting Appearance Dates:  
Planning Commission 2.24.2025 City Council 3-3-2025

**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 checked="" 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 checked="" 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: ENTSMINGER ESTATES

Address/Location of property: 2045 CONSTANCE BOULEVARD NE

Legal Description of property: PRT. OF NE 1/4 OF NW 1/4, SEC. 16, T-32, R-23

PIN # 16-32-23-21-0001 Current Zoning R1/RA Proposed Zoning R1

Notes: 3 residential lots and 1 outlot

Applicant's Name: JEFF ENTSMINGER

Business Name: ENTSMINGER ENTERPRISES, LLC

Address 14916 CENTRAL AVENUE NE

City HAM LAKE State MN Zip Code 55304

Phone 763-767-6070 Cell Phone 612-669-4004 Fax \_\_\_\_\_

Email address jeff@allseasonservices.com

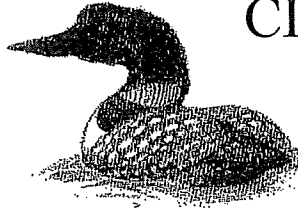
*You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.*

SIGNATURE [Signature] DATE 8/7/24

**- FOR STAFF USE ONLY -**

ACTION BY: Planning Commission 2.24.2025  
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, February 24, 2025 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 and final plat approval and rezoning of portions of land from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) for Entsminger Estates in Section 16, a parcel of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

The West Half of the Northeast Quarter of the Northwest Quarter of Section 16, Township 32, Range 23, Anoka County, Minnesota,

EXCEPT the following described tracts:

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

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

ALSO EXCEPT: Commencing at a point on the south line of said Northeast Quarter of the Northwest Quarter 150 feet East of the Southwest corner thereof; thence North along a line to be hereafter known


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

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

DATED: February 14, 2025  
Jennifer Bohr  
Building and Zoning Clerk  
City of Ham Lake



## Memorandum

Date: February 20, 2024  
To: Planning Commissioners  
From: David A. Krugler, City Engineer   
Subject: Entsminger Estates

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### **Introduction:**

The Title Sheet, Grading, Drainage, Erosion Control and Livability Plan, Preliminary Plat, Removal Plan, Basin 2 & 3 Details & Lot 3 Driveway Culvert, Basin 1 Detail, Storm Water Pollution Prevention Plan and Details were received on January 31<sup>st</sup>, the revised Stormwater Drainage Report was received on February 10<sup>th</sup> and the Final Plat received on February 19<sup>th</sup> for the proposed 3 lot residential development located on 17.2 acres of parcel 16-32-23-21-0001. The Sketch Plan was approved at the July 1, 2024 City Council meeting. The parcel is partially zoned Single Family Residential (R-1) and partially zoned Rural Single Family Residential (R-A). The three residential lots will be zoned R-1, and the outlot that is being combined with 16337 Mankato Street will be zoned R-A. A 600-scale zoning map, a 400-scale half-section map and a 300-scale aerial photo are attached

### **Discussion:**

The proposed subdivision falls under City Code Section 10-101. Consideration of approving both the preliminary and final plat will be before the Planning Commission at the same meeting, following the public hearing. A 66-foot-wide access opening is shown for "Mankato Street". Although Mankato Street and 164th Avenue appear to be public streets on the half-section map. However, these roadways are 66-foot-wide "road easements", they are private ingress/egress easements. Lot 1 shows Constance Boulevard as the required frontage of 216 feet, which includes the 66-foot-wide ingress/egress easement.

Plans identify the existing house, two existing accessory buildings and the existing shed as being razed. Plans show the existing septic system being abandoned per MPCA requirements. Plans show the existing 91-foot-deep well will be sealed. The existing fence does not comply with City Code 11-250 and must be removed. There is a six-foot jog of the Outlot/Lot 2 lot line to accommodate the setback for the building located on 16337 Mankato Street. Lot 2 is larger than 1.5 acres and complies with City Code 10-430.I to allow the lot line jog.

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

Per the attached Proposed Municipal Bike Trail System exhibit, Constance Boulevard is identified as a proposed bike path. A 15-foot-wide trail easement, adjacent to the drainage and utility easements, is required for all three lots. Similar trail easements were required from Lake Netta Preserve and Nettas Preserve. Per correspondence with Public Works Superintendent John

Witkowski, parkland dedication is not recommended. Parkland dedication fees will be credited with the value of the trail easements for compliance with Article 10-420B of the City Code. The developer will need to pay a \$200 drainage fund contribution for each lot.

The approved Coon Creek Watershed District (CCWD) Permit is attached. No portion of the three proposed residential lots is located within the FEMA Zone A 100-year flood boundary. County Ditch 58-4 traverses through the northern portion of the outlot.

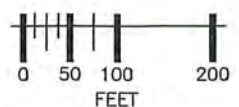
Constance Boulevard (County Road 60) is under Anoka County jurisdiction. The approved Anoka County Highway Department permit is attached. The 30-foot-wide access opening for the Lot 3 driveway and will limit the driveway to be a maximum width of 20-feet, because the driveway has to be 10-feet from the common property line so that the driveway is outside of the side yard drainage and utility easement. The applicable portion of Anoka County Highway Right-of-Way Plat No. 44, referenced on the Preliminary Plat, is attached.

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

**Recommendations:**

It is recommended that the preliminary and final plat of Entsminger Estates be recommended for approval.

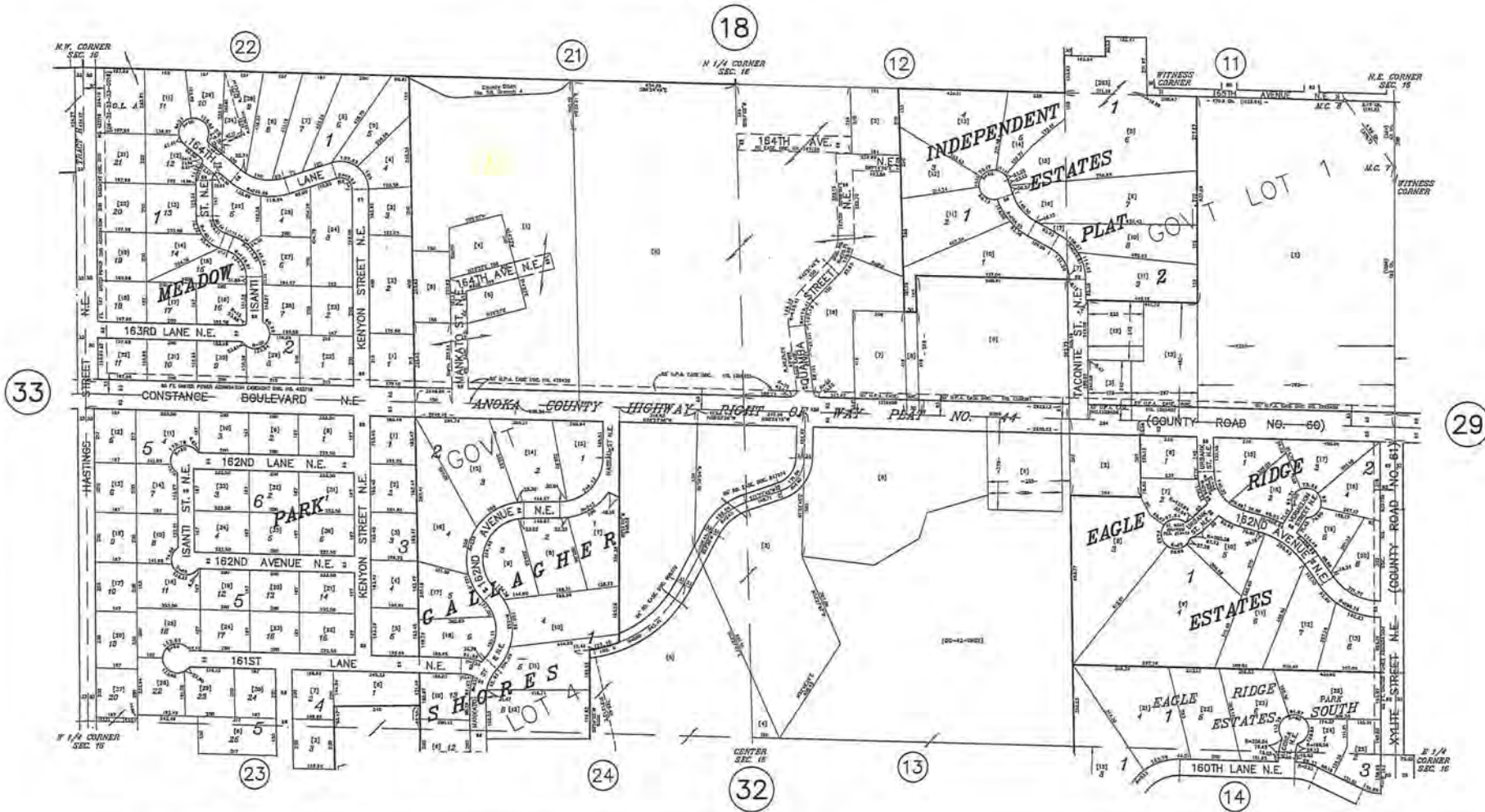






# N 1/2 SECTION 16, T. 32, R. 23

CITY OF HAM LAKE



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

QUARTER QUARTER INDEX

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

NORTH HALF OF SECTION  
SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

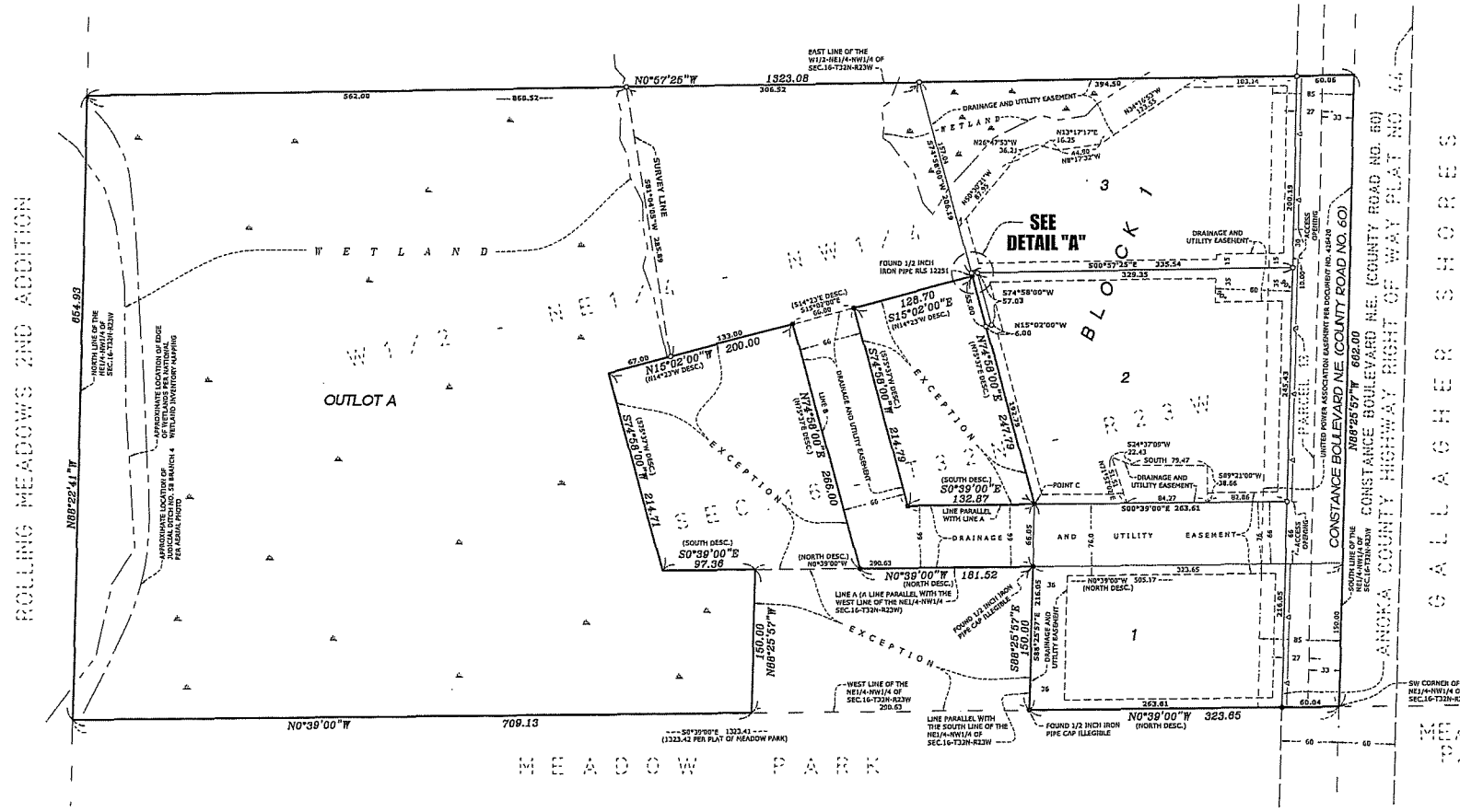
Section Number	Township Number	Range Number	Quarter	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: (1)  
EXAMPLE OF FIN NUMBER: 16-32-23-14-022

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.

