

# 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, SEPTEMBER 16, 2024

- 1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance**
- 2.0 PUBLIC COMMENT**
- 3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS**
  - 3.1 Lt. Anthony Mendoza, Anoka County Sheriff's Office Monthly Report
  - 3.2 PUBLIC HEARING – 6:01 p.m. – to consider the assessment roll for 2025 Street Light Fees and adoption of a Resolution
- 4.0 CONSENT AGENDA**

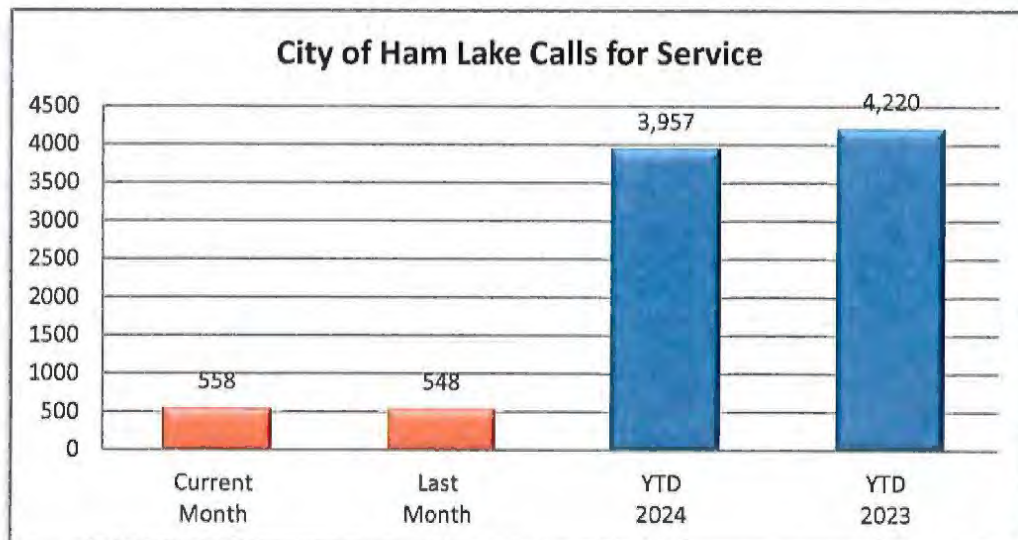
These items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in normal sequence. (All items listed on the Consent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

  - 4.1 Approval of minutes of September 3, 2024 and Workshop minutes of September 3, 2024
  - 4.2 Approval of claims
  - 4.3 Approval of a Resolution accepting a \$200 donation for the Ham Lake Fire Department
  - 4.4 Approval of the Final Upper Rum River Watershed Management Organization Joins Powers Agreement (JPA) and adoption of a Resolution
  - 4.5 Approval of a Resolution scheduling a public hearing to vacate a portion of an alley easement at 2129 158<sup>th</sup> Lane NE
- 5.0 PLANNING COMMISSION RECOMMENDATIONS**
  - 5.1 Roger and Sue Haugen, S & R Developers LLC, requesting Preliminary Plat approval for Enchanted Estates 4<sup>th</sup> Addition (9 Single Family Residential lots) in Section 14
  - 5.2 Gary Magnuson requesting approval of a subdivision through a Minor Plat of Magnuson Estates (2 lots) in Section 9
- 6.0 ECONOMIC DEVELOPMENT AUTHORITY – None**
- 7.0 APPEARANCES – None**
- 8.0 CITY ATTORNEY**
  - 8.1 Discussion of acting on the Letter of Credit (LOC) in the amount of \$167,460 for Evergreen Estates and adoption of a Resolution
  - 8.2 Discussion of obtaining an appraisal for a 15-foot wide trail easement located on Lot 8, Block 5, Evergreen Estates
- 9.0 CITY ENGINEER**
- 10.0 CITY ADMINISTRATOR**
- 11.0 COUNCIL BUSINESS**
  - 11.1 Committee Reports
  - 11.2 Discussion of the request for a variance to the 200-foot frontage road requirement for a lot split at 2509 Bunker Lake Boulevard NE
  - 11.3 Announcements and future agenda items

**PATROL DIVISION**

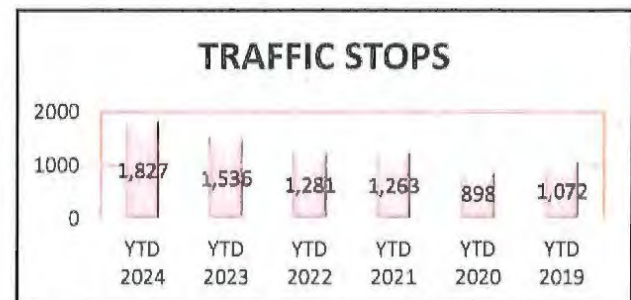
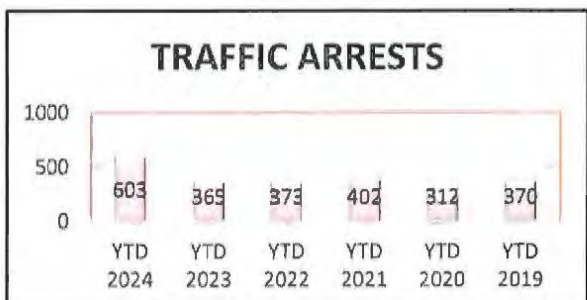
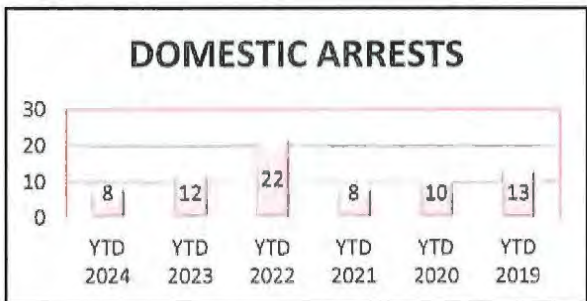
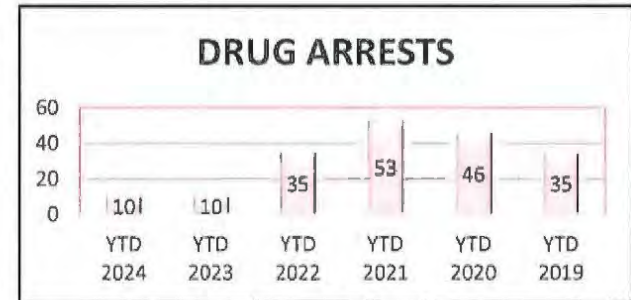
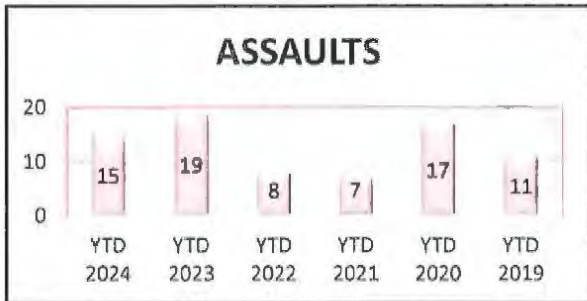
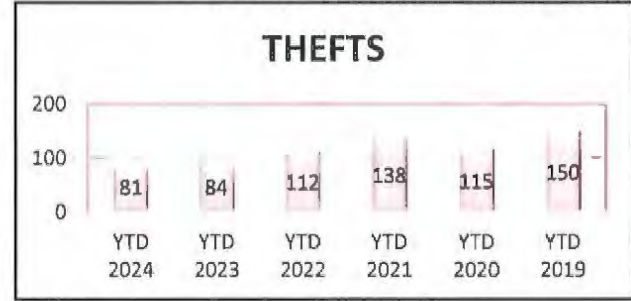
**CITY OF HAM LAKE - JANUARY - AUGUST 2024**

OFFENSE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD 2024	YTD 2023
Call for Service	453	442	446	483	500	527	548	558					3,957	4,220
Burglaries	0	2	0	1	1	1	3	1					9	6
Thefts	17	12	5	9	8	12	12	6					81	84
Crim Sex Conduct	0	0	0	0	0	0	0	0					0	3
Assault	1	5	0	2	3	1	2	1					15	19
Dam to Property	1	3	5	3	2	7	7	5					33	12
Harass Comm	0	0	0	1	0	0	0	0					1	0
PI Accidents	3	2	5	5	8	14	11	8					56	42
PD Accidents	24	21	30	22	39	24	24	25					209	223
Medical	58	47	63	79	72	66	56	69					510	472
Animal Complaint	25	18	30	27	27	32	32	33					224	245
Alarms	31	23	26	18	32	27	34	34					225	225
Felony Arrests	1	8	1	3	3	2	3	2					23	20
GM Arrests	2	5	4	4	6	3	3	3					30	33
Misd Arrests	5	6	6	5	7	9	4	7					49	38
DUI Arrests	2	3	2	2	5	6	1	2					23	24
Drug Arrests	0	2	1	3	2	1	1	0					10	10
Domestic Arrests	0	1	0	2	3	1	1	0					8	12
Warrant Arrests	9	3	2	6	1	3	5	5					34	37
Traffic Stops	227	224	219	203	221	206	277	250					1,827	1536
Traffic Arrests	71	64	78	59	64	79	110	78					603	365



**CITY OF HAM LAKE**

**YEAR TO DATE - AUGUST 2019-2024**

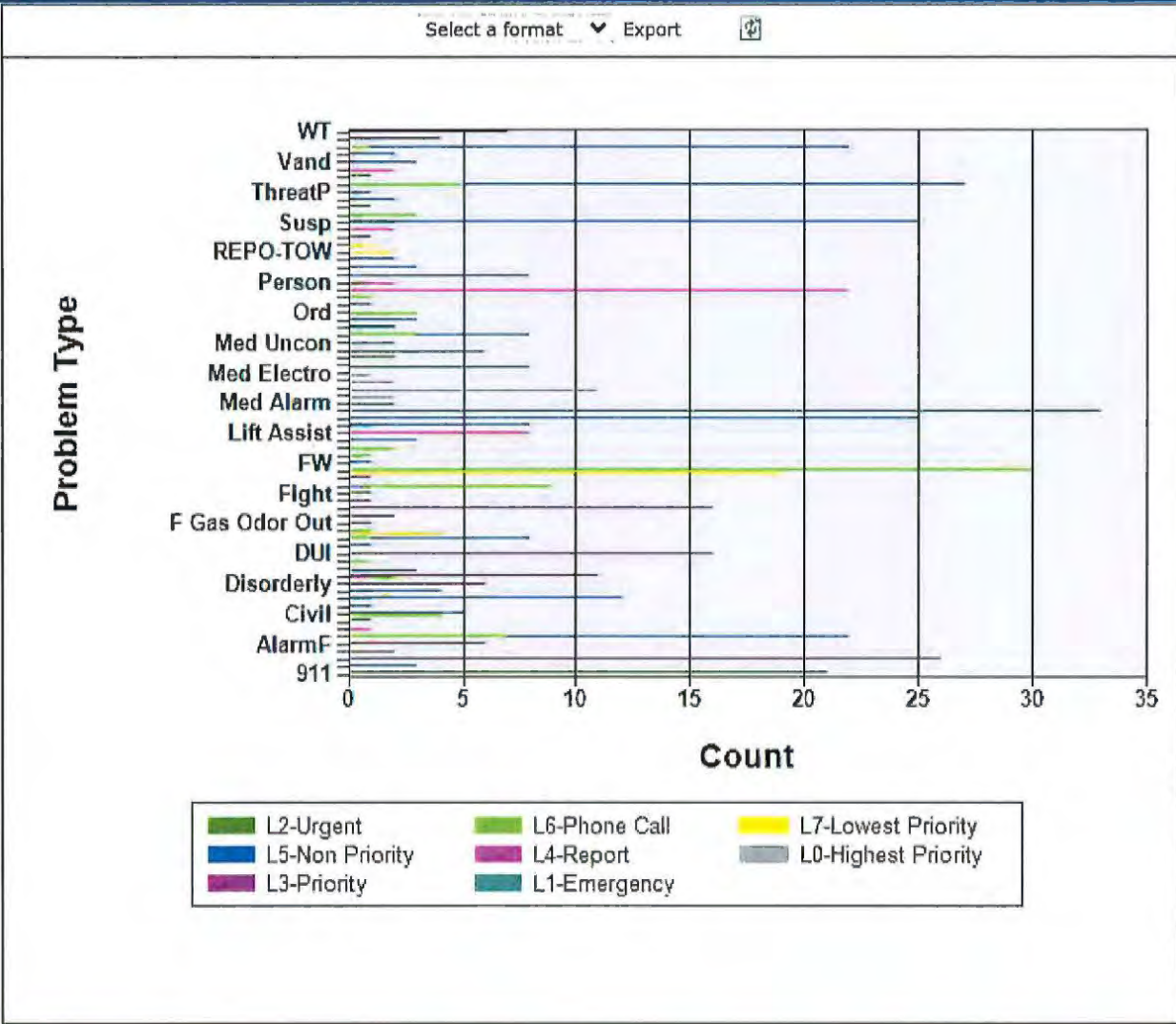


### Problem Type Summary

3:52 PM 09/04/2024

Data Source: Data Warehouse

<b>Agency:</b>	<b>LAW ENFORCEMENT</b>
<b>Division:</b>	<b>Ham Lake Law</b>
<b>Day Range:</b>	<b>Date From 8/1/2024 To 8/31/2024</b>
<b>Exclusion:</b>	• <b>Calls canceled before first unit assigned</b>