# ENTSMINGER ESTATES

**CITY OF HAM LAKE  
COUNTY OF ANOKA  
SEC. 16, T32, R23**



ROLLING MEADOWS 2ND ADDITION

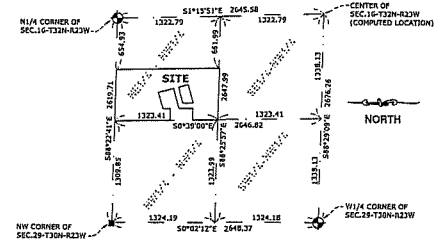
CALLAGHER SHORES

OUTLOT A

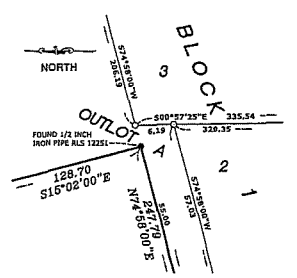
MEADOW PARK

SEE  
DETAIL "A"

**SECTION DETAIL**  
NW 1/4 OF SEC. 16-T32N-R23W  
ANOKA COUNTY, MINNESOTA  
Not to Scale



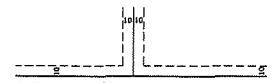
**DETAIL "A"**  
Not to Scale



**LEGEND**

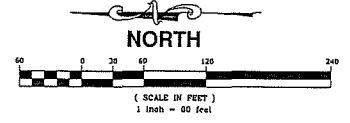
- ◆ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES ANOKA COUNTY CONCRETE MONUMENT
- DENOTES 1/2 INCH IRON PIPE FOUND, UNLESS OTHERWISE SHOWN.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA.
- △ DENOTES WETLAND EDGE AS DELINEATED BY JACOBSON ENVIRONMENTAL, PLLC IN JULY 2024, UNLESS OTHERWISE SHOWN.

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.

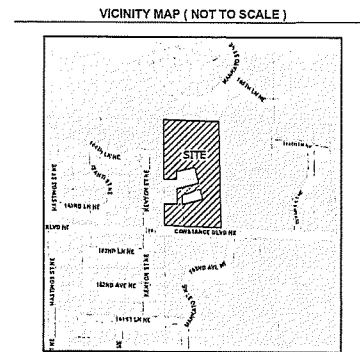
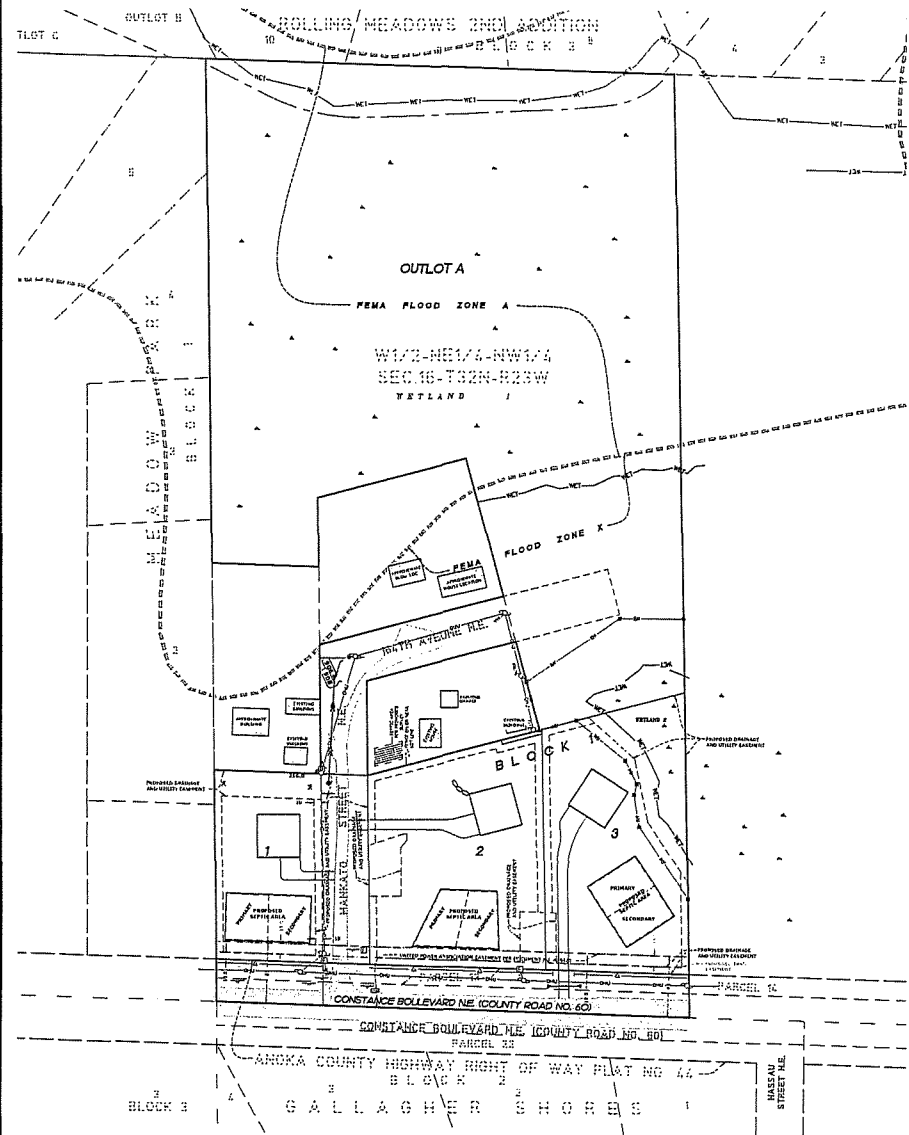
FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF NORTH 88 DEGREES 22 MINUTES 41 SECONDS WEST.





# ENTSMINGER ESTATES

## TITLE SHEET HAM LAKE, MINNESOTA



**DEVELOPER**  
ENTSMINGER ENTERPRISES  
14914 CENTRAL AVE NE  
HAM LAKE, MN 5544  
JEFF ENTSMINGER  
612-489-4284  
JEFF@ALLSEASONSERVICES.COM

**ENGINEER**  
FLOWE ENGINEERING, INC.  
6776 LAKE DRIVE  
LIND LAKE, MN 55914  
ADAM CROSSLER, P.E.  
651-261-4234  
ADAM@FLOWE.COM

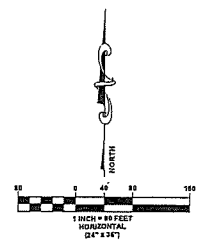
**SURVEYOR**  
E.G. RUD & SON'S LAND SURVEYING, INC.  
6776 LAKE DRIVE  
LIND LAKE, MN 55914  
JASON RUD  
651-261-4225  
JRUD@EGRUD.COM

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF HAM LAKE, MNDOT, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

### SHEET INDEX

00	TITLE SHEET
	GRADING, DRAINAGE, EROSION CONTROL AND LIVABILITY PLAN PRELIMINARY PLAN
C1.1	REMOVALS PLAN
C1.2	BASIN DETAILS & LOT 3 DRIVEWAY CULVERT
C1.3 - C1.4	SWPPP
C2.1	DETAILS



PROJECT NO. 2024-015  
DATE 01/13/24  
CHECK BY: JLR  
SCALE: AS SHOWN

NO.	DATE	DESCRIPTION
1	01/13/24	COORD. & CITY COMMENTS
2	01/13/24	CITY COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am duly licensed as a Professional Engineer in the State of Minnesota.  
ADAM CROSSLER  
01/13/24  
Date: 01/13/2025 License No. 13393

ENTSMINGER ESTATES  
HAM LAKE, MN  
TITLE SHEET  
PREPARED FOR: ENTSMINGER ENTERPRISES

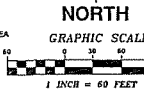
SHEET  
00

# GRADING, DRAINAGE, EROSION CONTROL AND LIVABILITY PLAN

for ENTSMINGER ENTERPRISES  
of ENTSMINGER ESTATES

## LEGEND

- DENOTES IRON MONUMENT FOUND FROM PREVIOUS SURVEY WORK
- DENOTES FIBER OPTIC CABLE
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES WELL
- DENOTES EXISTING LIDAR CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES PROPOSED RESTRICTED ACCESS
- DENOTES SOIL BORING (BY TRADEWALL SOIL TESTING)
- DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED BENCHMARK
- DENOTES SILT FENCE
- DENOTES BUILDING SETBACK LINE
- DENOTES 15.5 WETLAND BUFFER
- DENOTES PROPOSED BUILDING PAD AREA
- DENOTES PROPOSED YARD AREA
- DENOTES PROPOSED SEPTIC AREA
- DENOTES AREA 1' ABOVE HOTLINES
- DENOTES PROPOSED WEA LOCATION
- DENOTES PROPOSED RETAINING WALL
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED CATCHBASIN
- DENOTES PROPOSED FLOOD END



## EROSION CONTROL / REVEGETATION SPECS.

1. PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE.
2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
3. AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
4. MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
5. ROAD SURFACES TO BE CLEANED AND SEDIMENT TO BE TRANSPORTED BY THE END OF THE DAY.
6. DISTURBED SOILS AND STOCKPILES WILL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 24 HOURS AFTER CONSTRUCTION ACTIVITY IN THE AREAS THAT HAVE TEMPORARILY OR PERMANENTLY CEASED.

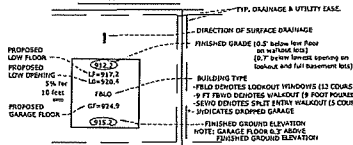
## LOT GRADING NOTES

- 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 BUILDERS PRIOR TO HOUSE CONSTRUCTION.
- THERE IS TO BE NO GRADING WITHIN LOTS AREAS.
- IF DEWATERING IS REQUIRED, PROVIDE DNR DEWATERING PERMIT PRIOR TO CONSTRUCTION. IF A DNR PERMIT IS REQUIRED, PROVIDE WELL-FIELD LOCATION, RATES, DISCHARGE LOCATION, SCHEDULE, AND QUANTITIES PRIOR TO CONSTRUCTION.

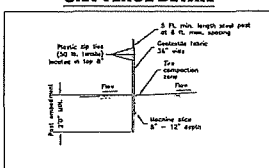
## TREE PROTECTION LIMITS

- 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 DUMP 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 BE DONE PRIOR TO INSTALLATION OF SILT / TREE PROTECTION FENCE. COMBING OF STUMPS WILL OCCUR AFTER EROSION CONTROL MEASURE ARE INSTALLED.

## TYPICAL LOT



## SILT FENCE DETAIL

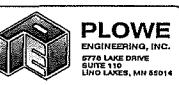


## GENERAL SILT FENCE NOTES:

- Refer to 36007 specs. 2573 & 3668
- SB fabric shall be installed along the entire length of the silt fence.
- Drive the end of the silt fence up-slope to backfill.
- Maximum construction width shall be one foot.
- No slope facing unit should exceed 3:1.
- Fabric slope shall be 1:1.

## LIVABILITY STANDARDS REQUIREMENT

1. All residential lots shall contain at least 25,000 square feet of land which fits above the 100 year flood contour. Of that 25,000 square feet, the following additional requirements must be present.
  - a. 15% Area Each lot must contain at least 7,500 square feet of contiguous area which is reserved for both the 15% eligibility contoured area and a future 15%. The 15% Area must not be contiguous to the Eligible Building Area or the Yard Area, but the entire 15% 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 the Minnesota Pollution Control Agency for 15% construction standards. The 15% 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 15% construction without the need for variances.
  - b. Eligible Building Area Each lot shall contain at least 10,000 square feet of contiguous land which fits at an elevation at least four feet above unsuitable soils. The Eligible Building Area may not be irregular in shape, and should be generally rectangular or oval, with no protrusions, narrow necks or peninsulas. Eligible Building Areas may not encroach into any areas reserved by easement or otherwise for roadway, drainage or utility purposes. Fill may be used to create Eligible Building Areas.
  - c. Yard Area Each lot shall contain at least 12,000 contiguous square feet within:
    - 1) Use above the 100 year flood contour, and
    - 2) At least one foot above 100 year flood contour, and
    - 3) Is contiguous to the Eligible Building Area for a distance of at least fifty percent of the total perimeter of the Eligible Building Area. Yard Areas may encroach into the designated easement area which may be the case of a driveway or a fence line, and may encroach into areas reserved by easement or otherwise for other public utility purposes, but may not encroach into any other areas reserved by easement or otherwise for road or drainage purposes, and may not encroach into any areas within the 100 year flood contour or into designated wetlands. Yard Areas may be irregular in shape except within thirty feet of the locations where the Yard Area is contiguous to the Eligible Building Area, at which locations the Yard Areas shall be a logical extension or expansion of the generally rectangular or oval shape of the Eligible Building Area. Fill may be used to create Yard Areas.
    4. Building Pad Area The entire Building Pad must fit within the Eligible Building Area, and shall meet the separation requirements for the Eligible Building Area.
    5. Low Floor Elevations
      - a) For without design, 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.
      - b) For other design, 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.