4

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Priority	Description
0	<b>L0-Highest Priority</b>
1	<b>L1-Emergency</b>
2	<b>L2-Urgent</b>
3	<b>L3-Priority</b>
4	<b>L4-Report</b>
5	<b>L5-Non Priority</b>
6	<b>L6-Phone Call</b>
7	<b>L7-Lowest Priority</b>

Problem Type	Priority								
	0	1	2	3	4	5	6	7	Total
911			21						21
Abandon						3			3
Abuse									
AbuseP									
AlarmB				26					26



MA				25			25
MASS							
Med -	33						33
Med Abdominal Pain							
Med Alarm	2						2
Med Allergic	2						2
Med Assault							
Med Bleed							
Med Breathing Diff	11						11
Med Breathing Not	2						2
Med Choking							
Med Drown							
Med Electro	1						1
Med Fall							
Med Heart	8						8
Med Hold		2					2
Med Info							
Med OB							
Med Priority							
Med Seizure							
Med Stab-Gunshot							
Med Stroke	6						6
Med Uncon	2						2
Medex							
Misc				8	3		11
MiscO				2	2		4
Noise				3			3
NoTag							
Ord					3		3
Other				1			1
Park				1	1		2
PD			22		3		25
Person			2		1		3
PI	8						8
POR				3			3
Property				2			2
PW							
REPO-TOW						2	2
RJ							
RoadClosure						1	1
Robbery							
RobberyP							
Shots		1					1
Stumper							
StolenProp							
Suicide			2				2
SuicideP							
Susp				25	2		27
SuspP							
Theft				1	3		4
TheftP	1						1
Threat				2			2
ThreatP		1					1
Traf				27	5		32
Tres							
UNK	1						1
Unsecure			2				2
Vand				3			3
VandP							
VehTheft				2			2
VehTheftP							
Weapon							
Weather							
Welfare				22	1		23
WelfareP		4					4
WT			7				7

Total

16	62	27	103	39	201	84	26	558
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**RESOLUTION NO. 24-XX**

**CITY OF HAM LAKE**

**RESOLUTION ORDERING THE FINANCE DIRECTOR TO PREPARE A FINAL ASSESSMENT ROLL FOR 2025 STREET LIGHT SERVICES AND CERTIFYING THE ROLL TO THE ANOKA COUNTY AUDITOR**

**WHEREAS**, the Finance Director has presented for Council consideration a list of the annual Street Light fees for 2025; and

**WHEREAS**, each property owner had an opportunity to present their account at a public hearing scheduled on September 16th, 2024 at 6:01pm; and

**WHEREAS**, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon all objections to the proposed assessments for unpaid current services and hereby submits the final assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HAM LAKE, MINNESOTA** that the Finance Director prepare a final assessment roll for unpaid charges for 2025 Street Light for the Anoka County Auditor.

**FUTHERMORE, BE IT RESOLVED BY THE CITY COUNCIL OF HAM LAKE, MINNESOTA:**

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed service in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 1 year, the first of the installments to be payable on or before the first Monday in January, 2025 and shall not bear interest.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the Anoka County Auditor, pay the whole of the assessment on such property, to the City Treasurer before November 15, 2024.
4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the Anoka County Auditor to be extended on the property tax lists of the county. Such assessment shall be collected and paid in the same manner as other municipal taxes.

Adopted by the City Council of the City of Ham Lake this 16th day of September, 2024.

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Brian Kirkham, Mayor

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Denise Webster, City Clerk



CITY OF HAM LAKE  
COUNTY OF ANOKA  
STATE OF MINNESOTA

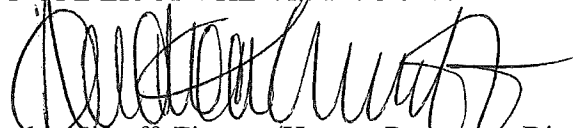
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Ham Lake, Anoka County, Minnesota will meet at the Ham Lake City Hall, 15544 Central Avenue NE in the City of Ham Lake, on September 16, 2024 at 6:01 PM to pass upon the proposed assessment for 2025 street lighting fees.

The proposed assessment roll is on file for public inspection at the City Clerk's Office and individual notices were sent to affected property owners. Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount unless a signed, written objection is filed with the Clerk prior to the hearing or presented to the presiding officer at the hearing. The Council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

An owner may appeal an assessment to District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or Clerk of the City within 30 days after the adoption of the assessment and filing such notice with the District Court within ten days after service upon the Mayor or Clerk.

BY ORDER OF THE CITY COUNCIL

A handwritten signature in black ink, appearing to read 'Andrea Murff', written over a horizontal line.

Andrea Murff, Finance/Human Resources Director

Published Date: September 6, 2024 (Star Tribune)

August 30, 2024

Notice of Hearing on Proposed Assessment

Property Owner:

Notice is hereby given that the City Council will meet at **6:01 pm on September 16, 2024** at the **Ham Lake City Hall, 15544 Central Avenue NE** for a Public Hearing to consider the proposed assessment for 2025 Street Lighting fees. Adoption by the City Council of the proposed assessment may occur at the hearing.

The amount of **\$45.00** is to be assessed against your parcel listed on the back of this card. This assessment may be paid in full by November 15, 2024 to avoid certification and the amount being added to your property taxes.

The proposed assessment roll is on file for public inspection at the City Clerk's Office. Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount unless a signed, written objection is filed with the Clerk prior to the hearing or presented to the presiding officer at the hearing. The Council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

An owner may appeal an assessment to District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or Clerk of the City within 30 days after the adoption of the assessment and filing such notice with the District Court within ten days after service upon the Mayor or Clerk.

BY ORDER OF THE CITY COUNCIL  
Andrea Murff, Finance/HR Director  
763-235-1668

PIN	Parcel	TAXPAYER
053223330010	17347 POLK ST NE	WILLIAMS, ADAM
053223330011	1045 173RD LN NE	WATROBA, MARCELLA A
053223330012	1113 173RD LN NE	DANIELSKI, ROGER A
053223330017	1127 173RD LN NE	WADEL, ROBBIE
053223330015	1052 173RD LN NE	RUBIO TAPIA, JUAN MANUEL
053223330016	1038 173RD LN NE	CARDINAL, TODD
263223310019	14314 TIPPECANOE ST NE	LAUMEYER TRUSTEE, ERIC J
263223340007	14238 TIPPECANOE ST NE	POGALZ, BRIAN
263223340008	14220 TIPPECANOE ST NE	MOELLER, MARK C
263223340009	14215 TIPPECANOE ST NE	MEYERSON, SCOTT C
263223340010	3605 BUNKER LAKE BLVD NE	NELSEN, CHRISTOPHER
263223340011	14237 TIPPECANOE ST NE	RIDDLE, CHARLES
263223340012	14255 TIPPECANOE ST NE	TEAL, HARWOOD D
263223310020	14315 TIPPECANOE ST NE	WEISS, BRYAN L
233223440017	4138 150TH LN NE	SHERIDAN BARBARA D
233223440018	14954 DURANT ST NE	RAYMOND, JONATHAN M
103223210013	2929 171ST LN NE	MILLER TANYA B
103223210014	2944 171ST LN NE	KLEINKE-YSETH, LESLEE M
103223210015	2956 171ST LN NE	SYNOGROUND, JANE
013223130003	17852 MARMON ST NE	HOULE ANDREW DAVID
013223130004	17830 MARMON ST NE	OLSEN, JENNIFER
013223130005	17810 MARMON ST NE	SOLT DEREK
013223130006	17754 MARMON ST NE	MADEJ, RYAN
013223130007	17736 MARMON ST NE	ERT, JASON VAN
013223130008	17708 MARMON ST NE	WIENER, BRETT
013223130009	4657 178TH AVE NE	PALMER WILLIAM
013223130010	17707 MARMON ST NE	BRUEN MICHAEL
013223130011	17710 NATIONAL ST NE	HOULE, LAWRENCE J
013223130012	17724 NATIONAL ST NE	HUNTER TRUSTEE MICHAEL
013223130013	17752 NATIONAL ST NE	MILLER, JESSE W
013223130014	17808 NATIONAL ST NE	ABLER, JEFFREY J
013223130015	17834 NATIONAL ST NE	RACIBORSKI, MICHAEL
013223130016	4654 178TH AVE NE	SORENSEN, JEFFREY A
013223130017	17811 MARMON ST NE	GEISTER, NATALIE S
013223130018	17741 MARMON ST NE	BARTON, CURTIS J
013223420006	17621 NATIONAL ST NE	JAHNER DEREK
013223130023	4731 177TH LN NE	JADWIN, DEREK
013223130024	4730 178TH AVE NE	JOHNSON TRUSTEE BRENDA
013223130025	4748 178TH AVE NE	TAPP, RAYMONDE
013223420007	17649 NATIONAL ST NE	KANTONEN SARAH
013223420008	17661 NATIONAL ST NE	LARSON, CHRISTOPHER J
153223210020	16323 EDISON ST NE	ANDERSON, RYAN
013223130020	17737 NATIONAL ST NE	ROERS, BRIAN
013223130021	4750 177TH LN NE	POLLOWAY, ANTHONY K
013223140003	4759 177TH LN NE	PAVLAS, BRIDGET
013223130022	4753 177TH LN NE	SMITH, MARK

013223420009	4626 177TH AVE NE	KAREL, MATTHEW J
013223320014	17652 DURANT ST NE	BALFANY, RANDY L
183223430004	15719 MADISON ST NE	SKALLA JEFFREY
183223430005	15737 MADISON ST NE	AUBIN DAVID E & SHELLEY R
183223430006	15744 QUINCY ST NE	JENSEN SEAN M & KIMBERLY A
183223430007	717 157TH AVE NE	WARREN, STEFANIE
183223430008	15728 QUINCY ST NE	ROBERTSON, JANELL R
183223430009	15729 QUINCY ST NE	GRUBBS TRUSTEE TONY ALAN
183223430010	15741 QUINCY ST NE	KOVACH TIMMOTHY
183223440006	15740 JACKSON ST NE	BALLANGER, PAUL G
183223440007	15720 JACKSON ST NE	YTTRENESS JOHN M & JERENE G
183223440008	15719 JACKSON ST NE	OCONNOR MICHAEL & BRATLAND C
183223440017	920 159TH AVE NE	TERHARR STEVE & KIM
183223440018	942 159TH AVE NE	RUSSELL, DAVID
183223440019	954 159TH AVE NE	RAWITZER TRUSTEE, THOMAS A
183223440020	955 159TH AVE NE	COPA THAD MICHAEL & JOAN M
183223410007	939 159TH AVE NE	LAND TROY J
183223410008	923 159TH AVE NE	SPODEN SR JOSEPH
183223410009	901 159TH AVE NE	ERLANDSON DUANE M & KARLA N
183223410010	849 159TH AVE NE	STRANDE GENE
183223440009	15737 JACKSON ST NE	TOHEY JOSEPH & LISA K
183223440010	15744 VAN BUREN ST NE	WARREN JAMES P & JILL S
183223440011	15722 VAN BUREN ST NE	KLINGSEISEN, WADE F
183223440012	15721 VAN BUREN ST NE	MELLEM, SHELLY A
183223440013	15735 VAN BUREN ST NE	VANG, JOSEPH L
183223440014	15755 VAN BUREN ST NE	RODGER, MATT
183223440015	15809 VAN BUREN ST NE	POWASER, JEROME M
183223440016	15837 VAN BUREN ST NE	PRICE, KATHRYN A
183223430011	655 158TH AVE NE	MAGEE MICHAEL J & REBECCA J
183223440026	836 159TH AVE NE	SODERQUIST, ROXANNE
183223440027	822 159TH AVE NE	WALBERG TRUSTEE KENNETH J
183223430015	760 159TH AVE NE	NYGAARD PATRICIA
183223430016	728 159TH AVE NE	PEARSON CHARLES A & LORI A
183223430017	700 159TH AVE NE	STANIUS KENNETH V & DEBRA G
183223420003	15925 MADISON ST NE	STEINMETZ THOMAS F & MARY K
183223430018	15905 MADISON ST NE	STADLER, JOSEPH JOHN
183223430019	15849 MADISON ST NE	LUND MICHAEL R & KAREN
183223430020	15827 MADISON ST NE	BECKMANN CHARLES L & PATRICIA
183223430021	15809 MADISON ST NE	FANDEL MICHAELA R
183223430012	713 158TH AVE NE	MILLER, KRISTINA A
183223430013	735 158TH AVE NE	PIERSAK, MARK
183223430014	757 158TH AVE NE	FABIENKE JOSEPH J & KATHERINE
1.83223E+11	809 158TH AVE NE	HENDRICKSEN, ERIK F
183223440022	833 158TH AVE NE	BAILEY KENT H & DONNA L
183223440023	851 158TH AVE NE	PELVIT TRUSTEE STEVEN
183223440024	15830 VAN BUREN ST NE	CONGER, SCOTT
183223440025	852 159TH AVE NE	PETERSON, KRISTIN T

183223420004	729 159TH AVE NE	MEYER, JEREMY J
183223420005	15941 MADISON ST NE	QUELLETTE, ERIC
183223420006	15944 MADISON ST NE	FRISCHMON TYLER
183223420007	15938 MADISON ST NE	LEMIEUX TRUSTEE, JUDY L
183223430022	15834 MADISON ST NE	LARSON JULIE & DANA L
183223430023	15816 MADISON ST NE	SCHUMACHER ERIC F & AMY M
183223430024	15744 MADISON ST NE	TIELLI, MICHAEL F
183223430025	15720 MADISON ST NE	STEERE, BRIAN
263223110010	4122 149TH AVE NE	CHOORAMAN TRUSTEE, SHAKUNTALA
263223110011	4140 149TH AVE NE	SWEARINGEN BRADLEY J& LEE ANNE
263223110012	14852 DURANT ST NE	MALLET, DAVID D
263223110013	14830 DURANT ST NE	TROM, CHARLES J
263223110014	14814 DURANT ST NE	CARLSON L F
333223320002	1833 136TH AVE NE	SHOGREN JONATHAN S & DONNA M
333223320011	1824 135TH LN NE	HUBER GERALD E & DIETZ HUBER K
333223320012	1840 135TH LN NE	KUEHL SHAWN D & KELLY J
333223320013	1900 135TH LN NE	RINGOLD EUGENE S & SHEA L
333223320014	1912 135TH LN NE	SHAFFER DENISE K & KYLE L
333223320015	1934 135TH LN NE	LOR, VONG
333223320016	1952 135TH LN NE	FUNK, CHRISTOPHER A
333223320003	13652 ISANTI ST NE	WEIGOLD, TROY D
333223320004	1825 136TH AVE NE	MERCK MICHAEL & KRISTIN L
333223320005	1810 136TH AVE NE	GIFFORD DOUGLAS J & ELAINE P
333223320006	1816 136TH AVE NE	NELSON BRADLEY A & DEBORAH M
333223320007	1836 136TH AVE NE	MORRIS DAVID A & THERESA M
333223320008	1843 135TH LN NE	BAYER RYAN R
333223320009	1819 135TH LN NE	ARNTZEN TIMOTHY F & CHRISTINE
333223320010	1808 135TH LN NE	STELLMACH, KERRY LYNN
333223320017	1901 136TH LN NE	PERVENANZE, ANGELO R
333223310007	13613 OWATONNA ST NE	GRAYS LESLIE K
333223310008	13559 OWATONNA ST NE	SCHENDEL, LEON
333223310009	13541 OWATONNA ST NE	HACHEY, PETER D
333223320018	1923 136TH LN NE	PATTERSON GENE D & KAREN M
333223320019	1943 136TH LN NE	SHARON THOMAS P & MICHELLE
333223320020	1959 136TH LN NE	BECKER DOUGLAS H
333223310002	2011 136TH LN NE	DREPIN DAVID
333223310003	2035 136TH LN NE	DEORAJ SEASANKAR N & GETA
333223310004	2055 136TH LN NE	CHILDS R D & BALES B S
333223310005	2111 136TH LN NE	CARMICHAEL STEVEN J
333223310006	13644 RADISSON RD NE	HAM LAKE DAYCARE PROPERTIES LLC
333223310010	2012 135TH LN NE	PARKER, BRYAN
333223310011	2034 135TH LN NE	HOFTIEZER KYLE G & FINLEY M R
333223310012	2054 135TH LN NE	UTLEY, CHAD J
333223310013	2112 135TH LN NE	HITCHCOCK, CHARLES
333223310014	2128 135TH LN NE	WILLIAMS, BRIAN R
333223310015	2144 135TH LN NE	LEMAY, TODD M
333223320021	1902 136TH LN NE	WEITGENANT LEON D & PATRICIA

333223310021	2057 135TH LN NE	BRYANT KENNETH A & JULIE A
333223310022	2033 135TH LN NE	YANG MAI NOU
333223310023	2015 135TH LN NE	KROSKA, LUKE ALLAN
333223320025	1965 135TH LN NE	GERARDY, STEVEN LEE
333223320026	1941 135TH LN NE	KUSHLAN LEON A & ROBIN J
333223320027	1923 135TH LN NE	STRAND, DAVID M
333223320028	1905 135TH LN NE	JOHNSON, KYLE R
333223320022	1920 136TH LN NE	JOHNSON MICHAEL C & CHRISTINE
333223320023	1940 136TH LN NE	AUDETTE, ANDREW L
333223320024	1960 136TH LN NE	COLWELL DANIEL W & BARBARA J
333223310016	2016 136TH LN NE	ROBINSON DAVID M
333223310017	2036 136TH LN NE	NICHOLIS KELLY R & TINA M
333223310018	2056 136TH LN NE	RUFF JEFFREY D
333223310019	2108 136TH LN NE	ALICH MICHELLE J
333223310020	2109 135TH LN NE	MILLER CHAD R & JENNIFER M
113223130023	3825 169TH LN NE	FEATHERSTONE, JUSTIN D
113223130024	3853 169TH LN NE	POMPLUN, CHAD H
113223130025	3850 169TH LN NE	TUMA, ISAAC T
113223130026	3826 169TH LN NE	TRAVERS MICHELLE
283223430024	2208 141ST LN NE	NOVOTNY, MICHAEL F
283223430033	14131 STAPLES ST NE	STROMBECK JAMES P & JANICE L
283223430034	14143 STAPLES ST NE	LINDSTROM VIRGIL & KAREN
283223430035	14145 STAPLES ST NE	CLARK MARY J
283223430036	2300 141ST LN NE	MUMM, SANDRA KAY
283223430037	2304 141ST LN NE	QUIMBY, WILBUR L
283223430038	2310 141ST LN NE	YOUNGBERG BARRY A & JUDY K
283223430039	2318 141ST LN NE	ANDERSON TRUSTEE, NEAL E
283223430040	2330 141ST LN NE	STOLP JOSEPH P & JANE M
283223430041	2334 141ST LN NE	MATSON, STEVEN J
283223430042	14108 TACONITE ST NE	FORTUNA RAYMOND A & CAROL A
283223430025	2212 141ST LN NE	SCHROEDER LLOYD D & SUSAN L
283223430043	14102 TACONITE ST NE	WOOD, ROGER L
283223430026	14156 STAPLES ST NE	WALLIN, DALE D
283223430027	14150 STAPLES ST NE	EBACK JEFFREY M & KATHY L
283223430028	14142 STAPLES ST NE	WIEN, GORDON A
283223430029	14138 STAPLES ST NE	MICHALSON, TOBY C
283223430030	14130 STAPLES ST NE	PUTNAM TRUSTEE, DUANE C
283223430031	14126 STAPLES ST NE	DEANS CLINTON A
283223430032	14129 STAPLES ST NE	QUIRAM, DONALD R
283223430061	14105 TACONITE ST NE	STREIT, JOHN A
283223440023	14113 URBANK ST NE	CHAMBERS KRISTIN & KUNTZ JOEL
283223430062	14109 TACONITE ST NE	SCHMIDT, KENNETH W
283223430063	14130 WACONIA ST NE	TELLEFSEN, RALPH D
283223440017	14132 WACONIA ST NE	SWANSON, RICHARD E
283223440018	14126 URBANK ST NE	THOMSON, RICHARD D
283223440019	14128 URBANK ST NE	KRAFT TRUSTEE, KENNETH J
283223440020	14112 URBANK ST NE	KOST, DOUGLAS J

283223440021	14110 URBANK ST NE	MOLIN, LEEAN B
283223440022	14111 URBANK ST NE	HANDORF JOHN W & SHARON A
283223430064	2255 141ST LN NE	HANSON, SANDRA K
283223430065	2261 141ST LN NE	KEMNA, MICHAEL S
283223430066	2309 141ST LN NE	MOORE CURTIS D & DENISE L
283223430067	2313 141ST LN NE	KRINKE THOMAS R & SUSAN F
283223430068	2321 141ST LN NE	LACHANCE, MARK A
283223430069	2325 141ST LN NE	WILLROTH TRUSTEE, LARRY M
283223430070	2337 141ST LN NE	KASEL, DOUGLAS P
283223430071	2341 141ST LN NE	OLSON DAVID
023223410020	17620 DURANT ST NE	BAUMGARTNER BRIAN
063223120017	18046 CONCORD DR NE	BAKKENE, CHAD
063223120010	733 180TH LN NE	EVERS JR, BILLY
063223120011	622 180TH LN NE	MULVILLE, MATTHEW J
063223120012	656 180TH LN NE	ROETTGER, ANTHONY Z
063223120013	654 180TH LN NE	HANSON JOHN D & FRANCINE
063223120014	668 180TH LN NE	MATTER, BENJAMIN A
063223120015	706 180TH LN NE	BENDER TRUSTEE, KELLY S
063223120016	740 180TH LN NE	NORLING, CHET W
213223420009	15203 RADISSON RD NE	BRAASTAD RICHARD A & JULIE L
263223230008	14615 NAPLES ST NE	BRUZER, MICHAEL I
023223410021	17640 DURANT ST NE	BUCHHOLZ KEVIN MICHAEL
143223120010	3817 CONSTANCE BLVD NE	DEE, CHERI L
143223120011	3951 CONSTANCE BLVD NE	SMITH, STEPHANIE
293223240005	14665 BUCHANAN ST NE	JBR HAM LAKE LLC
293223240008	14640 BUCHANAN ST NE	NACS INC
273223220032	14820 YANCY ST NE	KOTELEVSKIY, ANATOLIY
273223220033	2645 148TH LN NE	GROVE RICHARD & CYNTHIA
273223220034	2701 148TH LN NE	LASSCHE, KEVIN
273223220035	14809 YANCY ST NE	AAMOT, RYAN M
273223220037	14758 YANCY ST NE	SOUKUP, JOSEPH A
273223220038	14740 YANCY ST NE	KELLIN TRUSTEE THOMAS ERIC
273223220039	14726 YANCY ST NE	HRDLICKA, RANDY A
273223220040	14708 YANCY ST NE	SHELTON, JACK BARNETT JR
273223230009	14664 YANCY ST NE	BRYANT, MARK A
273223230010	14656 YANCY ST NE	DEMRO, PAUL A
273223220041	2710 148TH LN NE	BEXELL, KEITH DAVID
273223220042	2658 148TH LN NE	DANIELSON ROBERT B & ROCHELLE
273223220043	14755 YANCY ST NE	HEFFNER JAYSON J & AMY E
273223220044	14731 YANCY ST NE	MUELLER, JASON P
273223220045	14705 YANCY ST NE	SCHWEIGER ROBERT T & LISA M
273223220046	14661 YANCY ST NE	POSER TRUSTEE STEVE G
273223230011	14643 YANCY ST NE	SCHMITT, JOSHUA D
273223230012	14625 YANCY ST NE	BYERS, JASON
273223230013	2725 146TH AVE NE	ERICKSON, LAWRENCE G
063223340014	539 173RD LN NE	POYNOR BRADLEY
063223340015	529 173RD LN NE	MILLER AARON