**PLOWE ENGINEERING, INC.**  
SITE PLANNING & ENGINEERING  
PHONE: (651) 381-8204  
SUITE 110  
LINO LAKES, MN 55014  
FAX: (651) 381-8701

I HEREBY CERTIFY THAT THIS GRADING 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 Gurnell*  
ADAM GURNELL  
DATE: 1.08.2025 LIO, NO. 43963

## REMOVAL NOTES

- EXISTING HOUSE, EXISTING ACCESSORY STRUCTURES AND EXISTING SHED TO BE REMOVED.
- EXISTING SEPTIC (NOT FIELD LOCATED) TO BE REMOVED PER HPCA REQUIREMENTS

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: 01/30/25 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	12/16/24	PER. PER CITY COMMENTS	JER
2	12/20/24	PER. PER CITY COMMENTS	JER
3			
4			



**J.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

## LIVABILITY CHART

LOT	TOTAL LOT AREA (S.F.)	YARD AREA (S.F.)	SEPTIC AREA (S.F.)	BUILDING PAD AREA (S.F.)	PROPOSED BUILDING PAD AREA (S.F.)	PROPOSED LOW FLOOR ELEVATION	PROPOSED LOW OPENING ELEV.	LOWEST FLOOR ELEVATION
1	56,909	12,371	7,860	10,000	10,000	913.5	913.5	913.5
2	72,876	42,168	8,060	10,000	7,273	924.9	917.2	917.2
3	71,004	29,174	8,000	10,000	9,252	920.0	911.7	908.0

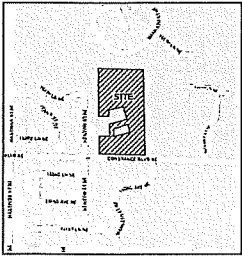
LOW FLOOR DETERMINING FACTOR	BORING NO.	BORING ELEVATION	HOTLINE ELEVATION	BUILDING TYPE	CUSTOM GRADED
BASIN 1	SB1	911.3	909.0	FRWO	NO
	SB2	915.2	910.5		
	SB3	912.6	899.4		
	SB4	912.0	910.5		
	SB5	915.4	911.4		
	SB6	909.3	915.6		
	SB7	920.3	915.6		
	SB8	918.0	914.0		
HOTLINE SOILS PER SB6	SB9	914.5	913.1	9FT FRWO	NO
	SB10	919.6	917.0		
	SB11	912.6	907.0		
	SB12	912.6	911.0		
	SB13	917.2	912.4		
HOTLINE SOILS PER SB11	SB14	912.3	911.0		
	SB15	913.6	910.1		

# PRELIMINARY PLAT

~for~ ENTSMINGER ENTERPRISES  
~of~ ENTSMINGER ESTATES

## VICINITY MAP

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



ANOKA COUNTY, MINNESOTA  
(NO SCALE)

## DEVELOPMENT DATA

TOTAL AREA = 17.204 ACRES  
PROPOSED NUMBER OF LOTS = 3 LOTS  
PROPOSED NUMBER OF OUTLOTS = 1 OUTLOT  
RIGHT-OF-WAY DEDICATION = 0.23 ± ACRES  
AVERAGE LOT SIZE = 1.56 ± ACRES EXCLUDING PUBLIC R/W

## ZONING INFORMATION

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

R-1 - SINGLE FAMILY RESIDENTIAL LOT REQUIREMENTS

MINIMUM LOT AREA = 1.0 ACRES (INCLUDING HALF OF STREET R/W)  
MINIMUM STREET FRONTAGE = 100 FEET  
MINIMUM STREET FRONTAGE CU-DE-SAC = 60 FEET

## SETBACKS

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

## PROPERTY DESCRIPTION

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

Commencing at the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence North along the West line thereof 223.52 feet to the actual point of beginning of the land to be described; thence East parallel with the South line of said Northeast Quarter of the Northeast Quarter 150 feet; thence North parallel with said West line 230.63 feet; thence West to a point on said West line 230.63 feet North of the point of beginning; thence South to the point of beginning.

ALSO EXCEPT: Commencing at a point on the South line of said Northeast Quarter of the Northeast Quarter 150 feet East of the southwest corner thereof; thence North parallel with the West line thereof 503.37 feet to the actual point of beginning of land to be described (for the purpose of this description the West line of said Northeast Quarter of the Northeast Quarter bears due North); thence North 75 degrees 37 minutes East 266 feet; thence North 14 degrees 23 minutes West 200 feet; thence South 75 degrees 37 minutes West to intersect a line bearing North from the point of beginning; thence South to the point of beginning.

ALSO EXCEPT: Commencing at a point on the South line of said Northeast Quarter of the Northeast Quarter 150 feet East of the Southwest corner thereof; thence North along a line to be hereafter known as Line A, said Line A being parallel with the West line of said Northeast Quarter of the Northeast Quarter (for the purpose of this description the West line of said Northeast Quarter of the Northeast Quarter bears due North and South) 223.52 feet; thence East parallel with said South line of said Northeast Quarter of the Northeast Quarter to intersect a line parallel with and 66 feet East of said Line A (as measured at right angles to said Line A) said point of intersection to be hereafter known as Point C; thence East parallel with said South line to said Line A; thence North along said Line A, 181.52 feet; thence North 75 degrees 37 minutes East along a line to be hereafter known as Line B, 266 feet; thence South 14 degrees 23 minutes East 66 feet to the actual point of beginning of the land to be described; thence South 75 degrees 37 minutes West to intersect said Line B, 66 feet East of Line A; thence South along said parallel line to said Point C; thence North 75 degrees 37 minutes East to intersect with a line bearing South 14 degrees 23 minutes East from the point of beginning; thence North 14 degrees 23 minutes West to the point of beginning.

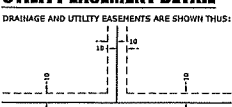
## ROAD EASEMENT NOTES

Any title work to determine if Parcel 13 of the ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 44 was taken in fee or easement.

ALL CROSSINGS OF THE NEELA-00114-C-3 HIGHWAY RIGHT OF WAY PLAT NO. 44 ARE SHOWN IN FEE OR EASEMENT.

## TYPICAL DRAINAGE AND UTILITY EASEMENT DETAIL

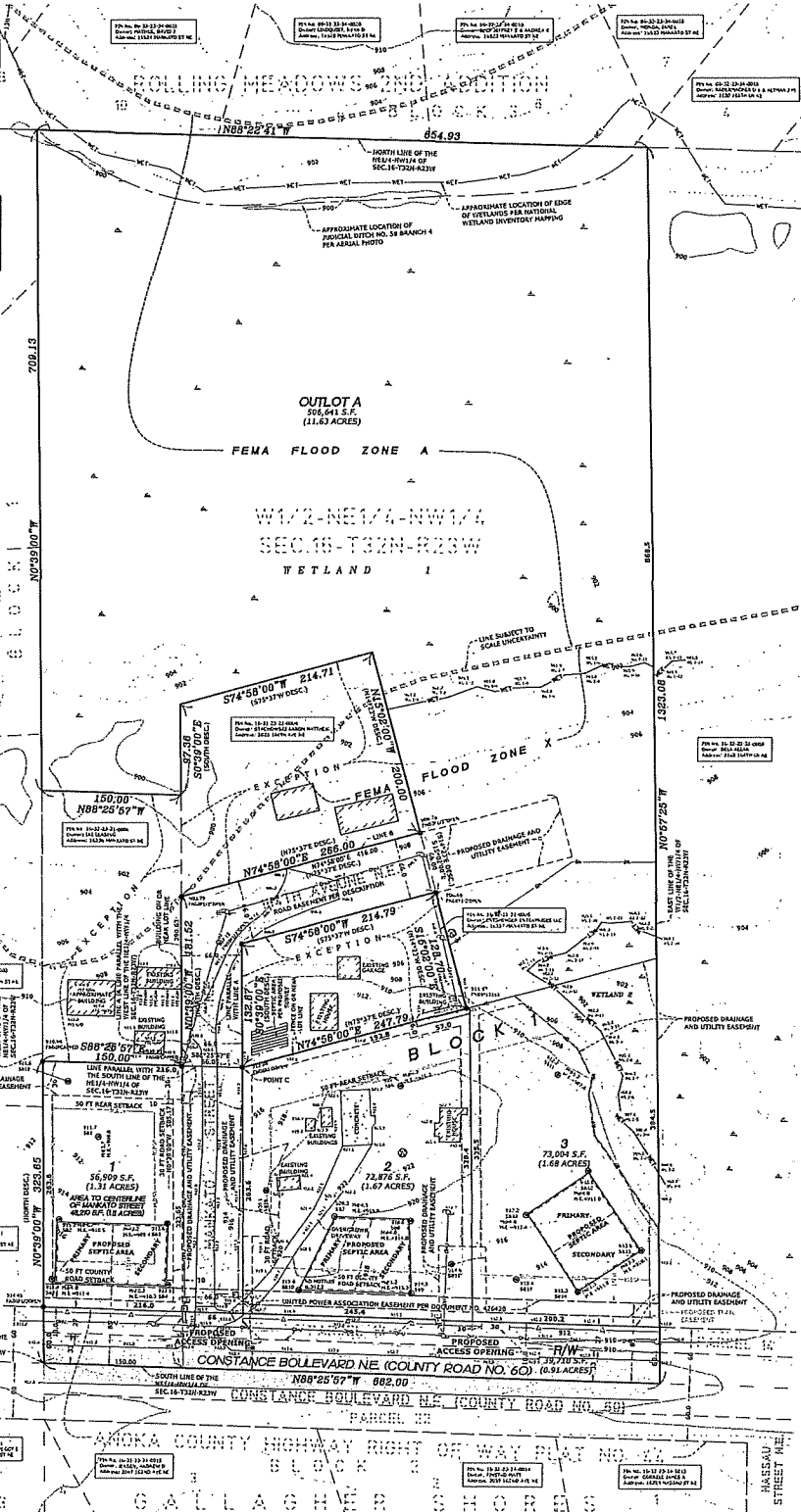
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/01/24 for 16337 Hanvato St NW. Partial plat survey was performed on 06/02/24. Field survey completed on 01/07/24. Soil borings started on 01/17/24 and additional top soil. State Addressed Borings 11/20/24.
- Boundaries shown are on Anoka County Coordinate System.
- SEE NOTES 20250525
- WISWELL, MARGARET H. 2045 Constance Blvd NE, Ham Lake 16-32-23-21-0001
- This survey was prepared without the benefit of tests made for the general class of 2045 Constance Blvd NE. Additional easements, restrictions and/or encroachments may exist other than those shown hereon. Survey subject to conditions upon record of a current title commitment or a 2045 Constance Blvd NE.
- Surveyed boundaries shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Flood Zone A (the base flood elevation determined) according to Flood Insurance Rate Map No. 27082C0133 Community No. 278949 and Flood No. 0225 South E by the Federal Emergency Management Agency, effective date December 16th, 2018.
- Contours shown are a combination of field shots and HWSDO Laser Topography.
- House and garage location at 16327 Hanvato Street NW is per proposed survey. Approximate of site building locations shown per aerial photo.
- The boundary corners for the proposed Outlot A are currently unverified.
- Wetland delineation performed by Jacobson Environmental, PLLC July of 2024.



## LEGEND

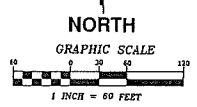
- DENOTES IRON MONUMENT FOUND FROM PREVIOUS SURVEY WORK
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES WELL
- DENOTES EXISTING LIDAR CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES PROPOSED RESTRICTED ACCESS
- DENOTES BUILDING SETBACK LINE
- DENOTES 16.5 WETLAND BUFFER
- ⊙ DENOTES SOIL BORING (BY TRADITIONAL SOIL TESTING)
- DENOTES ADJACENT PARCEL, OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

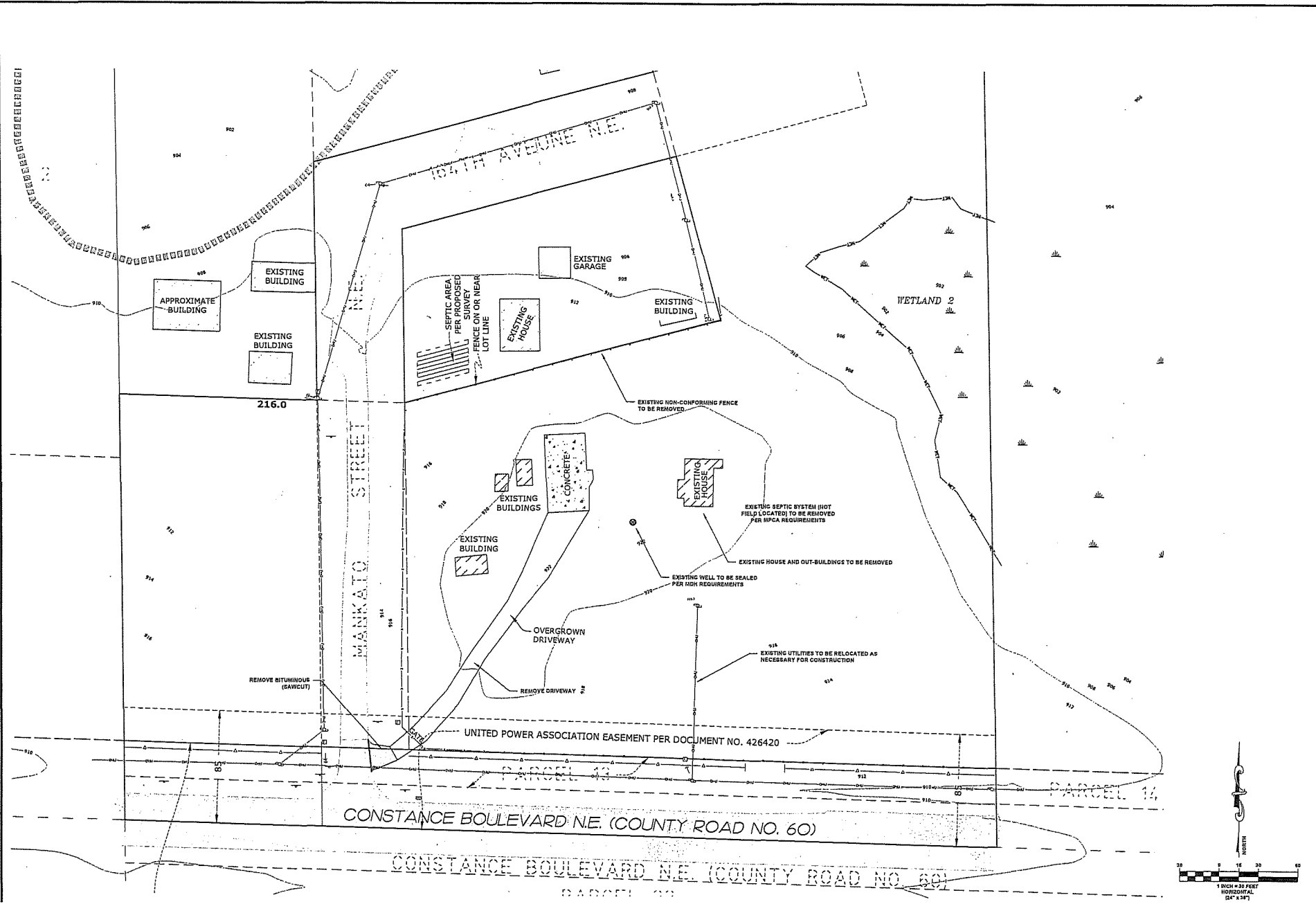
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*(Signature)*  
MASON E. RUD  
Date: 1/30/25 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	10/26/24	FIELD CHECK SH-43	JDR
2	10/26/24	REVISE CONTROL ACCESS	JDR
3	12/16/24	REV. PER CITY COMMENTS	JDR
4	01/08/25	REV. PER CITY COMMENTS	JDR

**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





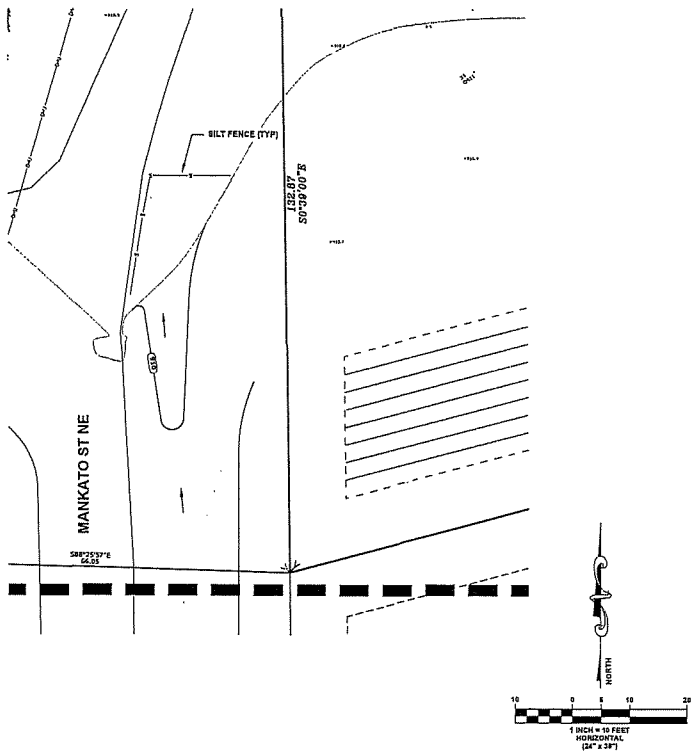
**PLOWE**  
ENGINEERING INC.  
SURVEYING  
PLANNING  
CONSULTING  
1500 W. WASHINGTON  
ST. SUITE 100  
MANKATO, MN 56001  
PHONE: (507) 241-2870  
FAX: (507) 241-2871

NO.	DATE	REVISION
1	10/28/21	COORD. & CITY COMMENTS
2		
3		
4		
5		
6		
7		
8		

I hereby certify 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.