063223340016	505 173RD LN NE	FARBER, JASON MICHAEL
063223340017	459 173RD LN NE	KRAATZ TRUSTEE, STEPHEN JOHN
063223340018	445 173RD LN NE	GARDNER LEAH
063223330003	17437 5TH ST NE	THORSON DAVID J
063223330004	17451 5TH ST NE	LACOE, KLYE D
063223330005	17450 5TH ST NE	RITTER DANIEL E
063223330006	17438 5TH ST NE	MELLEM, EMILY MARIE
063223330007	189 173RD LN NE	BARRETT DANIEL J
063223340008	468 173RD LN NE	HUNCZAK DIANA
063223330008	139 173RD LN NE	LAPINSKI TARA E
063223330020	5 173RD LN NE	KETCHUM MARK EDWARD
063223340009	528 173RD LN NE	JACOBSON LUCAS CHRISTOPHER
063223340010	538 173RD LN NE	JOHNSON KYLE
063223340011	548 173RD LN NE	SAYLER STEVEN PAUL
063223430007	558 173RD LN NE	LIEN ERIC R
063223430008	568 173RD LN NE	SALAS NATALI
063223340012	559 173RD LN NE	GIVEN JASON ALLEN
063223340013	534 175TH AVE NE	GAMAYUNOV GARY
063223330017	17334 3RD ST NE	MONTBRIAND JENNA LYNN
063223330018	6 173RD LN NE	MCHUGO JOSEPH K
063223340020	17348 3RD ST NE	PARIS KELSEY
063223340021	448 173RD LN NE	EVERTZ CHASE
063223330011	238 173RD LN NE	SCHILLING DION
063223330012	180 173RD LN NE	WALTONEN ROBERT JOHN
063223330013	17349 3RD ST NE	SCHMALZER MICHAEL A
063223330014	17337 3RD ST NE	SCHMALZER GEOFFREY
063223330015	17335 3RD ST NE	ALBRECHT JEREMIAH
063223330016	17332 3RD ST NE	BRONSTAD JASON
063223440013	17425 TYLER ST NE	FOLEY DANIEL
063223440023	17423 JACKSON ST NE	RODGERS CLAYTON
063223440024	17420 JACKSON ST NE	PANGERL JEREMY
063223430010	752 174TH AVE NE	KOUBA MATTHEW
063223430011	722 174TH AVE NE	PHETHDARA KATE
063223430013	668 174TH AVE NE	MATROSOV VADIM
063223430014	17401 TERRACE RD NE	EASTMAN TANYA
063223440014	17383 TYLER ST NE	GREENE LAUREN
063223440015	17353 TYLER ST NE	IVERSON IAN
063223440017	17364 TYLER ST NE	HICKS JESSICA LEA FLOREK
063223440018	17388 TYLER ST NE	YOUNG EDWARD
063223440019	17430 TYLER ST NE	MELLEM JOSHUA
063223440020	886 174TH AVE NE	NOVAK JACOB D
063223440021	870 174TH AVE NE	PEDERSON JOSEPH
063223430020	17418 TERRACE RD NE	WELLE JEREMY
063223430021	17404 TERRACE RD NE	VOLP JR JOSEPH ANTHONY
063223340022	17384 TERRACE RD NE	PUENT KAYLA
063223340023	17374 TERRACE RD NE	PICHE ASHLEY A
063223340025	17342 TERRACE RD NE	ALIC SANEL



063223440026	917 174TH AVE NE	RODRIGUEZ CORTES MAXIMILIANO
063223320003	202 176TH LN NE	CHALMERS JR THOMAS DANIEL
063223320012	17605 4TH ST NE	KUTZ DIANA S
063223320006	100 176TH LN NE	TURNER BRIAN
063223320007	97 176TH LN NE	LINDHOLM TIMOTHY
063223320008	139 176TH LN NE	BRY MICHAEL
063223320010	17614 4TH ST NE	CLEVELAND RICHARD
063223440022	17439 JACKSON ST NE	SKRBICH GARRETT
063223340026	17328 TERRACE RD NE	LARSON ADAM
293223230008	14672 BUCHANAN ST NE	ENTSMINGER ENTERPRISES LLC
323223430023	13361 ABERDEEN ST NE	FRISCH HOLDINGS LLC
253223110020	4840 148TH AVE NE	HAVEN HOMES LLC
273223220008	2610 149TH AVE NE	KEPKA, ANETA A
273223220009	14846 YANCY ST NE	PAPINEAU, STEPHEN L
273223220010	14851 YANCY ST NE	GLAPA SHAWN M & JENNIFER A
273223220011	2710 149TH AVE NE	DODGE, CHRISTOPHER JEFFERY
273223220012	2732 149TH AVE NE	SPENCER, CHAD J
273223210006	2810 149TH AVE NE	YCHIM STEPHEN H & DIONNE R
273223210007	2832 149TH AVE NE	HERSCHMAN, TRACEY L
273223210008	2858 149TH AVE NE	MOCK ROBERT A & MARGARET
273223210009	2904 149TH AVE NE	GROOM, WILLIAM
273223210010	2922 149TH AVE NE	JONES WILLIAM
273223210011	2944 149TH AVE NE	JAYSON TIMOTHY J & RUMPZA JODY
273223210012	2962 149TH AVE NE	MORSTAD, RANDALL J
273223230016	14600 BATAAN ST NE	CROSSON TRUSTEE MARK R
273223210019	2945 147TH AVE NE	STEEN, MICHAEL A
273223230017	14614 BATAAN ST NE	SIMI, BRENT A
273223230018	14630 BATAAN ST NE	VANDERBY ANDREEA
273223230019	14642 BATAAN ST NE	ANDRLE G A & JEROME-ANDRLE D M
273223240002	14654 BATAAN ST NE	WILLIAMS, TODD
273223210015	14660 BATAAN ST NE	SCHAEFER, REBECCA
273223210016	2841 147TH AVE NE	LIDINSKY TRUSTEE, WILLIAM A
273223210017	2853 147TH AVE NE	NEWMAN, MICHAEL
273223210018	2909 147TH AVE NE	LACKORE, PATRICK
273223240003	14601 BATAAN ST NE	CHRISTIAN, JOSEPH CARL
273223240004	14623 BATAAN ST NE	STILLSON, JEFFREY A
273223240005	14645 BATAAN ST NE	SCHESSO, TROY D
273223240006	14659 BATAAN ST NE	DUMAS, DAVID
273223240007	2852 147TH AVE NE	SPIES DANIEL
273223240008	2910 147TH AVE NE	YUHANNA, GWYN
273223240009	14650 EDISON ST NE	JACOB THOMSEN
273223240010	14651 EDISON ST NE	ROBUCK JACOB
273223230021	14542 BATAAN ST NE	WHEREATT, DAVID R
273223240013	14528 BATAAN ST NE	MONAHAN, NATHAN
273223240014	14531 BATAAN ST NE	SHOBERG, PAUL D
273223240015	14545 BATAAN ST NE	VAN GUILDER, ERIK
273223230022	2657 146TH AVE NE	WOLTER, KURT

273223230023	2645 146TH AVE NE	JAHN CASSANDRA LYNN
273223230024	2641 146TH AVE NE	JAHN CASSANDRA
273223230025	2638 146TH AVE NE	CAREY TRUSTEE RONALD W
273223230026	2640 146TH AVE NE	JOHANSEN, PAMELA J
273223230027	2654 146TH AVE NE	AFORO, MAXWELL
273223230028	2700 146TH AVE NE	SIXBERRY, JASON J
273223230029	2714 146TH AVE NE	ABUHEJLEH ASSIM
273223240016	14602 DUNKIRK ST NE	APLIKOWSKI TRUSTSEE PETER G
273223240017	14612 DUNKIRK ST NE	PROKOSCH JOSHUA
273223240018	14632 DUNKIRK ST NE	HANSEN, DAVID L
273223240019	14635 DUNKIRK ST NE	LOGID, JOHN R
273223240020	14615 DUNKIRK ST NE	KRAFT, TODD
273223240021	14605 DUNKIRK ST NE	ECKERT, LYLE R
273223240022	14538 DUNKIRK ST NE	SCHONBERG, KENDRIK JON
273223240023	14528 DUNKIRK ST NE	JOHNSON, ERIK A
273223240024	14520 DUNKIRK ST NE	KEOGH BRADLEY PATRICK
273223240026	14535 DUNKIRK ST NE	STILWELL MICHAEL
273223240027	14541 DUNKIRK ST NE	MARKSBERRY, ERIK W
273223240030	14612 EDISON ST NE	KRAL, NATHANIEL
273223240031	14628 EDISON ST NE	MUELLER, BRIAN
273223240032	14627 EDISON ST NE	NELSON, JARED P
273223240033	14639 EDISON ST NE	CRUMPLER, RANDALL W
273223240034	14548 EDISON ST NE	NELSON NICHOLAS
273223240035	14526 EDISON ST NE	KRTNICK CHRISTIAN N
273223240036	14518 EDISON ST NE	QUAM JOSEPH ALEXANDER
273223240037	14512 EDISON ST NE	OLIEN TRUSTEE RONALD L
273223240038	14521 EDISON ST NE	REYNOLDS, PAMELA E
273223240039	14529 EDISON ST NE	NGUYEN, KYLE V
273223240040	14549 EDISON ST NE	HORBUL, JERRY A
353223430014	13356 ZEST ST NE	TRACZIK, ROBERT
353223430015	13414 ZEST ST NE	BARTA, TROY M
353223430016	13417 ZEST ST NE	KRUMP, MARK A
353223440020	13419 ZEST ST NE	OLSEN, GREGORY L
353223440018	4005 133RD LN NE	ERGEN JEREMIAH
353223440019	4027 133RD LN NE	FISHER, JONATHAN
163223410010	16002 URBANK ST NE	GANLEY, JOAN M
163223410011	16024 URBANK ST NE	MUEHLBAUER RICKY R & ELIZABETH
163223410012	16048 URBANK ST NE	SLOAN, MICHELLE M
163223140021	2439 160TH LN NE	O'LEARY TIMOTHY MICHAEL
163223140022	2461 160TH LN NE	TIEDEN, MICHAEL J
163223140023	16112 WACONIA ST NE	STRAUB DANIEL
163223410013	2552 160TH LN NE	SHORT ANGELA
163223410022	2554 160TH AVE NE	PAYNE, AREN S
163223410023	2538 160TH AVE NE	GAABO, MICHELE L
163223410024	2520 160TH AVE NE	LINDBERG, ANDREW J
163223410025	2460 160TH AVE NE	HOP, CHRISTOPHER
163223410026	2438 160TH AVE NE	SUTHERLAND, ERICK J

163223410014	2530 160TH LN NE	XIONG M C & YANG C
163223410015	2502 160TH LN NE	FPA LLC
163223410016	2448 160TH LN NE	LAVALLE, ROBERT
163223410017	2435 160TH AVE NE	MADSON, BRADY
163223410018	2453 160TH AVE NE	JOHNSON MICHAEL J
163223410019	2515 160TH AVE NE	KOLENDOWICZ TRUSTEE, CHARLES W
163223410020	2533 160TH AVE NE	WORDEN, LARRY D
163223410021	2551 160TH AVE NE	PETERSON, JOHN R
163223140024	2531 160TH LN NE	KOERBER, JAMES M
163223140025	2553 160TH LN NE	BLAKE, ANTHONY P
113223220005	3525 CROSSTOWN BLVD NE	WEYHRAUCH MARCUS
113223220006	17128 RENDOVA ST NE	RIPPENTROP GARY R
113223220007	17146 RENDOVA ST NE	SCHULTZ, JORDAN
113223220008	17158 RENDOVA ST NE	MEDELLIN, MATTHEW
113223220009	17218 RENDOVA ST NE	FISHER, JEREMY
113223220010	17131 RENDOVA ST NE	ADAMS, THOMAS
113223210016	3610 172ND LN NE	RADER, STEPHEN L
113223210017	3634 172ND LN NE	BOLDUC MICHAEL
113223210018	3644 172ND LN NE	HARBERTS MATTHEW JOHN
113223210019	3714 172ND LN NE	TRUHLER, KEVEN
113223210020	3719 172ND LN NE	KRATZKE KARL
113223210021	3729 172ND LN NE	NEUBERGER, DUSTIN D
113223210022	3641 172ND LN NE	OLSEN, TERRI L
113223210023	3631 172ND LN NE	TAIT, LAURA
113223210024	3621 172ND LN NE	SPINLER, PAUL W
113223210025	3611 172ND LN NE	MCCARGAR, PATRICK J
113223220011	3612 172ND AVE NE	CLEVELAND, PHILLIP J
113223210009	3634 172ND AVE NE	LABORE-FRICK, JANICE
113223210010	3644 172ND AVE NE	STUBBS MICHAEL
113223210011	3707 172ND AVE NE	LEWIS, SEAN
113223210012	3711 172ND AVE NE	ZENK, ROBERT P
113223210013	3647 172ND AVE NE	ERICKSON, DAVID
113223210014	3635 172ND AVE NE	NYHAMMER, NATHAN R
113223210015	3609 172ND AVE NE	AWAIJANE, JOSEPH
113223220012	3409 CROSSTOWN BLVD NE	NIELSEN JUSTIN
113223220013	3425 CROSSTOWN BLVD NE	SCHOENBORN TIMOTHY
113223220014	3453 CROSSTOWN BLVD NE	GRANGRUTH GREGORY
113223220015	3540 172ND LN NE	MENDOZA MIGUEL
113223220016	3524 172ND LN NE	MSUYA, GRACIOUS
113223220017	3464 172ND LN NE	COPELAND, MICHELE A
113223220018	3424 172ND LN NE	GALLAGHER, DUSTIN D
113223220019	17222 HIAWATHA BEACH DR NE	MAUST, STEVEN
113223220020	17248 HIAWATHA BEACH DR NE	JACKSON, JON E
113223220021	3549 172ND LN NE	BOETTCHER, STEVEN
113223220022	3543 172ND LN NE	REINHARDT, DUANE W
113223220023	3521 172ND LN NE	RONDORF HEATHER ANNE
113223220024	3465 172ND LN NE	DEITZ, DAVID M

113223220025	3425 172ND LN NE	NGUYEN, PHUONG
113223220026	17225 HIAWATHA BEACH DR NE	KANSIER, THOMAS P
113223220027	17251 HIAWATHA BEACH DR NE	HAMRE, BROCK B
143223420003	16050 WAKE ST NE	COLMAN BETHANY
143223420004	3811 160TH AVE NE	DENLINGER, SUSAN
143223420005	16024 WAKE ST NE	CARNEY BRIAN J & CHRISTINE V
143223420006	16008 WAKE ST NE	MILLER, STEVEN CHRISTOPHER
143223420007	15956 WAKE ST NE	THOMPSON JOSEPH HOWARD
143223420008	15934 WAKE ST NE	ANDRIA II, CHARLES N
143223420009	15924 WAKE ST NE	BOURASSA BRYAN R & ELIZABETH R
143223420010	15920 WAKE ST NE	SCHILLING, ERIC
143223430001	15814 WAKE ST NE	FRITTS, DOYLE
143223430002	15742 WAKE ST NE	VARHOL TYLER
143223430003	3921 157TH LN NE	TROJAK LAWRENCE J & KAREN A
143223430004	3956 157TH LN NE	PILARSKI, CRAIG S
143223430005	3934 157TH LN NE	VANWECHEL, AARON W
143223430006	3910 157TH LN NE	EGGERICHS RONALD L & WENDY J
143223420011	3950 160TH AVE NE	FISCHBACH JR, JOHN M
143223430007	15855 WAKE ST NE	CHANG TRUSTEE TOUA
143223430008	15833 WAKE ST NE	MINGO, KELLY CORRINE
143223430009	15815 WAKE ST NE	DURAND PATRICK C & MELISSA L
143223430010	15759 WAKE ST NE	AMATO, CHRIS
143223430011	15731 WAKE ST NE	SLAVIK, MICHAEL J
143223420012	3934 160TH AVE NE	MURPHY JEFFREY
143223420013	3914 160TH AVE NE	GARFIELD, MARK WILLIAM
143223420014	3856 160TH AVE NE	MARTONIK RICHARD L & KATHLEEN
143223420015	16011 WAKE ST NE	SCHEEL STEVEN A & THOM TERA L
143223420016	15951 WAKE ST NE	ASTEDT ANNA & CHARLES A
143223420017	15929 WAKE ST NE	PONTINEN GARY
143223420018	15923 WAKE ST NE	KUHN TRUSTEE, JONATHAN L
143223420019	15901 WAKE ST NE	LARSON LON S & MANDY J
143223420020	16059 WAKE ST NE	PROZINSKI ERIC J
143223420021	16045 WAKE ST NE	FONDIE STEPHEN R
143223420022	3935 160TH AVE NE	KIRKHAM BRETT
143223420023	3957 160TH AVE NE	LEGIERSKI DANIEL T & RENEE T
353223130004	3809 137TH LN NE	JEVNAGER GREGG
353223130013	3954 WILDWOOD DR NE	2015-1 IH2 BORROWER LP
353223130014	3928 137TH AVE NE	REINECK, DENNIS L
353223130015	13663 WAKE ST NE	ZAKSESKI, BRUCE E
353223130005	13814 VICKERS ST NE	RIOLA ANNE M & PETER W
353223130006	13819 VICKERS ST NE	BARNES, DANIEL J
353223130007	13803 VICKERS ST NE	DENKER JENNA
353223130008	3841 137TH LN NE	CLORE TRUSTEE LEON R
353223130009	13721 WAKE ST NE	PRIVATT, JON A
353223130010	3907 137TH AVE NE	ALBERS TIMOTHY A
353223130011	3919 137TH AVE NE	QUITERIO EMETERIO
353223130012	3953 WILDWOOD DR NE	ROMER, RYAN J

353223130016	3812 137TH LN NE	KNUTSON JAMES E & LINDA L
353223130017	3830 137TH LN NE	BERG, BRADLEY R
353223130018	13718 WAKE ST NE	DUGGAN, MICHAEL J
353223130019	13664 WAKE ST NE	SELNESS ROLF M & MICHELLE M
143223440002	4010 157TH LN NE	HENDRICKS, JOHN LAWRENCE
143223440003	15739 AUSTIN ST NE	HANNA, JONATHAN C
143223440004	15757 AUSTIN ST NE	BERGERSON, BRADLEY C
143223440005	15807 AUSTIN ST NE	FREDIN, RYAN D
143223440006	4114 158TH AVE NE	BUDZYNSKI, TANYA
143223440007	4138 158TH AVE NE	SNYDER, VAN
143223440008	4154 158TH AVE NE	YANG, CHRISTOPHER C
143223410002	4020 160TH AVE NE	OSTER DANIEL CRAIG
143223410003	15958 AUSTIN ST NE	LINDHOLM, ERIC J
143223410004	15940 AUSTIN ST NE	GRAFF RYANN
143223410005	15924 AUSTIN ST NE	TAYLOR, JEFFREY S
143223410006	15902 AUSTIN ST NE	CARDINAL, LINDSEY A
143223440009	15848 AUSTIN ST NE	MALM, BARRY
143223440010	15826 AUSTIN ST NE	STODOLA, JED M
143223440011	15758 AUSTIN ST NE	HAFFERMAN, SUSAN
143223440012	4011 157TH LN NE	BONKOWSKE, BRIAN C
143223440013	4157 158TH AVE NE	WILKINSON, STEVEN B
143223440014	4058 159TH AVE NE	HUNTER, JASON E
143223440015	4110 159TH AVE NE	STEPHENSON, RONALD W
143223410007	4130 159TH AVE NE	NAUGHTON, JAYSON R
143223410008	4148 159TH AVE NE	REINARTZ DANIEL J
143223410009	4149 159TH AVE NE	DIETZ, MARK
143223410010	4131 159TH AVE NE	MARIER, KATHLEEN M
143223410011	4113 159TH AVE NE	BAILEY, CHRISTOPHER M
143223410012	4053 159TH AVE NE	ODLAND, JOEL T
143223410013	16011 AUSTIN ST NE	STENTZ, JOHN M
143223140006	16207 AUSTIN ST NE	HALGRIMSON, JOSHUA M
143223140008	4008 CONSTANCE BLVD NE	AARSVOLD WILLIAM H
143223410017	16115 BRANT ST NE	VRCHOTA BRADLEY M
143223410018	16083 BRANT ST NE	HAUGEN AMY
143223140019	16112 BRANT ST NE	MARTIN MARGARET E
213223130015	2311 154TH LN NE	TITTERUD GERALD
213223130016	2335 154TH LN NE	SHELDAHL MICHAEL
213223130006	2250 154TH AVE NE	ZWIEFELHOFER JENNIFER
213223130007	2228 154TH AVE NE	NELSON DARIK C
213223130009	2255 154TH AVE NE	MUILROONEY KYLE
213223130010	2305 154TH AVE NE	MEINERT MARK EDWARD
213223130011	2343 154TH AVE NE	WACEK MARK R
213223130013	2312 154TH LN NE	BROVOLD KENNETH M
213223130017	15359 QUAMBA ST NE	LANG BUILDERS INC
213223130018	2302 154TH AVE NE	ALBERTUS CODY F
213223140005	2426 154TH AVE NE	FYKSEN BLAINE CHARLES
213223130019	15501 STAPLES ST NE	KOLODZIEJSKI RICHARD JOHN