*[Signature]*  
JAMES P. PLOWE  
DATE: 01/31/2025 License No. 133493

**ENTSMINGER ESTATES**  
HAM LAKE, MN  
**REMOVALS PLAN**  
PREPARED FOR: ENTSMINGER ENTERPRISES



- NOTES**
1. MARK-OFF BASIN AREA (E.G. FENCING, SILT FENCE, ETC.) TO PREVENT CONSTRUCTION TRAFFIC FROM ENTERING BASIN AREA.
  2. USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TIRE-TYPE TIRES) WITHIN BASIN.
  3. PROTECT BASIN FROM RUN-OFF DURING CONSTRUCTION ACTIVITIES.
  4. DO NOT EXCAVATE BASIN TO FINAL GRADE UNTIL UPSTREAM DRAINAGE AREAS HAVE BEEN STABILIZED.
  5. REMOVE ANY TOPSOIL AND/OR UNSUITABLE SOILS WITHIN INFILTRATION BASIN FOOTPRINT. ANY SEDIMENT THAT IS WASHED INTO THE BASIN SHALL BE REMOVED.
  6. NO BURNING OF HAZARDOUS MATERIALS ALLOWED IN BASIN AREA.
  7. EXCAVATE BASIN TO FINAL GRADE ONLY UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREAS. ALLEVATE ANY COMPACTED SOILS DUE TO FINAL GRADING OPERATIONS PRIOR TO SEEDING.

A POST-CONSTRUCTION INFILTRATION TEST MUST BE PERFORMED ON EACH INFILTRATION PRACTICE IN THE PRESENCE OF DISTRICT STAFF AND MUST DEMONSTRATE THAT THE CONSTRUCTED INFILTRATION RATE MEETS THE DESIGN INFILTRATION RATE STANDARD PRIOR TO PROJECT ACCEPTANCE BY THE DISTRICT. THE CONSTRUCTED INFILTRATION RATE MAY EXCEED THE DESIGN INFILTRATION RATE BUT MAY NOT EXCEED 0.3 INCHES PER HOUR.

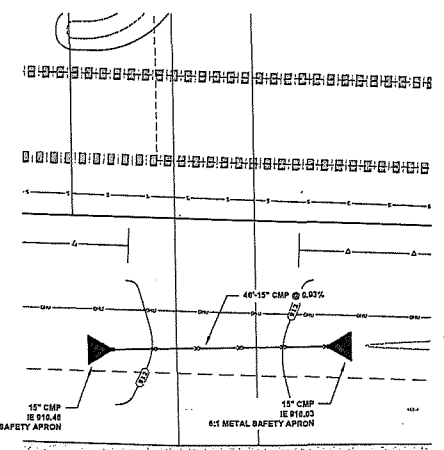
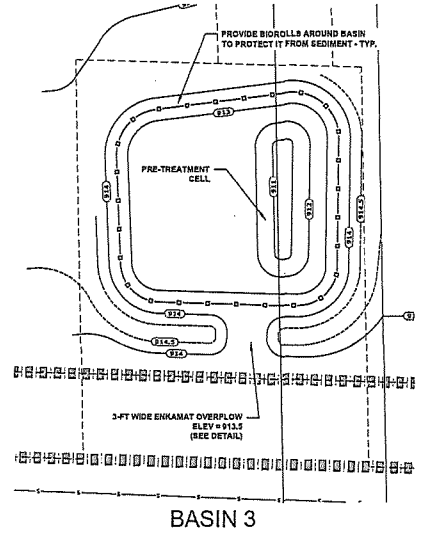
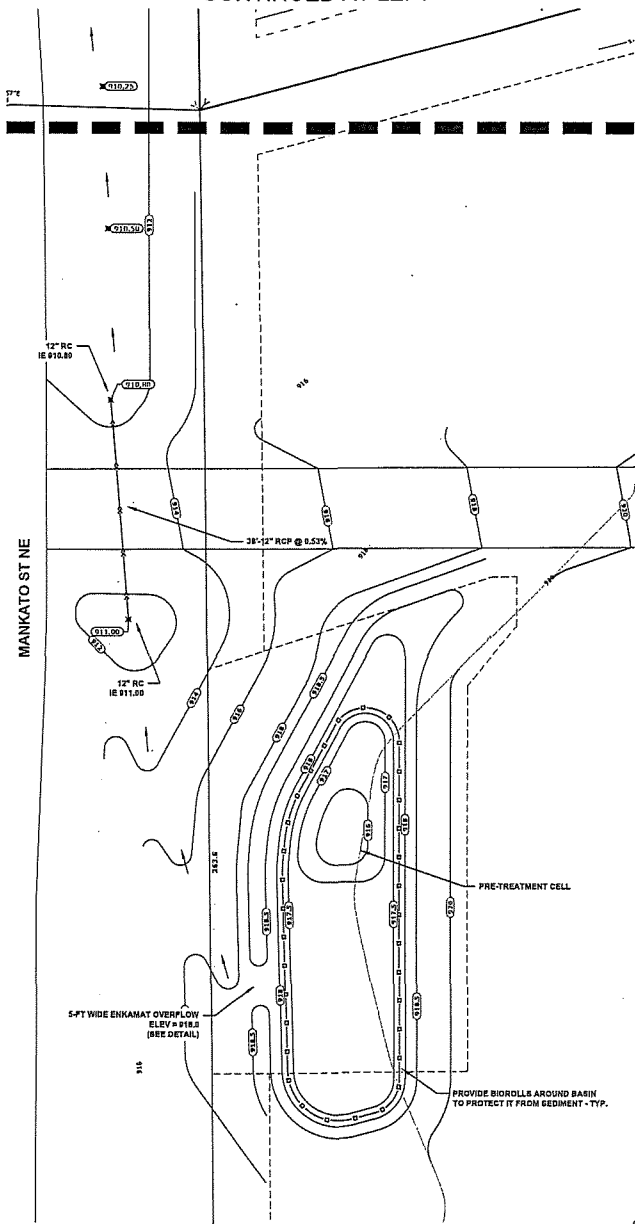
EROSION CONTROL BLANKET SUITABLE FOR SEEDING (E.G. STRAW-COCOONIT BLANKET) W/ ANKOT SEED MAX 20-151 -010-500

\*\* ALLEVATE ANY COMPACTED SOILS (BY USING A PRIMARY TILING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER) TO A DEPTH NECESSARY TO ALLEVATE COMPACTION (MIN. 12")

**INFILTRATION BASIN**  
N.T.S.

- (1) REMOVE ANY EXISTING TOPSOIL OR FILL DEEMED UNSUITABLE FOR INFILTRATION (GEO-TECHNICAL ENGINEER TO REVIEW ON-SITE SOILS)
- (2) IN AREAS OF FILL, PLACE BALANCED ON-SITE SANDY SOILS SUITABLE FOR INFILTRATION WITH <math>+5\%</math> FINES (AS DETERMINED BY GEO-TECHNICAL ENGINEER)

CONTINUED AT LEFT



CONSTANCE BLVD NE  
COUNTY ROAD NO. 60

LOT 3 DRIVEWAY CULVERT



**DRAWN BY:**  
AG

**CHECKED BY:**  
JL

**DATE:**  
08/27/09

NO.	DATE	DESCRIPTION
1	08/27/09	ISSUE FOR PERMIT
2	08/27/09	ISSUE FOR PERMIT
3	08/27/09	ISSUE FOR PERMIT
4	08/27/09	ISSUE FOR PERMIT
5	08/27/09	ISSUE FOR PERMIT
6	08/27/09	ISSUE FOR PERMIT
7	08/27/09	ISSUE FOR PERMIT
8	08/27/09	ISSUE FOR PERMIT
9	08/27/09	ISSUE FOR PERMIT
10	08/27/09	ISSUE FOR PERMIT

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Wisconsin.

*Adam J. Ploew*  
ADAM PLOWE  
Date: 01-31-2010 License No. 41903

**ENTSMINGER ESTATES**  
1000 W. WISCONSIN ST.  
**BASINS 2 & 3 DETAILS & LOT 3 DRIVEWAY CULVERT**  
PREPARED FOR: ENTSMINGER ENTERPRISES

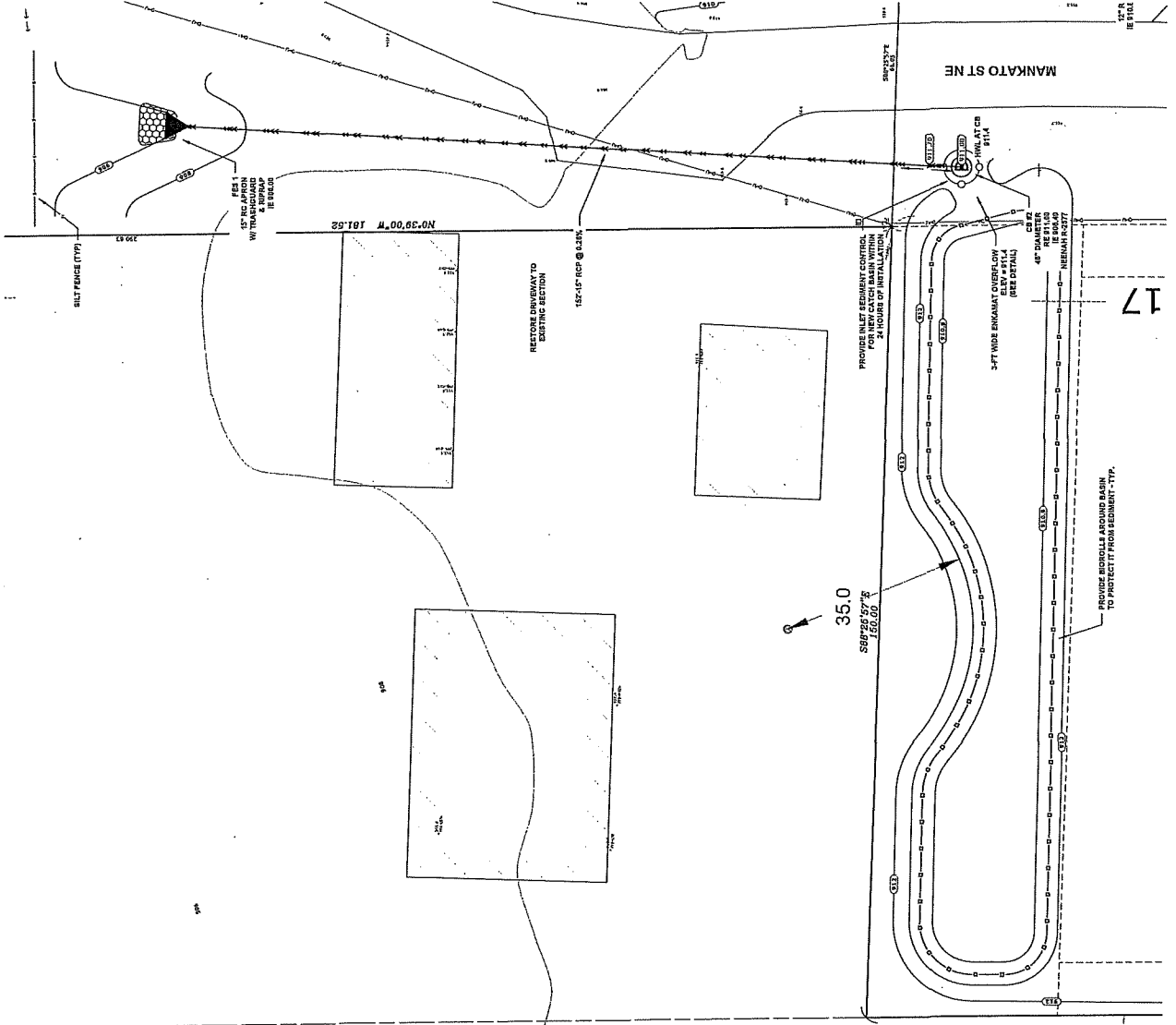
SHEET  
**C1.2**

ENTSMINGER ESTATES  
HAM LAKE, NH  
BASIN 1 DETAIL  
PREPARED FOR: ENTSINGER ENTERPRISES

NO.	DATE	DESCRIPTION
1	10/21/11	CONVD & CITY COMMENTS
2	12/16/11	CONVD & CITY COMMENTS
3	01/23/12	CITY COMMENTS
4		
5		
6		
7		
8		

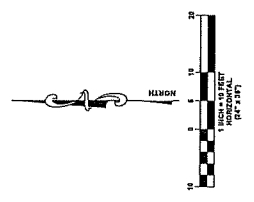
1. I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of New Hampshire.

DATE: 01/31/2015  
LICENSE NO: 42893  
NAME: ADAM DICKINSON



17

BASIN 1



PLUMBING (TYP)  
120.00

SEE 1  
15" REC APPROX  
W/ TRIPLE  
& BRICK  
REPAIR  
REWORK

15'-0" W 00.00, 65.00-N

RESTORE DRIVEWAY TO  
EXISTING SECTION

15'-0" REC @ 0.25%

35.0  
SQ FT OF EXISTING  
CATCHMENT  
FOR NEW CATCH  
BASIN WITHIN  
24 HOURS OF  
INSTALLATION

PROVIDE BORDERS AROUND BASIN  
TO PROTECT IT FROM SEGMENT - TYP.

**FLOWE**  
ENGINEERING, INC.  
177 LAKE DRIVE  
LAKE LAKE, NH 03041  
PHONE: 603.881.8118  
FAX: 603.881.8101





NPDES DEFINITIONS

PROJECT TITLE
ENTSMINGER ESTATES

PROJECT LOCATION
3045 CONSTANCE BLVD NE
HAW LAKE, MN 55341

LATITUDE: 45.2683
LONGITUDE: -93.2644

DEVELOPER
ENTSMINGER ENTERPRISES LLC
14618 CENTRAL AVE NE
HAW LAKE, MN 55341

GENERAL CONTRACTOR
TBD

DOCUMENTATION OF TRAINED INDIVIDUALS
A. INDIVIDUAL WHO PREPARED THE SWPPP:
ADAM OWEN
POWER ENGINEERING, INC.
878 LARS DRIVE
LINO LAKE, MN 55354

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES
THE PROPOSED STORMWATER MANAGEMENT FEATURES FOR THIS SITE WILL BE PERMANENT AND WILL BE MAINTAINED BY LOW OWNERS.

Table with 2 columns: ITEM and MINDT SPECIFICATION/NOTES. Lists items like SOD, SEED, TURF, MULCH, HYDROMULCH, FERTILIZER, WOOD FIBER BLANKET.

Table with 2 columns: SITE IMPERVIOUS AREAS and TOTAL DISTURBED AREA. Shows before and after construction values.

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

Table with 4 columns: NAME OF WATER BODY, TYPE OF WATER BODY, SPECIAL WATER, IMPAIRED WATER. Lists water bodies like Pine Creek, County Ditch, Main Lake.

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, TRENCH DITCHES, COUNTY DITCHES, STORMWATER CONDUYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS.

TEMPORARY SEDIMENTATION BASINS
IF TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY SEDIMENT BASIN PROVIDED FOR TREATMENT OF THE RUNOFF SHALL REMAIN IN PLACE UNTIL EROSION HAS BEEN STABILIZED.

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

ADDITIONAL STORMWATER MITIGATION MEASURES
ARE THERE ANY STORMWATER MITIGATION MEASURES PER:
- ENVIRONMENTAL REVIEW DOCUMENT?
- ENHANCED SPECIES REVIEW?
- ARCHAEOLOGICAL REVIEW?

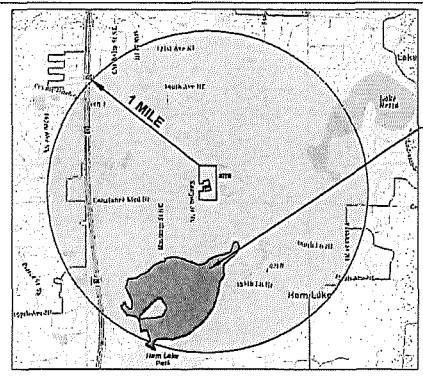
NARRATIVE - THIRD FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES
ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS.
PHASE 1:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. PROVIDE TEMPORARY PARKING AND STORAGE AREA.

"BEST MANAGEMENT PRACTICES (BMP)" 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, PROMOTING POLLUTION PREVENTION THROUGH GOOD HOUSEKEEPING, AND OTHER MANAGEMENT PRACTICES PUBLISHED BY STATE OR DESIGNATED AREA-WIDE PLANNING AGENCIES. (MINN. R. 705)
"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 DISTURBE EQUAL TO OR GREATER THAN ONE ACRE.

"EROSION PREVENTION" MEANS MEASURES EMPLOYED TO PREVENT EROSION SUCH AS SOIL STABILIZATION PRACTICES, PERMANENT COVER OR CONSTRUCTION PHASING. (MINN. R. 705)
"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. (MINN. R. 705)
"IMPACTABLE" MEANS NOT TECHNOLOGICALLY POSSIBLE OR NOT ECONOMICALLY PRACTICABLE AND ACHIEVABLE IN LIGHT OF THE BEST INDUSTRIAL PRACTICES. (MINN. R. 705)
"INSTALLED 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 PERMITTEE KNOWS THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 OR MORE ADDITIONAL CALENDAR DAYS OR 1 CALENDAR DAYS WHERE ITEM 21A APPLIES, PERMITTEES CAN INITIATE STABILIZATION BY:
A. APPLYING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR
B. PREPARING 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 OR AN 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. 705)

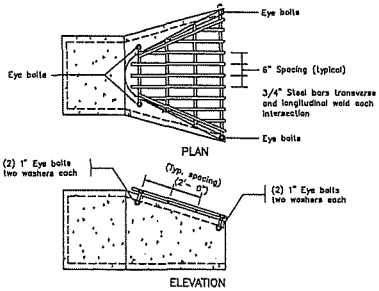
"OPERATOR" MEANS THE PERSON (INITIALLY THE GENERAL CONTRACTOR), FIRM, GOVERNMENT AGENCY, OR OTHER ENTITY DESIGNATED BY THE OWNER WHO HAS DAY TO DAY OPERATIONAL CONTROL AND/OR THE ABILITY TO MODIFY PROJECT PLANS AND SPECIFICATIONS RELATED TO THE SWPPP. THE PERMIT APPLICATION MUST LIST THE OPERATOR AS A PERMITTED SUBCONTRACTOR HIRED BY AND UNDER SUPERVISION OF THE GENERAL CONTRACTOR ARE NOT OPERATORS. (MINN. R. 705)
"OWNER" MEANS THE PERSON, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY POSSESSING THE TITLE OF THE LAND ON WHICH THE CONSTRUCTION ACTIVITIES WILL OCCUR OR, IF THE CONSTRUCTION ACTIVITY IS FOR A LEASE, EASEMENT, OR MINERAL RIGHTS LICENSE HOLDER, THE PARTY OR INDIVIDUAL IDENTIFIED AS THE LEASEE, EASEMENT OR MINERAL RIGHTS LICENSE HOLDER, OR THE CONTRACTING GOVERNMENT AGENCY RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY. (MINN. R. 705)
"PERMANENT COVER" MEANS SURFACE TYPES THAT WILL PERSEVERE SOIL FAILURE UNDER EROSION CONDITIONS, EXAMPLES INCLUDE GRAVEL, CONCRETE, PERMANENT COVER, OR OTHER LANDSCAPED MATERIAL THAT WILL PERMANENTLY ARREST SOIL EROSION. PERMITTEES MUST ESTABLISH A UNIFORM PERMANENT VEGETATIVE COVER (E.G. EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) WITH A DENSITY OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER ON ALL AREAS NOT COVERED BY PERMANENT STRUCTURES, OR EQUIVALENT PERMANENT STABILIZATION MEASURE. PERMANENT COVER DOES NOT INCLUDE TEMPORARY BMP'S SUCH AS WOOD CHIP BLANKET, MULCH, AND ROLLED EROSION CONTROL PRODUCTS. (MINN. R. 705)
"PERMITTEE" MEANS THE PERSONS, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY IDENTIFIED AS THE OWNER AND OPERATOR ON THE APPLICATION SUBMITTED TO THE MPCA AND ARE RESPONSIBLE FOR COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT. (MINN. R. 705)
"PROJECT" MEANS ALL CONSTRUCTION ACTIVITY PLANNED AND CONDUCTED UNDER A PARTICULAR PERMIT, THE PROJECT OCCURS ON THE SITE OR SITES DESCRIBED IN THE PERMIT APPLICATION, THE SWPPP AND IN THE ASSOCIATED PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS. (MINN. R. 705)
"PUBLIC WATERS" MEANS ALL WATER BODIES AND WATERCOURSES DESCRIBED IN MINN. STAT. SECT. 105.01 SUBP. 15, (MINN. R. 705)
"SEDIMENT CONTROL" MEANS METHODS EMPLOYED TO PREVENT SUSPENDED SEDIMENT IN STORMWATER FROM LEAVING THE SITE (E.G. SILT FENCES, COMPOST LOGS AND STORM DRAIN INLET PROTECTORS). (MINN. R. 705)
"STABILIZED" MEANS "STABILIZATION" MEANS THE EXPOSED GROUND SURFACE WHICH COVERED BY APPROPRIATE MATERIALS SUCH AS MULCH, STRAW, SOIL, RIPRAP, EROSION CONTROL BLANKET, MATS OR OTHER MATERIAL THAT PREVENTS EROSION FROM OCCURRING, GRADES BEING AGRICULTURAL, GRASS SEEDING OR OTHER SEEDING ALONE IS NOT STABILIZATION. MULCH MATERIALS MUST ACHIEVE APPROXIMATELY 90 PERCENT GROUND COVERAGE (TYPICALLY 2 TONS/ACR). (MINN. R. 705)
"STORMWATER" MEANS PRECIPITATION RUNOFF, STORMWATER RUNOFF, SNOWMELT RUNOFF, AND ANY OTHER SURFACE RUNOFF AND DRAINAGE. (MINN. R. 705)
"STRIP EROSION" MEANS EROSION THAT ARE 10 (10) INCHES OR STEEPER IN GRADE. (MINN. R. 705)
"STORMWATER POLLUTION PREVENTION PLAN (SWPPP)" MEANS A PLAN FOR STORMWATER DISCHARGE THAT INCLUDES ALL REQUIRED CONTENT UNDER SECTION 5 THAT DESCRIBES THE EROSION PREVENTION, SEDIMENT CONTROL AND WATER QUALITY BMP'S AND PERMANENT STORMWATER TREATMENT SYSTEMS. (MINN. R. 705)
"SURFACE WATER OR WATERS" MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WETLANDS, RESERVOIRS, SPRINGS, RIVERS, DRAINAGE SYSTEMS, WATERWAYS, WATERCOURSES, AND IRRIGATION SYSTEMS WHETHER NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE EXCEPT THAT SURFACE WATERS DO NOT INCLUDE STORMWATER TREATMENT SYSTEMS CONSTRUCTED FROM LAND. THIS PERMIT DOES NOT COVER STORMWATER TREATMENT SYSTEMS CONSTRUCTED IN WETLANDS AND MITIGATED IN ACCORDANCE WITH SECTION 22 AS SURFACE WATERS. (MINN. R. 705)
"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 115.11, SUBP. 22) MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WATERCOURSES, WATERWAYS, WELLS, SPRINGS, RESERVOIRS, AQUifers, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE OR UNDERGROUND, NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, WHICH ARE CONTAINED WITHIN, FLOW THROUGH, OR BORDER UPON THE STATE OR ANY PORTION THEREOF. (MINN. STAT. 115.21, SUBP. 22)
"WATER QUALITY VOLUME" MEANS ONE (1) INCH OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS SURFACE CREATED BY THE PROJECT (CALCULATED AS AN INSTANTANEOUS VOLUME). (MINN. R. 705)
"WETLANDS" (AS DEFINED IN MINN. R. 705.0199, SUBP. 16.8) MEANS THOSE AREAS THAT ARE SATURATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT AND MAINTAIN NORMAL CIRCUMLANCES OF LIFE, A PREVALENCE OF VEGETATION TYPICALLY ADAPTED FOR LIFE IN SATURATED SOIL CONDITIONS. WETLANDS GENERALLY INCLUDE SWAMPS, MARSHES, BODS, AND SIMILAR AREAS. CONSTRUCTED WETLANDS DESIGNED FOR WASTEWATER TREATMENT ARE NOT WATERS OF THE STATE. WETLANDS MUST HAVE THE FOLLOWING ATTRIBUTES:
1. A PREVALENCE OF FRODIC SOILS; AND
2. INITIATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT A PREVALENCE OF HYDROPHYTIC VEGETATION TYPICALLY ADAPTED FOR LIFE IN A SATURATED SOIL CONDITION; AND
3. UNDER NORMAL CIRCUMSTANCES SUPPORT A PREVALENCE OF SUCH VEGETATION. (MINN. R. 705.0199, SUBP. 16.8)

MAP OF SURFACE WATERS



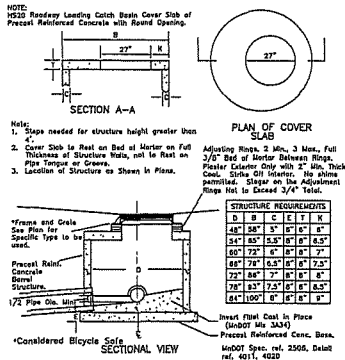
Vertical sidebar containing logos for PLOWME, SWPPP, and ENTSMINGER ESTATES. Includes a 'CHECKED BY' field with a signature and date, and a 'DATE' field.





- Note:
1. Trash guard to be galvanized after fabrication
  2. The size of each trash guard will vary to fit the open site.
  3. All bolts to be non-rusting stainless steel.
  4. Weld of bolts to prevent entry after final storm sewer cleaning.
  5. Round off all bore such that ends are smooth and free of burrs.