213223140011	2473 154TH LN NE	JESKE AMY
213223140012	2519 154TH LN NE	COTTLE ROLAND A
213223130020	15471 STAPLES ST NE	WHALEN JESSICA MAE
213223130021	15435 STAPLES ST NE	LIEBERG MARK
213223130022	15413 STAPLES ST NE	JACOBSON TONY LEE
213223140006	2465 154TH AVE NE	JOHNSON BRIAN K
213223140007	15402 VERMILLION ST NE	HAYNES MICHAEL
213223140008	2510 154TH LN NE	BABURAM ROGER
213223140009	2480 154TH LN NE	WILKINS TIFFANY
213223140010	2460 154TH LN NE	KOPF JEANNE L
213223140013	2513 153RD AVE NE	NORD JUSTIN
213223140016	2508 154TH AVE NE	YANG DIAMOND JHERTAU
213223140020	2582 154TH LN NE	CHRISTENSEN SHAWN
213223130005	15354 QUAMBA ST NE	SELINGER THOMAS EDWARD
213223140014	2511 153RD AVE NE	IBRAHIM ABDIKADIR
143223130002	16254 WAKE ST NE	REANEAH, MILLER P
143223130003	16232 WAKE ST NE	SPENCER, MICHAEL S
143223130004	16214 WAKE ST NE	CACKOSKI KEN
143223130005	16202 WAKE ST NE	SINNA RONALD J & LUANNE M
143223130006	16144 WAKE ST NE	BOKELMANN JEROME R & DAWN R
143223130007	16128 WAKE ST NE	NOSBUSCH, DAVID P
143223130008	16112 WAKE ST NE	MORROW, BENJAMIN J
143223130009	3931 162ND LN NE	WELSCH, DELISE E
143223130018	3901 161ST LN NE	GRABAU RAYMOND
143223130019	3856 162ND AVE NE	GEEHAN, JAMES R
143223130020	3862 162ND AVE NE	JOHANSON CHRISTOPHER JOHN
143223130021	3859 162ND AVE NE	REYZER, MATTHEW
143223130022	3847 162ND AVE NE	LEE, JOSEPH
143223130023	16223 WAKE ST NE	KNOLL, MELISSA M. L.
143223130024	16241 WAKE ST NE	COWAN RANDALL G & MARY L
143223130010	3905 162ND LN NE	SABA BRIAN & JULIE
143223130011	3861 162ND LN NE	QUINTANA, VIRGINIA
143223130012	3864 162ND LN NE	KEHOE, BRADLEY R
143223130013	3908 162ND LN NE	MARTENSON DAVID E
143223130014	3932 162ND LN NE	FARICY, JENNIFER
143223130015	16208 YALTA ST NE	GIROUX JR TRUSTEE, DONALD L
143223130016	16152 YALTA ST NE	BRYAN PATRICK L & PAULA S
143223130025	16255 YALTA ST NE	EBEL TRUSTEE, KENNETH W
143223130026	16215 YALTA ST NE	CARLSON TROY D & HOLLY E
143223130027	16157 YALTA ST NE	GARCIA RAMIRO & MARY ELLEN
143223130028	16139 YALTA ST NE	BRADDY, MICHAEL
143223130029	16109 WAKE ST NE	REDD, MICHELE
143223130030	3918 161ST LN NE	TUCKER TRAVIS
143223130031	3936 161ST LN NE	MELLEN JEREMY R
143223130032	3958 161ST LN NE	CHUBA STEVEN A
103223140027	16911 LEYTE ST NE	EVANS KEITH ANTHONY
103223410031	16851 LEYTE ST NE	TRUCHON, TRINA MARIE

103223410032	16827 LEYTE ST NE	DUFRENE, PAUL M
103223410026	3249 168TH AVE NE	HATCHNER TIMOTHY & DENISE
103223410027	3305 168TH AVE NE	WESTER GARY A & LANA M
103223410028	16826 LEYTE ST NE	BUNES BRIAN & MARIA
103223410029	16848 LEYTE ST NE	VINCENT STEPHEN
103223410030	16908 LEYTE ST NE	MINOTTI JR JOHN REGIS
103223140025	16916 LEYTE ST NE	BOSSANY, BRIAN
103223140026	16919 LEYTE ST NE	WELLMAN, ERIK C
233223110002	15654 AUSTIN ST NE	MARCHIAFAVA, JOHN C
233223110003	15632 AUSTIN ST NE	CHRISTENSEN JAMES
233223110004	15616 AUSTIN ST NE	SWANSON, LARRY
233223110005	15528 AUSTIN ST NE	ZENZ-OLSON, JENNIFER
233223110006	15512 AUSTIN ST NE	KUCERA, KURT
233223110007	4005 155TH AVE NE	FORGA, RYAN
233223110008	15531 AUSTIN ST NE	JOHNSON, ANDREW J
233223110018	4129 155TH LN NE	HELD, MARK W
233223110010	4151 155TH LN NE	MCKELVEY, PATRICK JOHN
233223110011	4148 155TH LN NE	CITROWSKE, ERIC
233223110012	4132 155TH LN NE	HEBERT, PATRICK J
233223110013	4114 155TH LN NE	WEISS, JAMES W
233223110014	4100 155TH LN NE	DARSOW, ANDREW L
203223430021	14954 ABERDEEN ST NE	J SQUARE LLC
203223440018	1717 149TH LN NE	YANG, PHILA
203223440019	1733 149TH LN NE	FOLSTROM, WILLIAM JOHN
203223440020	1755 149TH LN NE	VAN ASCH LUKE B
203223430013	1519 149TH LN NE	GARRICK DAVID R & KRIS M
203223430014	1541 149TH LN NE	BRODERICK MICHAEL L & TAMMY J
203223430015	14958 CHISHOLM ST NE	GILBERTSON, NICOLE
203223440014	14953 CHISHOLM ST NE	RUGRODEN, TAYLOR J
203223440015	1603 149TH LN NE	JACKSON LORI L & PAUL D
203223440016	1625 149TH LN NE	ERICKSON DARLENE D & DARWIN L
203223440017	1647 149TH LN NE	REKOW, JULIANNE CHRISTINE
203223430016	14909 ABERDEEN ST NE	KUHLMAN GARY E
203223440026	1756 149TH LN NE	MALSAM MATTHEW J
203223440027	14918 HASTINGS ST NE	BLOMBERG, THEODORE R
203223430017	1522 149TH LN NE	ROBINSON, LESLIE D
203223430018	1540 149TH LN NE	LOR, TONG YIA
203223430019	1560 149TH LN NE	XIONG BECKY XAI
203223440021	1614 149TH LN NE	KRATOCHVILL F H III & VANDALY
203223440022	1636 149TH LN NE	HECKMAN, DAVID
203223440023	1658 149TH LN NE	FANNING, DAVID C
203223440024	1712 149TH LN NE	NYEMBWE MBAYA B
203223440025	1724 149TH LN NE	GLOCKE MARK G & KAREN L
283223320010	14311 ISANTI ST NE	HOULE, VENDALA A
163223240007	16221 NASSAU ST NE	PERSON ROGER
163223310004	16026 MANKATO ST NE	HENDRICKSON, DAVID
163223310006	16052 MANKATO ST NE	MOELLER MATTHEW

163223240019	16126 MANKATO ST NE	DOW JASON E
163223240008	2058 162ND AVE NE	SELLECK JOHN
163223240009	2046 162ND AVE NE	WEINZETL JOSEPH
163223240011	16125 MANKATO ST NE	SCHWIETERS JOHN C
163223240012	16057 MANKATO ST NE	WARMUTH RAYMOND M
163223310001	16037 MANKATO ST NE	SCHRUPP TY
163223310002	16027 MANKATO ST NE	LOFTUS KYLE
163223240013	16228 NASSAU ST NE	CORRELL JAMES A
163223240014	2059 162ND AVE NE	FINSTAD MATT
163223240015	2047 162ND AVE NE	JENSEN, ANDREW D
163223240017	16154 MANKATO ST NE	JOHANNSEN VICTOR S
163223240018	16136 MANKATO ST NE	CARTER SHAWN C
133223230006	16248 HUPP ST NE	TOWLE MICHAEL ALLEN
133223230007	16232 HUPP ST NE	BARTHOLD, BRYAN
133223230008	4325 162ND AVE NE	LAMORA MICHAEL L & NUN M L
133223230009	4313 162ND AVE NE	ESCOTO NAVARRO, PEDRO R
133223230010	16251 HUPP ST NE	BARBER, WADE
133223240015	16123 HUPP ST NE	BENTLEY DARREN D & TORRIE R
133223240016	16105 HUPP ST NE	ANDERSON, DARRELL W
133223230011	4343 162ND AVE NE	OLSON, CODY J
133223230012	4361 162ND AVE NE	UNWIN, JULIAN
133223240010	4415 162ND AVE NE	BOYER DAVID H & GINA R
133223240011	4410 162ND AVE NE	SMITH CRAIG
133223230013	4358 162ND AVE NE	LAURION, KEVIN J
133223240012	4467 161ST LN NE	SORG, TERRA L
133223240013	4462 161ST LN NE	HEGGERSTON HUNTER
133223240014	4444 161ST LN NE	JORDAHL, THEODORE
133223230014	4310 162ND AVE NE	ARNEVIK TODD M & MARGARET A
133223230015	4330 162ND AVE NE	PIOTROWSKI, JOSEPH T
133223230016	16108 HUPP ST NE	SCHLICHTING SCOTT & BONNIE J
133223240017	4533 161ST AVE NE	MANSKE TUCKER J
133223240018	4521 161ST AVE NE	BOHNSACK JONATHAN N
133223240019	4518 161ST AVE NE	YANG, RICHARD L
133223240020	4526 161ST AVE NE	BAUTCH, SCOTT
133223240021	4544 161ST AVE NE	DRUCKER, SUSAN
223223230002	2623 154TH LN NE	DORIOTT, RICHARD J
223223230003	15319 YANCY ST NE	DOTT, ALISSA A
223223230004	15329 YANCY ST NE	BROWN, RUSSELL L
223223230005	15337 YANCY ST NE	WISTROM, BRANDON J
223223230006	15346 YANCY ST NE	EVANS, BRIAN D
223223230007	15336 YANCY ST NE	COOLEY, BENJAMIN M
223223230008	15326 YANCY ST NE	SCHNEIDER, BRETT M
223223230009	15316 YANCY ST NE	CARLSON II, DONALD A
223223230010	2609 153RD AVE NE	MCCRACKEN LUKE J
223223320006	15229 XYLITE ST NE	CARDINAL, RORY
223223320007	2604 153RD AVE NE	RIPPENTROP, MATTHEW
223223320008	2614 153RD AVE NE	KEELEY MICHAEL



223223230011	2659 154TH LN NE	HUSNIK, LORI
223223230012	2717 154TH LN NE	SHAMSFARD, KATHLEEN
223223230013	2723 154TH LN NE	BAYER NIKOLAS L
223223230014	2747 154TH LN NE	IRUDAYARAJ ROCHUS
223223230015	2657 153RD AVE NE	TUCKER JAMIE
223223230024	15325 ALAMO ST NE	CUMMINGS III DOUGLAS P
223223230025	15317 ALAMO ST NE	OWENS BRENT
223223230026	2719 153RD AVE NE	RUHLAND DAVID A
223223230027	15308 BATAAN ST NE	WALKER, JENNA
223223230028	15314 BATAAN ST NE	STAIERT RICHARD B
223223230029	15323 BATAAN ST NE	RONNING, RICHARD K
223223240003	15309 BATAAN ST NE	MCCREIGHT TIMOTHY MICHAEL
223223230016	15318 ALAMO ST NE	BRAASTAD AARON J
223223230017	15328 ALAMO ST NE	WILSON TRUSTEE ALEXANDER MELVIN
223223230018	15334 ALAMO ST NE	REDFIELD, BENJAMIN
223223230019	2656 154TH LN NE	GOEDEKE, JOHN G
223223230020	2714 154TH LN NE	BLACK, KELLY W
223223230021	2722 154TH LN NE	ZEPEDA KENNETH R
223223230022	2746 154TH LN NE	CLINGMAN THOMAS
223223230023	15339 ALAMO ST NE	SCARDIGLI, MATTHEW
223223310002	2804 153RD AVE NE	BETZOLD CRISTIN
223223320013	2734 153RD AVE NE	BRAUER, AMANDA M
223223320012	2658 153RD AVE NE	KIEKBUSCH SEAN
113223430002	16514 WAKE ST NE	HOLLENBECK HALEY D
113223430003	16522 WAKE ST NE	JANSEN BRIAN
113223430004	16532 WAKE ST NE	THOMPSON MARC
113223430005	16546 WAKE ST NE	HOEHN, BRADY R
113223430006	3823 166TH LN NE	SCHMIDT, BRADLEY M
113223430007	3843 166TH LN NE	WAGNER, MICHAEL E
113223430008	3951 166TH LN NE	PHIPPEN COREY P
113223430009	3955 166TH LN NE	KELL DAVID
113223440002	4019 166TH LN NE	MENTH, MARK
113223430010	3828 165TH LN NE	SCHULTZ, MARC ANTONIO
113223430011	3919 165TH LN NE	MILLER, JASON D
113223430012	3949 165TH LN NE	HEILLE, DALE
113223430013	3841 165TH LN NE	MILBRANDT, RYAN
113223430014	16525 WAKE ST NE	RUDNICK, KELVIN T
113223430015	16535 WAKE ST NE	OLSON TRUSTEE BRENDA LYNN
113223430016	3826 166TH LN NE	CHAMOUN TAREK
113223430017	3844 166TH LN NE	ROBINSON DANIEL
113223430018	3952 166TH LN NE	PALMA, DOMINICK
343223440002	3215 134TH AVE NE	DALLMANN BRETT G
343223440003	3243 134TH AVE NE	BUKOSKY NICHOLAS R
343223440022	3261 134TH AVE NE	KLARICH, DAVID
343223440007	3355 134TH AVE NE	JOHNSON, DANIEL RYAN
343223440008	13352 KISKA ST NE	MEEHAN, HEATHER
343223440009	13325 KISKA ST NE	BLUE OCEAN REVOCABLE TRUST