FOR PIPE DIAMETERS 30" AND SMALLER  
RCP TRASH GUARD HL-466B  
NOT TO SCALE



ROUND MANHOLE HL-465C  
NOT TO SCALE

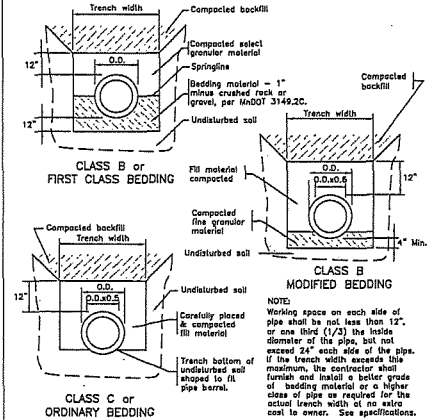
TABLE OF QUANTITIES  
Riprap at RCP Outlets

Pipe (In.)	L (ft.)	Class II Dip = 6"		Class IV Dip = 12"	
		Depth Riprap (Cu. Yds.)	Depth Riprap (Cu. Yds.)	Depth Riprap (Cu. Yds.)	Depth Riprap (Cu. Yds.)
12	8	3.0	4.4	5.9	
15	8	3.2	4.8	6.4	
18	10	4.3	6.4	8.5	
21	10	4.7	7.1	9.4	
24	12	6.2	9.2	12.3	
27	12	6.6	9.8	13.2	
30	14	8.2	12.3	16.4	
36	18	10.8	15.8	21.1	
42	18	12.5	18.7	24.9	
48	20	14.8	22.2	29.6	

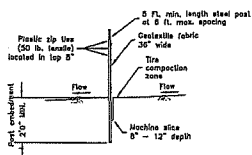
Riprap at RCPA Outlet

Spot Area (Sq. Ft.)	L (ft.)	Class II Dip = 6"		Class IV Dip = 12"	
		Depth Riprap (Cu. Yds.)	Depth Riprap (Cu. Yds.)	Depth Riprap (Cu. Yds.)	Depth Riprap (Cu. Yds.)
58	10	4.1	5.1	6.8	
28	12	5.2	6.5	9.3	
35	14	7.5	11.2	14.9	
43	16	9.5	14.3	19.0	
51	18	11.3	16.9	22.5	
58	20	13.2	19.8	26.4	

RIPRAP AT RCP OUTLETS HL-480A1  
NOT TO SCALE



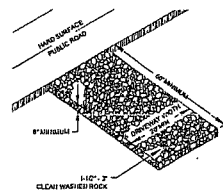
PIPE BEDDING EXCEPT PVC PIPE HL-652C  
NOT TO SCALE



GENERAL SILT FENCE NOTES:

- Refer to MDDOT specs. 2573 & 3066
- Silt fence shall be installed along the contour (on a level horizontal plane)
- Curve the end of the silt fence up-gradient so that it contains the muddy water.
- Maximum contributing area shall be one acre.
- No single fencing unit should exceed 330 feet.
- Follow slope grade/length guidelines:
- | SLOPE GRADE | MAX LENGTH |
|-------------|------------|
| 1:1         | 100 FT.    |
| 2:1         | 150 FT.    |
| 3:1         | 200 FT.    |
| 4:1         | 250 FT.    |
| 5:1         | 300 FT.    |
| 6:1         | 350 FT.    |
| 7:1         | 400 FT.    |
| 8:1         | 450 FT.    |
| 9:1         | 500 FT.    |
| 10:1        | 550 FT.    |
| 12:1        | 600 FT.    |
| 15:1        | 750 FT.    |
| 20:1        | 1000 FT.   |

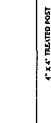
SILT FENCE: MACHINE SLICED HL-760A  
NOT TO SCALE



ROCK CONSTRUCTION EXIT  
N.T.S.

WETLAND BUFFER

PLEASE DO NOT:  
MUD, DIRT, SAND,  
DUMP OR DISTURB  
BEYOND THIS POINT



WETLAND BUFFER SIGNAGE  
N.T.S.

MEASUREMENT

1. CORNER OF A POST AND A SIGN

WETLAND BUFFER SIGNS

1. INDICATED FROM VIEW OF POST
2. FENCED WITH 4-6 INCHES HIGH SCREEN OR BARRIERS
3. KEEP 12 FT. x 6 FT. APPROX. SIGNAL BE SIGNIFIED
4. CAUTION SHALL BE CLEAR

POST MATERIALS

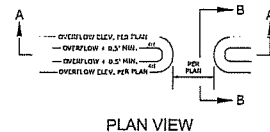
1. 4" x 4" SQUARE
2. TREATED POSTS OR OTHER CITY APPROVED MATERIAL

COLOR

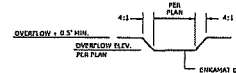
1. SIGNAL BE CLEAR LETTERS OR WHITE BACKGROUND

POST INSTALLATION

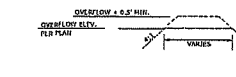
1. PROVIDED TO A HEIGHT OF THREE FEET ABOVE GROUND
2. SET AT LEAST 6 INCHES APART
3. INSTALLED AT EACH CORNER WHERE IT CHANGES DIRECTION AND AT EACH END OF A STRAIGHT SECTION
4. PLACE ADDITIONAL POSTS/SIGNS AS NECESSARY TO FURTHER WARN



PLAN VIEW



SECTION A - A



SECTION B - B

BASIN OVERFLOWS  
N.T.S.



PROJECT NO. 2023-001  
DATE: 01/13/2023

CHECK BY: [Signature]  
DATE: 01/13/2023

SCALE: AS SHOWN

PROJECT: [Project Name]

CLIENT: [Client Name]

LOCATION: [Location]

DATE: 01/13/2023

BY: [Signature]

FOR: [Client Name]

PROJECT: [Project Name]

DATE: 01/13/2023

BY: [Signature]

FOR: [Client Name]

PROJECT: [Project Name]

DATE: 01/13/2023

BY: [Signature]

FOR: [Client Name]

PROJECT: [Project Name]

DATE: 01/13/2023

BY: [Signature]

FOR: [Client Name]

16639  
16629  
16619  
3610  
**ROLLING MEADOWS 2ND ADD.**

OUTLOT B  
UTLOT C

16446 1849  
16430  
16406  
16360  
1825 1845  
63RD LN.  
1826

**R-1**  
MEADOW PARK  
ADDN.  
1843 1905  
1863 1905  
16234  
16204  
1842  
162ND LN  
162ND AVE.  
1842 1864 1916 1936  
1935

**RS-1**  
1838 1846  
16043  
16035  
1855  
16011  
DOW  
Rk  
ADOW PARK  
ADDN.  
N. HAM  
LAKE DR

16646  
2041  
2020  
2030  
2040  
2061  
16550  
16543  
16539  
16524  
16520  
16523  
16533  
MANKATO ST.  
166TH LN.  
165TH LN.  
2151  
216  
2209  
2220  
2150 2160

**R-2**  
2045  
2163  
164TH LN.  
164TH AVE.  
2025  
16336  
APTS  
1-4  
16337  
2045  
16319  
KENYON ST.  
MANKATO ST.

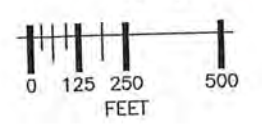
**RS-2**  
2047 2059  
GALLAGHER SHORES  
16228  
16225  
16207  
16208  
2046 2058  
16153 16154  
16135  
16136  
16125  
16057  
16052 16037  
16027  
16036  
16026 16016  
MANKATO ST.  
NASSAU ST.

# R-A

CONSTANCE BLVD. (CR 60)

# RS-2

# R-A





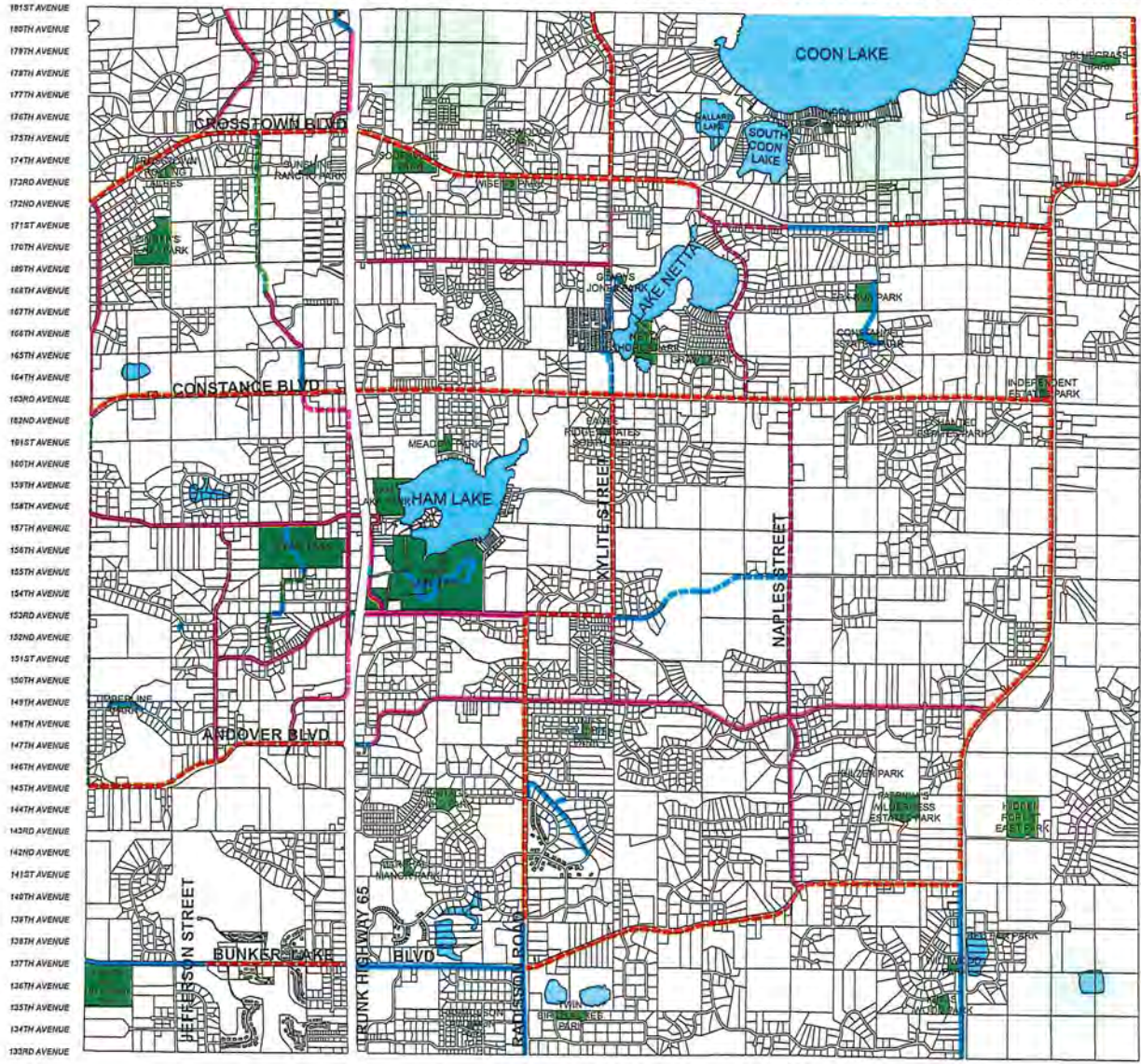

UNIVERSITY AVENUE  
3RD STREET  
5TH STREET  
7TH STREET  
9TH STREET  
WASHINGTON STREET  
JEFFERSON STREET  
ADAMS STREET  
DUROCH STREET  
JACKSON STREET  
WYOMING STREET  
TYLER STREET  
POLK STREET  
WYOMING STREET  
PILLAR STREET  
PIERCE STREET  
BUCHANAN STREET  
JEFFERSON STREET  
JOHNSON STREET  
UNIVERSITY STREET  
CENTRAL AVENUE  
BALTIC STREET  
CHISHOLM STREET  
DAVEPORT STREET  
FERGUSON STREET  
GOODRICH STREET  
WYOMING STREET  
JEFFERSON STREET  
KEVONN STREET  
MAUNO STREET  
MASSAU STREET  
OWENNA STREET  
WYOMING STREET  
DUMAS STREET  
ROCHESTER STREET  
ZAPAL STREET  
URBANK STREET  
VERMILION STREET  
XXLITE STREET  
ZUMBRON STREET  
CORAL SEA STREET  
BAYAN STREET  
FLANDERS STREET  
GUADALCACHAL STREET  
JAMES TOWN STREET  
RISKA STREET  
ADAM STREET  
MAPLES STREET  
WYOMING STREET  
PIPER STREET  
QUENY STREET  
REDDON STREET  
WYOMING STREET  
TRIPANGA STREET  
URAL STREET  
VICKERS STREET  
XEBEC STREET  
VALTA STREET  
ZEST STREET  
WYOMING STREET  
BOAT STREET  
CORD STREET  
DURANT STREET  
FRANZ STREET  
GMA STREET  
WYOMING STREET  
JEWELL STREET  
KESSEL STREET  
NATIONAL STREET  
OPAL STREET  
ROCKERY STREET  
TUCKER STREET

PRESIDENTS

CITIES

BATTLES

AUTOMOBILES

**HAM LAKE,  
MINNESOTA**

**BIKE FACILITIES MAP**

**Legend**

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

0 1,750 3,500 7,000  
Feet

MAP DATE: 2/3/2025




**Engineering, Inc.**  
CONSULTING ENGINEERS

G:\Website\Bike.mxd



**NOTICE OF PERMIT APPLICATION STATUS**

**Project:** Entsminger Estates

**Date:** January 14, 2025

**Applicant:** ENTSMINGER ENTERPRISES LLC  
Attn: JEFF ENTSMINGER  
14916 CENTRAL AVE NE  
HAM LAKE, MN 55304

**Permit Application#:** P-24-040

**Purpose:** Mass grading, construction of stormwater management, house pad preparation and site restoration for 3 new single-family residences

**Location:** 2045 Constance Blvd NE, Ham Lake

At their meeting on 01/13/2025 the Board of Managers of the Coon Creek Watershed District **Approved with Conditions** the above referenced project with 3 conditions and 4 stipulations. **This is NOT a permit.**

Prior to permit issuance, the following conditions must be fulfilled. Please respond to each of these items in writing when resubmitting application materials to the District.