343223440010	13339 KISKA ST NE	DOMEYER, EVAN L
343223440011	13447 KISKA ST NE	LANCASTER ZACHARY A
343223440023	13330 LEYTE ST NE	LINDSTROM, MICHAEL W
343223440014	13304 LEYTE ST NE	CHEN, ZU XIONG
343223440015	13307 LEYTE ST NE	WILLE, TODD C
343223440016	13329 LEYTE ST NE	SMITH, MARK J
343223440017	13345 LEYTE ST NE	DRIESSEN, JAMES P
343223440018	3346 134TH AVE NE	MURPHEY, ROBERT M
353223330002	3411 133RD LN NE	LINDSAY JAYSON W
353223310002	13456 SHENANDOAH ST NE	KRUGERUD BLAINE L & CASEY J
353223310003	13510 SHENANDOAH ST NE	STAHL TRUSTEE, HARRIET R
353223310004	13515 VICKERS ST NE	CORRIGAN, GRANT
353223310005	13457 VICKERS ST NE	POBUDA TRUSTEE, BRENT L
353223340002	13445 VICKERS ST NE	HICKE JAMES J & LINDA M
353223340003	13423 VICKERS ST NE	KERSSEN JEAN A
353223330003	3423 133RD LN NE	LITTLER TRUSTEE, KENNETH E
353223330004	3439 133RD LN NE	BONEMEYER ROBERT E & DENISE A
353223330005	3457 133RD LN NE	STANIEC WALTER A & MARY ANN
353223330006	3509 133RD LN NE	CHAPPA, RALPH A
353223330007	3527 133RD LN NE	RICHNER HOLLAND
353223330008	13348 SHENANDOAH ST NE	FENSTERMACHER MATT R & SARA J
353223330009	13400 SHENANDOAH ST NE	JAY JAMES J & MORTON CYNTHIA L
353223330010	13420 SHENANDOAH ST NE	MCPHILLIPS DANIEL D & BRIDGET
353223340004	13339 SHENANDOAH ST NE	SAMDUP TSERING
353223340013	3723 133RD LN NE	CONNOR MICHAEL J & DIANA M
353223340014	3709 133RD LN NE	NOREN ANDREW
353223340005	3651 133RD LN NE	KINGSBURY, RUSSELL W
353223340006	13357 SHENANDOAH ST NE	POSAVAD TRUSTEE JOHN GEORGE
353223340007	13445 SHENANDOAH ST NE	OHMANN STEVEN E & LISA V
353223340008	13461 SHENANDOAH ST NE	HARTLEY, GREGORY D
353223340009	13430 VICKERS ST NE	POBUDA KATYLEN LANE
353223340010	13424 VICKERS ST NE	BARTKO GARY & TRISTA
353223340011	13410 VICKERS ST NE	GARY, FREDERICKSON
353223340012	13358 VICKERS ST NE	WARNER DONALD J & LEANNE
353223430007	13335 VICKERS ST NE	JORGENSEN PAMELA J & LARRY A
353223430009	3853 133RD LN NE	SCHOLLJEGERDES, DENISE
353223340015	3624 133RD LN NE	HUSSEIN, KADRA
353223340016	3648 133RD LN NE	KULAS, JEFF S
353223340017	3700 133RD LN NE	PRICE, MICHAEL J
353223340018	3720 133RD LN NE	TROST NICOLE
353223340019	3740 133RD LN NE	AUSTAD, KEITH M
353223430010	3814 133RD LN NE	JARPEY, SHARON R
353223430011	3842 133RD LN NE	GINGERY, RYAN L
353223430012	3954 133RD LN NE	SCHOELLER MICHAEL V & TRACY L
353223330011	3410 133RD LN NE	GUNDERSON KEVIN E & BECKI A
353223330012	3428 133RD LN NE	BELEC, MARK A
353223330013	3444 133RD LN NE	BROMAN TRUSTEE, JAMES T

353223330014	3500 133RD LN NE	MURRAY, CHRISTOPHER D
353223330015	3522 133RD LN NE	MARCINIAK DENNIS & BECKY H
353223330016	3542 133RD LN NE	NYSTUEN, JEFFREY A
353223330017	3602 133RD LN NE	RIESCHL JAMES B & ELLEN L
253223430002	4608 143RD AVE NE	HOANG, DAN
253223430003	4616 143RD AVE NE	GAVIN TREVOR R
253223430004	14246 OPAL ST NE	JACOBSON RICHARD JOEL
253223430005	14226 OPAL ST NE	BAKER, DAVID
253223430006	14210 OPAL ST NE	CARLSON, RYAN D
253223430007	14148 OPAL ST NE	SIMON, PETER A
253223430008	4605 141ST LN NE	GRAY HEATHER L
253223430009	14247 OPAL ST NE	GROESS, RONALD A
253223430018	14228 PACKARD ST NE	ARNASON, PATRICK
253223430019	14248 PACKARD ST NE	KAVANAGH MICHELLE M
253223430010	14227 OPAL ST NE	DENZER, BENNIE
253223430011	14213 OPAL ST NE	GREEN, RORY
253223430012	14145 OPAL ST NE	CRAFT ASHLEY PETERSON
253223430013	4623 141ST LN NE	OLSON NICOLE LYNN
253223430014	4719 141ST LN NE	GOODOEN DAVID
253223430015	14136 PACKARD ST NE	BAYLON NICHOLAS B
253223430017	14214 PACKARD ST NE	CUMMANS, JAMES C
253223430020	4624 141ST LN NE	MADRID ASPEN
253223430021	4718 141ST LN NE	MCCONNELL REBECCA J
253223430022	4728 141ST LN NE	HOLLAND TROY
253223430023	4752 141ST LN NE	STRAND, JASON
253223440002	14137 PACKARD ST NE	RITCHIE, JOSHUA A
253223440003	14147 PACKARD ST NE	TURNQUIST GARY
253223440004	14217 PACKARD ST NE	RYAN TRUSTEE THOMAS JOHN
253223440005	14229 PACKARD ST NE	BAXTER STEPHEN
253223440006	14249 PACKARD ST NE	JOHANSEN, KYLE
253223430024	4602 141ST LN NE	SMITH RICHARD J
253223430025	4614 141ST LN NE	LAUFENBERG TRUSTEE NEAL
253223420003	4609 143RD AVE NE	YANG KOLWN WA-UE
253223420012	4712 145TH AVE NE	VENKATESH, ROHAN GRAMA
253223420014	14466 MARMON ST NE	DEMOTTS, STEVEN K
253223130003	14502 MARMON ST NE	RADEMACHER PETER D SCOTT
253223130004	4644 145TH AVE NE	CHMIELEWSKI BRENT
253223130005	4647 145TH AVE NE	STEWART, KATHY
253223130006	4701 145TH AVE NE	BENDER, DAVID N
253223130007	4727 145TH AVE NE	HAGEN ERIC J
253223420015	4739 145TH AVE NE	MCCANN III, ROBERT DON
253223130008	14484 OPAL ST NE	DIERS LISA
253223420004	14322 OPAL ST NE	ANDREWS TRUSTEE SAMUEL R
253223140003	4823 145TH AVE NE	KLINGL, KIMBERLY A
253223140004	4839 145TH AVE NE	CLARK SHANE A
253223140005	4865 145TH AVE NE	BEACH JANICE
253223420005	4668 144TH AVE NE	NELSON MARK W

253223420006	4656 144TH AVE NE	STARKSON NATHAN
253223420007	4659 144TH AVE NE	WERLINGER ADAM
253223420008	4703 144TH AVE NE	EDWARDS DOUGLAS
253223420009	14410 OPAL ST NE	FAIAD, ZACHARY J
253223420010	4740 145TH AVE NE	KOVAR BRIAN J
253223420011	4728 145TH AVE NE	RYLANDER JASON
253223420016	14319 OPAL ST NE	HOEY NICOLE
253223410006	14416 PACKARD ST NE	PIETRZAK, JOHN L
253223420021	14374 PACKARD ST NE	BUSS TIMOTHY D
253223420022	14350 PACKARD ST NE	MAZZITELLO TAYLOR
253223420023	14320 PACKARD ST NE	LEWIS SCOTT
253223420017	14355 OPAL ST NE	RUSHING KIRSTIN J
253223420018	14365 OPAL ST NE	FACKLER DANIELLE
253223420019	14405 OPAL ST NE	DANIEL JEFFREY J
253223420020	14443 OPAL ST NE	JEFFERS GREGORY
253223410002	14469 OPAL ST NE	GREIL CALEB A
253223410003	4818 145TH AVE NE	GUIMONT GREG
253223410004	14478 PACKARD ST NE	CASSENS DANIEL WAYNE
253223410005	14440 PACKARD ST NE	HANSON JOSHUA J
253223410008	14331 PACKARD ST NE	PIERCE KENDALL JEAN
253223410010	14401 PACKARD ST NE	CARLSON, PETER
253223410012	14439 PACKARD ST NE	RUTAR, JUSTIN S
143223240010	16179 TIPPECANOE CIR NE	JUAREZ BENITO PEREZ
253223140006	4926 145TH AVE NE	MILLS MARK L
253223140007	4950 145TH AVE NE	RAMIREZ JESSE
253223140008	14567 STUTZ ST NE	LARSON TRUSTEE CARY
253223140009	14601 STUTZ ST NE	SCHULTZ JEANNE
253223140011	14661 STUTZ ST NE	CHILDS RYAN
253223140012	14687 STUTZ ST NE	BORDEN JAMIE
253223110004	14719 STUTZ ST NE	PIEPADE ROBERTO TABAJARA
253223110005	14743 STUTZ ST NE	AARESTAD ANDREW
253223140013	4911 145TH AVE NE	BRUNS JONATHAN CARL
253223130010	4772 146TH AVE NE	KEMPER CHAD
253223130011	4764 146TH AVE NE	SUNDEEN LUKE A
253223130012	4767 146TH AVE NE	VEDOY ARLID
253223130013	4777 146TH AVE NE	HEMMELGARN MATTHEW
253223140021	4787 146TH AVE NE	HENDERSON MICHAEL
253223140023	4855 146TH AVE NE	WERLINGER TRUSTEE MARVIN R
253223140025	14678 PACKARD ST NE	BLYSHSCHAK DMYTRO
253223140015	4952 146TH AVE NE	DICKENSON RENEE
253223140017	4886 146TH AVE NE	TORGESON MATTHEW DAVID
253223140019	4842 146TH AVE NE	WINTER AMBER
253223140020	4816 146TH AVE NE	WERNER LANDON T
253223130009	4784 146TH AVE NE	KURTH SUSAN
253223110006	14740 STUTZ ST NE	HICKS JAMES
253223140026	14680 STUTZ ST NE	MATELSKI TODD A
253223140028	4913 146TH AVE NE	THERRIEN BRENT