**Conditions:**

1. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.
2. Update the buffer surrounding the Public water to an average of 50 ft with a minimum of 30 ft.
3. Submittal of a performance escrow in the amount of \$3,100.00.

After issuance, the permit will include the following stipulations that need to be fulfilled before permit closeout:

**Stipulations:**

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3 of the Application Review Report dated 1/8/2025, including volume, critical elevations and proof of installation for hydrodynamic separators.
3. Completion of a post construction infiltration test on Infiltration Basins 1, 2, and 3 by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.

4. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.

Please be advised that **this is NOT a permit**, and that work without a permit is a violation of the terms of the Coon Creek Watershed District Rules. If you have any questions, please call 763-755-0975.

Sincerely,



Erin Margl  
Watershed Development Coordinator

cc: File P-24-040  
Eileen Weigel, Stantec  
Dave Krugler, City of Ham Lake  
Jennifer Bohr, City of Ham Lake



**Anoka County**  
**TRANSPORTATION DIVISION**

Highway

Joseph J. MacPherson, PE  
County Engineer

November 25, 2024

Adam Ginkel  
Plowe Engineering, Inc.  
6776 Lake Dr Ste 110  
Lino Lakes, MN 55014

**RE: Entsminger Estates**  
**Anoka County Approval**

Dear Mr. Ginkel,

Anoka County has reviewed the Entsminger Estates plan and has no further comments. Your contractor can contact our permits section at 763-324-3176 or [HighwayPermits@anokacountymn.gov](mailto:HighwayPermits@anokacountymn.gov) to obtain the right of way permit.

Sincerely,

Brandon T. Ulvenes  
Design Engineer

cc: File (Ham Lake)  
Joe MacPherson, ACHD  
Jerry Auge, ACHD  
Sue Burgmeier, ACHD  
I:\Eng\Plan Reviews\Ham Lake\2024\Entsminger Estates\ACHD Approval (11-25-24).docx

**Our Passion Is Your Safe Way Home**

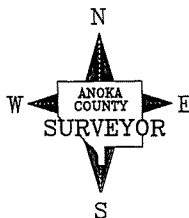
1440 Bunker Lake Boulevard N.W. Δ Andover, MN 55304-4005  
Office: 763-324-3100 Δ Fax: 763-324-3020 Δ [www.anokacounty.us/highway](http://www.anokacounty.us/highway)

**Affirmative Action / Equal Opportunity Employer**

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

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

SCALE: ONE INCH = 200 FEET  
 SCALE: 0 100 200 400 600 800 1000

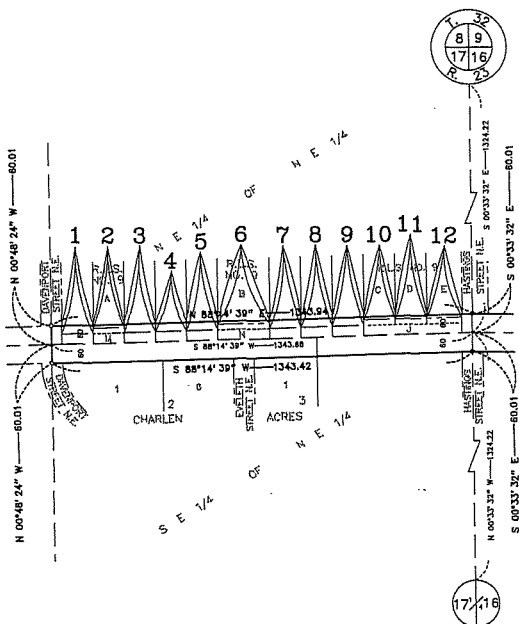


CONVENTIONAL SYM. 24.3

Section line \_\_\_\_\_  
 Quarter line \_\_\_\_\_  
 Quarter Quarter line \_\_\_\_\_  
 Property line \_\_\_\_\_  
 Plat Boundary line \_\_\_\_\_  
 Existing R/W line \_\_\_\_\_  
 R/W Parcel Number 77  
 Temporary Easement 107  
 Right-of-Way Monument +

PROCEDURAL STATEMENTS

1. The methods and equipment used in the control surveys for this plat and the checks made on monument locations were accomplished with electronic distance measuring devices.
2. Parcel areas and entire tract areas shown hereon are computed from legal descriptions and not from actual surveys.
3. Certificates of location are on file in the Office of the County Surveyor for the section corner monuments shown on this plat.
4. For the details of the control survey and land survey, contact the County Surveyor's Office for the survey of Anoka County Highway R/W Plat No. 44, County Project No. C.P. 93-04-60
5. Bearings shown are based on Anoka County Project Coordinate System.



DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY

RIGHT-OF-WAY IN SECTION 17, T. 32, R. 23	PARCEL	OWNER	LOCATION BY PARCEL IDENTIFICATION NUMBER (P.I.N.)	DEED RECORD DOCUMENT NO. OR BOOK/PAGE	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT ACRES	NEW HIGHWAY RIGHT OF WAY ACRES	TEMPORARY EASEMENT ACRES	TEMP. EASE. EXPIRES ON DATE	BALANCE OF TRACT REMAINING ACRES
1	Albin R. and Ellen A. Farnstrom	173223110003	✓ 35187	0.842	0.082					0.760
2	John L. and Janel G. Clinion	173223110010	✓ 38519	0.803	0.073					0.730
3	Margate L. Schultz	173223110004	✓ 82207	0.842	0.082					0.760
4	Sylvester T. and Justine D. Ramacher	173223110008	✓ 38402	0.842	0.082					0.760
5	Myma L. Bourcy	173223110008	✓ 72082	0.842	0.082					0.760
6	Mark L. and Kathleen A. Yelzer	173223110011	✓ 85356	1.323	0.038					1.285
7	David M. and Marie J. Puhalsky	173223110007	✓ 77246	0.267	0.052					0.215
8	James C. and Shirley J. Olson	173223110008	✓ 28506	0.247	0.062					0.185
9	Doris E. and Mary Lou Bonkanger	173223110008	✓ 84192	0.247	0.062					0.185
10	Jana Y. Olson	173223110012	✓ 80560	0.203	0.023					0.180
11	A. Blair and Linda S. Tremora	173223110026	✓ 71149	0.803	0.023					0.780
12	A. Blair and Linda S. Tremora	173223110027	✓ 71150	0.805	0.026					0.779

2167813  
 OFFICE OF REGISTRAR OF TITLES  
 STATE OF MINNESOTA  
 COUNTY OF ANOKA  
 I hereby certify that the within instrument was filed in this office on May 23 1995 at 10:55 o'clock P.  
 Edward M. Tenka, Registrar of Titles  
 By: [Signature]  
 County Registrar of Titles

1165728  
 OFFICE OF COUNTY RECORDER  
 STATE OF MINNESOTA, COUNTY OF ANOKA  
 I hereby certify that the within instrument was filed in this office for record on the May 23 A.D. 1995  
 at 14:35 o'clock P., and was duly recorded on 7 page 80  
 Edward M. Tenka  
 County Recorder

The Board of County Commissioners for Anoka County, Minnesota, pursuant to Board resolution Number 94-119, dated August 9, 1994, is hereby designating the definite location of the right-of-way of County Road Number 60 from its intersection with State Trunk Highway Number 65 easterly to its intersection with East Lake Netta Drive.

That portion of said County Road Number 60 located in Sections 15, 16 and 17, Township 32, Range 23, Anoka County, Minnesota, as shown on this plat effected by the County of Anoka, Department of Highways is hereby certified to be the official plat of that portion of said County Road within said Section Pursuant to Minnesota Statutes 160.085.

Certified by [Signature]  
 Jon B. Olson, County Highway Engineer  
 Registration No. 12163

Date May 23 1995

I hereby certify that this is a true and correct representation of a survey of the boundaries as shown, and that said survey was made under my direct supervision, that all distances are correctly shown in feet and hundredths of a foot, that the monuments for the guidance of future surveys will be correctly placed in the ground as shown after the completion of construction, and that there are no public highways to be designated on said plat other than as shown thereon.

[Signature] Registration No. 13596  
 Marilyn G. Anderson  
 Anoka County Surveyor  
 Date May 23 1995



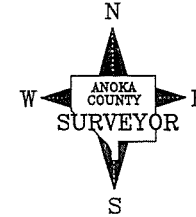
OFFICIAL PLAT

Abstract Plat. Book 3 Page 20

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

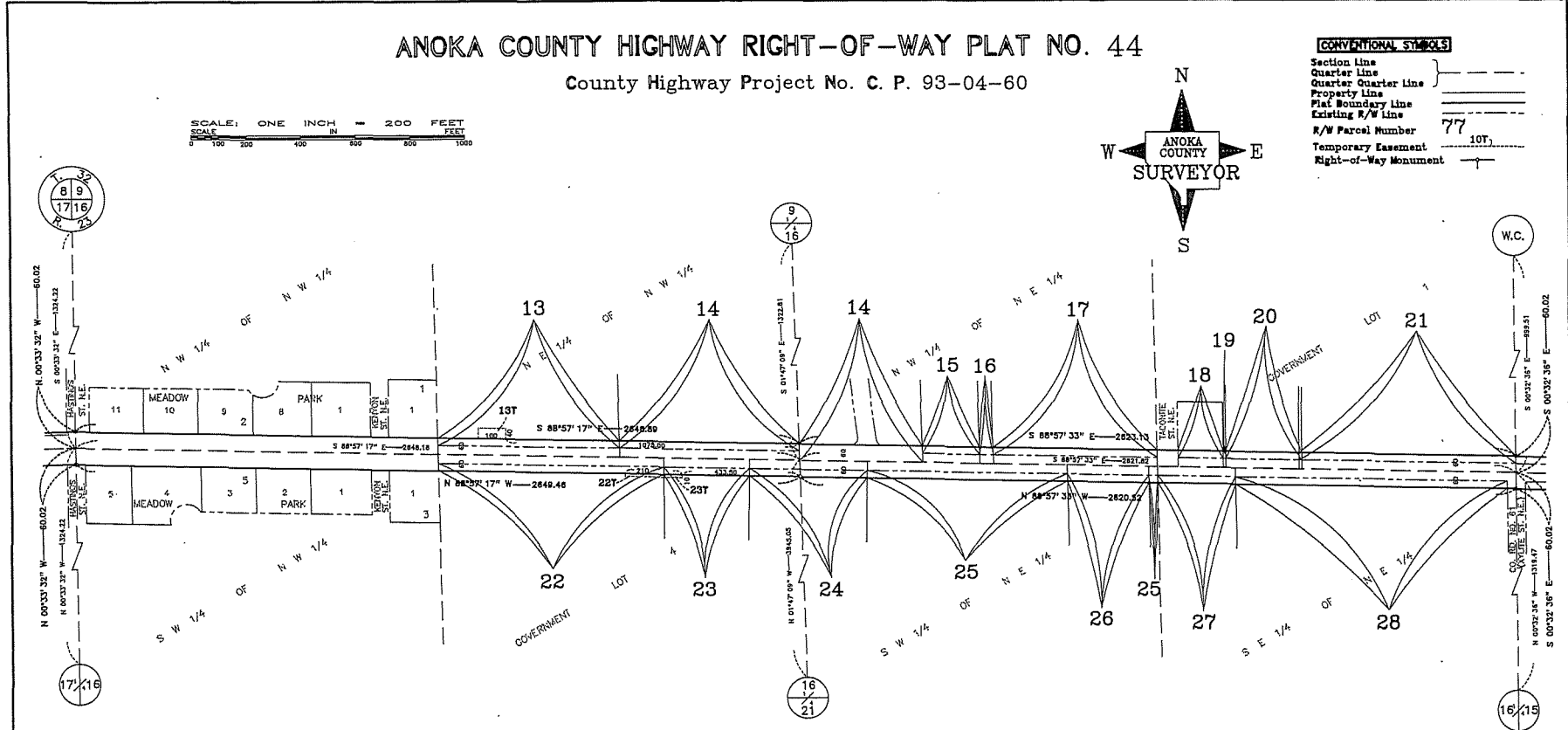
County Highway Project No. C. P. 93-04-60

SCALE: ONE INCH = 200 FEET  
SCALE



CONVENTIONAL SYMBOLS

Section Line  
Quarter Line  
Quarter Quarter Line  
Property Line  
Plat Boundary Line  
Existing R/W Line  
R/W Parcel Number 777  
Temporary Easement 10T  
Right-of-Way Monument



DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY

PARCEL	OWNER	LOCATION BY PARCEL IDENTIFICATION NUMBER (P.I.N.)	DEED RECORD IDENTIFICATION NUMBER (R.I.N.)	TORRENS IDENTIFICATE NUMBER	ENTIRE TRACT AREA	NEW HIGHWAY RIGHT OF WAY FEET	TEMPORARY EASEMENT FEET	TEMP. EASE. EXPIRES ON DATE	BALANCE OF TRACT REMAINING ACRES
13, 13T	Margaret M. Wiswell	163223210001	868247		18.698	0.410	0.082	12-31-97	18.288
14	Alan T. Ozle	163223210008	868284		30.430	1.030			29.400
15	Terry Eugene and JeanMarie Nordlund	163223120007	877458		1.828	0.128			1.699
16	Terry Eugene and JeanMarie Nordlund	163223120008	877458		0.438	0.031			0.408
17	Earl Inman and Nanschel L. Fuller	163223120009	352891		7.407	0.374			7.033
18	Kenneth J. LaCoe	163223110003	888814		0.892	0.109			0.783
19	Desolation Gap				0.8019	0.0002			0.8017
20	Ordean and Marlyn Strommen	163223110004	382267		2.782	0.188			2.594
21	Helm Lake Sportsman's Club	163223110002	280897		23.14	0.492			22.64
22, 22T	Richard T. and Lorraine G. Galbraith	163223240004	352148		24.88	0.510	0.032	12-31-97	24.34
23, 23T	Terry Babcock and Lewis Galbraith-Babcock	163223240003	820379		16.68	0.105	0.018	12-31-97	16.54
24	Salithen Rose Lund	163223150003	300187		10.683	0.268			10.415
25	Richard T. and Lorraine G. Galbraith	163223150002	352148		28.778	0.474			28.304
26	Frank William Amoville	163223130008	741488		2.343	0.186			2.157
27	Paul K. and Marva J. Bursi	163223140002	198731		1.785	0.178			1.607
28	Dorothy L. and Susan M. Horst	163223140003	842392		11.728	0.818			11.109



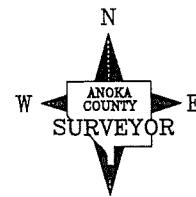
OFFICIAL PLAT

ABSTRACT PLAT BOOK 3 PAGE 20

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

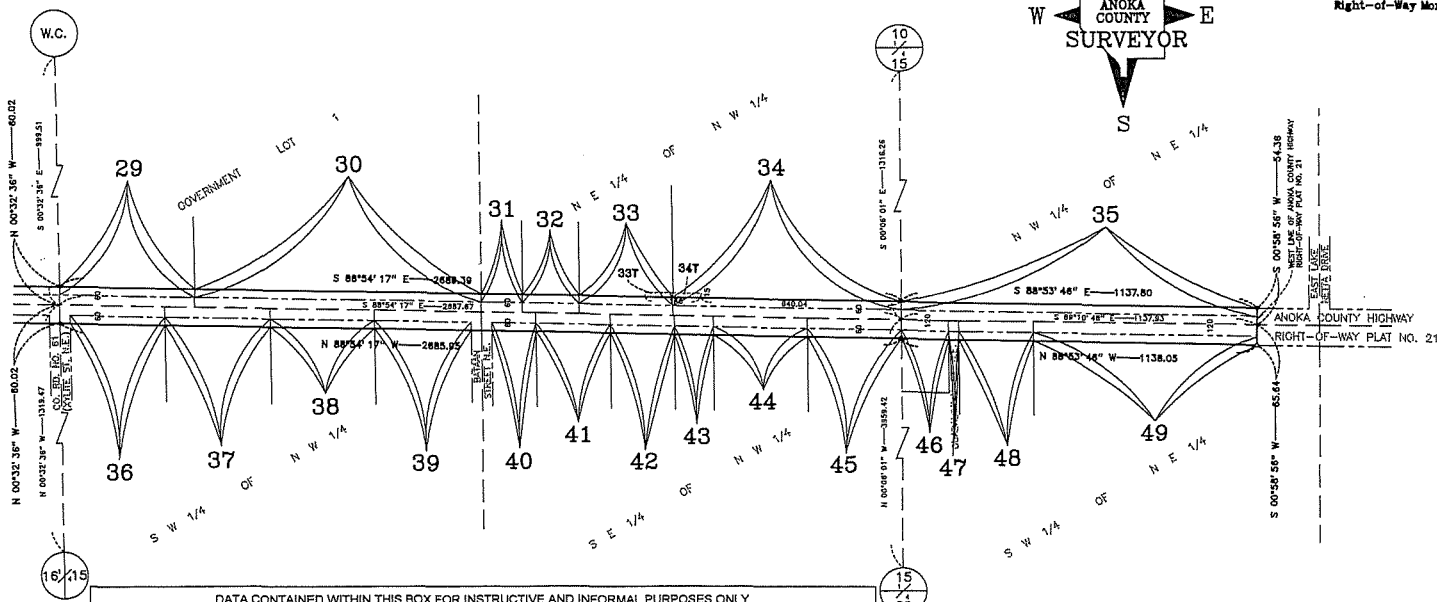
County Highway Project No. C.P. 93-04-60

SCALE: ONE INCH = 200 FEET



**CONVENTIONAL SYMBOLS**

Section Line	---
Quarter Line	----
Quarter Quarter Line	-----
Property Line	-----
Plot Boundary Line	-----
Existing R/W Line	-----
R/W Parcel Number	177
Temporary Easement	.....(10T)
Right-of-Way Monument	+



DATA CONTAINED WITHIN THIS BOX FOR INSTRUCTIVE AND INFORMAL PURPOSES ONLY

RIGHT-OF-WAY IN SECTION 15, T. 32, R. 23									
PARCEL	TOWNSHIP	LOCATION BY PARCEL IDENTIFICATION NUMBER (P.I.N.)	DEED RECORD DOCUMENT NO. OR BOOK AND PAGE	TORRENS CERTIFICATE NUMBER	ENTIRE TRACT ACRES	NEW HIGHWAY RIGHT OF WAY ACRES	TEMPORARY EASEMENT ACRES	TEMP. EASE. EXPIRES ON DATE	BALANCE OF TRACT REMAINING ACRES
29		Brian A. and Jodi M. Elliot	15322220002	680381	9.72	0.288			8.92
30		Suzanne J. and Harriet A. Nagy	15322220001	158804	17.82	0.556			17.32
31		John F. and Lori A. Zies	153222210003	484684	0.805	0.082			0.823
32		Melvin B. and Martha S. Gilford	153222210004	130258	1.581	0.113			1.478
33, 33T		Garald T. Kolby, Jr.	153222210006	980082	2.639	0.186	0.030	12-31-97	2.453
34, 34T		John E. and Rosalind L. Neugebauer	153222210007	695442	33.545	0.453	0.032	12-31-97	33.062
36		Rollin A. and Virginia L. Grant, Caroline J. and Ernest L. Hawkins	153222210001	404414	36.763	0.708			36.047
38		Gary D. and Karen S. Gross	153222220009	710250	2.957	0.388			1.874
37		Paul B. and Karen L. Kerins	153222220001	802368	4.874	0.208			4.618
38		William J. Lund	153222220011	1007005	2.264	0.205			2.049
39		Rayne K. and Pamela M. Gilford	153222220012	844750	2.092	0.181			1.901
40		Ernie V. and Gladys M. Hyman	153222220008	437312	0.878	0.088			0.860
41		William James and Josephine B. Brack	153222220005	410407	1.551	0.147			1.404
42		Clifford E. and Kathleen A. Gilford	153222220006	324892	1.344	0.128			1.216
43		Clifford E. and Kathleen A. Gilford	153222220009	878030	27.094	0.078			27.018
44		Daniel K. and Heather A. Gilford	153222220010	999371	3.397	0.165			3.211
45		David A. and Sheri L. Gilford	153222220007	818878	3.397	0.188			3.211
46		Joel R. and Shanti L. Gulbraison	153222310003	845818	0.687	0.093			0.594
47		Douglas W. Osborne	153222310002	385795	7.108	0.021			7.087
48		Gary D. Gross and Karen S. Tidloff Gross	153222310004	536288	2.311	0.148			2.103
49		Douglas W. Osborne	153222310001	401403	28.585	0.443			28.142

TO: Mayor and Councilmembers

MEETING DATE: March 3, 2025

FROM: Mark Berglund, City Attorney

RE: Wetland Bank Ordinance Reading

**MEMORANDUM**

As the city council is aware, the City has been crafting a Wetland Bank Ordinance for some time. The Wetland Bank Ordinance as drafted was brought before the council previously at its February 3, 2025 meeting. Prior to that meeting, some questions had been presented to the council from an interested party and the council wanted an opportunity to consider those questions so therefore the first reading of the Wetland Bank was tabled. The questions raised by the interested party that remained for the council to make a final decision on have to do with three things. The first is the monitoring fee that is being proposed in the draft ordinance. The second is the collection of a maintenance fee that is proposed in the draft ordinance. The third is the collection of a parkland dedication fee. Those will both be discussed in turn.

**MONITORING FEE**

The draft ordinance contemplates the collection of a monitoring fee for the monitoring of the establishment for the Wetland Bank. Pursuant to Minnesota Statute the Local Government Unit ("LGU") is responsible to monitor the establishment of the wetland bank so that wetland credits can be sold. As you know, the City of Ham Lake is impacted by three different watershed districts. Those include the Coon Creek Watershed District, the Sunrise River Watershed District, and the Upper Rum River Watershed District. In the areas of the city covered by the Coon Creek Watershed District, the LGU is Coon Creek. In the areas covered by the Sunrise River Watershed District and Upper Rum River Watershed District, the City itself would be the LGU. Accordingly, the monitoring fee will need to be collected for wetland banks in the areas of the city covered by the Upper Rum River and Sunrise River Watershed Districts, but would not need to be collected for areas in the Coon Creek Watershed District. The way that the monitoring fee is set up is to be on an hourly basis as billed to the City by the City Engineer. That would be included in the fee schedule for the City.

Memorandum  
RE: Wetland Bank Ordinance Reading  
February 27, 2025

Accordingly, I do not think any adjustment to the draft ordinance needs to be made regarding the monitoring fee.

### **MAINTENANCE FEE**

The second line of questioning has to do with the maintenance fee the City is proposing in the draft ordinance. The decision on how the maintenance fee ultimately should be structured is up to the council. It has been determined that the collection of a maintenance fee is permissible. It has been further determined that a portion of the fee collected can be put in the general fund and into a maintenance fund. As discussed, the concern is that the Wetland Bank needs to be maintained in perpetuity. It is possible that at some point in time the ownership of the land transfers to the City, although this is not a requirement, and the City may be responsible for the maintenance of the wetland.

The draft ordinance proposes a maintenance fee of 3% of the value of each credit sold. 2% of the maintenance fee is to be deposited to the general fund and 1% to the park fund. However, the 3% proposed fee is a staff recommendation. It is not based upon a specific example of an ordinance from another city. It is an amount thought to be reasonable under the circumstances.

I recommend the council keep a maintenance fee as part of the ordinance and that it be based upon a percentage of the credits sold. I encourage the council to decide what percentage it deems appropriate and we can adjust the draft ordinance accordingly.

### **PARKLAND FEE**

Finally, the original discussion regarding the permission of wetland banks included requiring the property owner to install a trail system so that there would be a benefit to the citizens of Ham Lake. It has been discussed that in certain projects, and maybe all, a trail system through a wetland may not be possible. As an alternative to installation of a trail system language has been included that allows the owner to contribute to the parkland dedication. The Parkland Dedication Fee has been modified in the proposed ordinance from its original form, which was to require payment of the parkland fee per acre of land in the wetland bank. It has been modified from a per acre fee to a per credit fee.

The concern raised by potential Wetland Bank owners is that the value of the Wetland Bank credit will fluctuate, which would mean it could go up or go down. Conversely, the Parkland fee remains the same regardless. However, this is true for land lot values as well.

Accordingly, I would recommend that the council maintain the per credit Parkland Dedication Fee requirement in the event that the owner of the property does not establish a trail system or their own park element to the development.

Memorandum  
RE: Wetland Bank Ordinance Reading  
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Whatever adjustments the council deems appropriate at the March 3, 2025 council meeting can be incorporated into revisions of the ordinance for the council to finalize at its next council meeting.

MEB

**ORDINANCE NO. 25-XX**

**An Ordinance relating to ARTICLE 9, WETLAND BANK, in areas zoned R-A (Rural Single Family Residential), subject to certain conditions.**

**Be it ordained by the City Council of the City of Ham Lake, Anoka County, Minnesota, as follows:**

**9-210.3 Rural Single Family Residential (R-A)**

**b Conditional Uses:** The following shall apply to Conditional Uses in the R-A Districts.

**b) Listing of Conditional Uses:** The following Conditional Uses shall apply in the R-A Districts:

**viii) Wetland Banking** under Article 9-330.8 of the Ham Lake City Code.

**9-330.8 Wetland Bank** A "Wetland Bank," "State Wetland Banking System," or "Bank" means a system of identifying wetlands restored or created for replacement credit and providing for, facilitating, and tracking the exchange of wetland banking credits for projects that require replacement plans or wetland mitigation required by other local, state, or federal authorities.

- A. Statutory Conditions** It shall be a mandatory condition of any Conditional Use Permit issued for a Wetland Bank that the party holding the permit has complied with all standards and procedures related to a State wetland banking system as provided in Minnesota Rules parts 8420.0700 to 8420.0820.
- B. Monitoring Fees** To the extent the City is responsible for the role of the Local Government Unit, the City shall collect a monitoring fee for its required monitoring activities according to the City of Ham Lake Fee Schedule as amended from time to time.
- C. Maintenance Fee** The permit holder shall pay the City a Maintenance Fee of 3% of the value of each credit sold. 2% of said Maintenance Fee shall be deposited into the general fund and 1% shall be deposited into the park fund. The total value of the credits to be sold shall be determined when the permit is issued and the permit holder shall provide a letter of credit in an amount equal to 3% of the total value of the credits. The letter of credit shall have a ten-year life and can be reduced annually as the Maintenance Fee is paid for the credits sold in each calendar year.
- D. Easement** It shall be a mandatory condition of any Conditional Use Permit issued for a Wetland Bank that the permit holder dedicate to the City an easement through and/or adjacent to the Wetland Bank for a 10-foot wide trail installed by the permit holder to include sufficient sloping and drainage as determined by the City Engineer. The easement shall be for public use. The 20-foot wide minimum easement shall be maintained by the Maintenance Fee collected as part of this Article. Permit holder shall install, at permit holder's expense, appropriate signage identifying the trail and

associated area and any rules or regulations for the use of the trail and associated area as determined by the City.

In the event dedication of a trail easement is not economically feasible or possible, then the permit holder shall pay parkland dedication fees in lieu of the easement dedication. The parkland dedication fee will be based on the current per lot parkland dedication fee schedule. The parkland dedication fee will be collected for each credit available for sale in the acre of the parcel considered for the wetland bank. However, at the discretion of the City Council, the per acre credit fee can be waived or reduced with credit given for amenities provided to the residential developments associated with the wetland banking application, if any, that exceed the parkland dedication fee required for the residential development.

- E. Road Frontage** Wetland Banks shall have improved roadway frontage for access as determined by the City Engineer. If any excavation is required for the creation of the Wetland Bank, road access of at least 9 tons bearing capacity shall be required.

Presented to the Ham Lake City Council on February 18, 2025 and adopted by a unanimous vote this \_\_\_\_\_ of \_\_\_\_\_, 2025.

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Brian Kirkham, Mayor

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Denise Webster, City Clerk