253223140031	4884 147TH AVE NE	CISNEROS ALEJANDRO
353223210026	3661 139TH AVE NE	LANG TRUSTEE, TIMOTHY S
273223420023	3121 143RD AVE NE	LARSEN, BRADLEY
2.83223E+11	14611 TACONITE ST NE	LIEDL, DANIEL J
323223210002	14043 LINCOLN ST NE	MACIEJ PROPERTIES LLC
363223230011	4351 137TH LN NE	MATHIAS MARK JAMES
013223140002	4754 177TH LN NE	MELTON TRUSTEE, CHAN A
273223420020	3015 143RD AVE NE	MITCHELL ALEXANDER J
253223410013	14465 PACKARD ST NE	MONSON TRUSTEE MICHELLE K
013223130019	17715 NATIONAL ST NE	MURRELL JR, JOHN M
143223130017	16134 YALTA ST NE	NOVAK, DAVID A
263223220039	3504 147TH AVE NE	NOVAK, DAVID A
323223210005	13915 LINCOLN ST NE	P & R ENTERPRISES LLC
293223340011	14115 LINCOLN ST NE	P & R ENTERPRISES LLC
253223310005	4535 143RD AVE NE	NGUYEN KATIE
353223230009	13830 PETERSBURG ST NE	SCOTT, SEAN O
353223230010	13722 PETERSBURG ST NE	VAN HOVEN JAMES
353223230011	3411 137TH LN NE	JENSEN MATTHEW DAVID
353223230012	3412 137TH LN NE	ROESSLER, NICHOLAS R
353223230026	3555 138TH LN NE	SCHUSTED, PATRICK L
353223230022	3445 138TH LN NE	HULL, VINCENT W
353223230023	13833 PETERSBURG ST NE	ALBERS, BENJAMIN
353223230013	3422 137TH LN NE	MCMULLEN, TIMOTHY A
353223230014	3432 137TH LN NE	TALBOT, RICHARD B
353223230015	3512 137TH LN NE	BOORTZ, JUSTIN
353223230016	3522 137TH LN NE	WHITNEY, TRAVIS
353223230017	3509 137TH LN NE	JOHNSON, CHAD E
353223230018	13719 PETERSBURG ST NE	ASFELD CURT
353223230019	3420 138TH LN NE	WILSON TYRON
353223230020	3430 138TH LN NE	COLLIER DAVID
343223340002	13450 DUNKIRK ST NE	THOMPSON, TROY
343223340003	13436 DUNKIRK ST NE	LOGE NATHANIEL CARL
343223340004	13412 DUNKIRK ST NE	NICHOLS JAMES CODY
343223340005	2851 134TH AVE NE	KRUSE, TYLER SHELDON
343223340006	13449 DUNKIRK ST NE	MONSON TRUSTEE GARY C
343223340007	13421 DUNKIRK ST NE	BRATTEN, NICHOLAS D
343223340008	13355 DUNKIRK ST NE	COSTA, KRISTI L
343223340009	13408 EDISON ST NE	SCHMIDT, KELLY M
343223340010	13432 EDISON ST NE	REINERTSON SR TRUSTEE, ROBERT L
343223340011	13446 EDISON ST NE	HILL, GERARD J
343223340012	2808 134TH AVE NE	PILEGGI, MICHAEL
343223340013	2818 134TH AVE NE	CHRISTIANSON, MICHAEL W
343223340014	13320 CORAL SEA ST NE	GOETZE THOMAS G
343223340015	13321 CORAL SEA ST NE	THORPE MICHELLE
343223340016	13333 CORAL SEA ST NE	TURNQUIST, DENISE M
343223340017	2904 134TH AVE NE	HESS, PAUL
343223430012	2932 134TH AVE NE	COMMERS, ROBERT W

343223340019	13411 EDISON ST NE	MOSES, NICHOLAS R
343223340020	13445 EDISON ST NE	PARKER, BRIAN C
343223130007	3011 137TH AVE NE	YOUNG, JEFFREY M
343223420007	13551 GUADALCANAL ST NE	RICHARDSON, MICHAEL S
343223420008	13523 GUADALCANAL ST NE	HILDEBRANDT TRUSTEE EUNICE A
343223430010	13461 GUADALCANAL ST NE	DETTLOFF, RICHARD
293223340013	14200 LINCOLN ST NE	P & R ENTERPRISES LLC
343223130008	3033 137TH AVE NE	BERGE, SANDRA M
343223130009	3055 137TH AVE NE	HOFFMAN, JAMES MICHAEL
343223130010	3121 137TH AVE NE	ZDON, ROBERT F
343223420002	3129 137TH AVE NE	LEYSEN NATHAN
343223420003	3126 137TH AVE NE	KNOLL, THOMAS R
343223420004	3118 137TH AVE NE	BROWN, PIRNIE JAMES
343223420005	3102 137TH AVE NE	GLASSMAN, JASON
343223420006	13637 GUADALCANAL ST NE	ROMO, NICHOLAS J
343223430009	3020 135TH AVE NE	SULLIVAN BARRETT
343223430008	13442 GUADALCANAL ST NE	MURRAY TRUSTEE ALEXANDRA
343223420014	3016 137TH AVE NE	HAWKINS, MICHAEL S
343223420015	13612 GUADALCANAL ST NE	HELMEKE, ROBERT WILLIAM
343223420016	13556 GUADALCANAL ST NE	OLSEN JAIME
343223420017	13538 GUADALCANAL ST NE	GRISWOLD, DAVID A
343223420018	3027 135TH AVE NE	JENNINGS, MATTHEW C
293223340014	14148 LINCOLN ST NE	P & R ENTERPRISES LLC
073223140005	17034 VAN BUREN ST NE	GAY JOHN
073223140006	17008 VAN BUREN ST NE	MUNGER, MICHAEL F
073223140007	16954 VAN BUREN ST NE	ZINDA, BRADLEY D
073223140008	835 170TH LN NE	SERAKOS, THEODORE
073223140009	851 170TH LN NE	KAISER, DONALD
073223140010	860 170TH LN NE	GIACOMINI, NICHOLAS R
073223140011	858 170TH LN NE	FUERST, CHARLES
073223140012	17001 VAN BUREN ST NE	OLSON, SHAWN
073223140013	16953 VAN BUREN ST NE	MIKEL, RYAN
073223140014	16929 VAN BUREN ST NE	HARMALA TRUSTEE, LISA A E
283223410002	2433 144TH LN NE	LAUGHLIN LARRY G & PAMELA J
283223410003	2455 144TH LN NE	GARDNER AMANDA
283223410004	2507 144TH LN NE	KELLY, BRIAN D
283223410005	2525 144TH LN NE	BERNARDY, DALE N
283223410006	14435 WACONIA ST NE	SUTHERLAND TRAVIS
283223410007	14427 WACONIA ST NE	GORDON DANIEL
283223410008	2407 144TH LN NE	STUDER, SEAN
283223410014	14346 WACONIA ST NE	AMUNDSEN DANIEL J
283223410015	14328 WACONIA ST NE	ROSAR KEVIN & KELLY
283223410016	14306 WACONIA ST NE	HAGLUND, TOM
283223410017	14333 VERMILLION ST NE	LEIER, THOMAS Y
283223410018	14351 VERMILLION ST NE	BENNETT SCOTT JACOB
283223410019	14357 VERMILLION ST NE	SIGAFOOS, CHAD
283223410020	14350 VERMILLION ST NE	BUDZYNSKI JASON T

283223410021	14332 VERMILLION ST NE	LANDREVILLE TRUSTEE ALAN S
283223410022	14314 VERMILLION ST NE	BRAUN, DONWIN S
283223440001	14260 VERMILLION ST NE	BIG LAKE INC
283223420001	2355 144TH LN NE	MCMILLAN TRUSTEE AMY
283223440002	14238 WACONIA ST NE	BALLARD, KURT A E
283223420002	2348 144TH LN NE	HEMMILA, JAY M
283223420003	2354 144TH LN NE	SHELTON SHARLENE QUEEN
283223410009	2430 144TH LN NE	PETERSON MARY M & GREGORY A
283223410010	2448 144TH LN NE	RICHEL, ALLEN C
283223410011	2504 144TH LN NE	KOREEN, NICKLAUS
283223410012	2522 144TH LN NE	RINGLER, DAVID J
283223410013	14364 WACONIA ST NE	JUELICH, MARK
283223410023	14359 WACONIA ST NE	SCHMIDT TRAVIS D & ABIGAIL M
283223410024	14343 WACONIA ST NE	LEKSON MARK A & STACY M
283223410025	14321 WACONIA ST NE	MAZANEC, PAUL R
283223410026	14309 WACONIA ST NE	OLSON, THOMAS J
283223440003	14261 WACONIA ST NE	LEWIS ADAM T & JENNIFER J
283223440004	14247 WACONIA ST NE	PROULX TRUSTEE, CYNTHIA M
283223440005	14229 WACONIA ST NE	HAMMITT TRUSTEE, KURTIS R
283223440006	14215 WACONIA ST NE	LINDHOLM, NATHAN A
283223420005	2205 144TH LN NE	BYSTROM, CRAIG
283223430045	14255 STAPLES ST NE	SMITH STEVEN D & PATRICIA A
283223430046	14237 STAPLES ST NE	ASPLUND TRUSTEE BRENDA L
283223430047	14221 STAPLES ST NE	HAGEN, JULIE
283223420006	2221 144TH LN NE	HUSSEIN MAGRAD H
283223420007	2233 144TH LN NE	DOYLE JR TRUSTEE, IRVIN J
283223420008	2251 144TH LN NE	KINDVALL KENNETH & SHAFFER M L
283223420009	2303 144TH LN NE	SWENSON J W & FIGUEROA NANCY
283223420010	2311 144TH LN NE	THISTLEWOOD TRUSTEE, DENNIS W
283223420011	14337 STAPLES ST NE	JACOBY KATHRYN D
283223420012	14315 STAPLES ST NE	LUTTRELL THERESA M
283223420013	14301 STAPLES ST NE	SCHULTZ TRUSTEE TIMOTHY GENE
283223420014	2238 144TH LN NE	SEBESTA TRUSTEE, DANIEL J
283223420015	2256 144TH LN NE	EDWARDS, THOMAS LYNN
283223420016	2308 144TH LN NE	SALMOS, GEOFFREY J
283223420017	14322 STAPLES ST NE	MUSLAND, JUSTIN J
283223420018	14260 STAPLES ST NE	ANDERSON JESSE R
213223430015	2225 151ST AVE NE	NELSON DANIEL CURTIS
213223430024	15031 STAPLES ST NE	WALTER TRUSTEE KATHRYN A
213223430025	15019 STAPLES ST NE	GRAMS, ERIK M
213223430016	15022 QUAMBA ST NE	WOLFGRAM PATRICK M & JULIE A
213223430017	15038 QUAMBA ST NE	HOOVER DOUGLAS T & TERESA A
213223430018	15033 QUAMBA ST NE	NELSON MARK L
213223430019	15019 QUAMBA ST NE	TOWNSEND JOHN J & SYLVIA A
213223430020	2313 150TH AVE NE	BLUE, SCOTT
213223430021	2329 150TH AVE NE	ELLERING, SHAWN
213223430022	15034 STAPLES ST NE	SCHIEBE, TIMOTHY

213223430023	15037 STAPLES ST NE	FRUKE, TRACI LEE
213223430026	2226 151ST AVE NE	BRISTOW CHRISTOPHER M & ANGELA
213223430027	14960 QUAMBA ST NE	BROCKWAY TIMOTHY & JACQUELINE
213223430028	14952 QUAMBA ST NE	BOEHLKE KEITH D & COLLEEN M
213223430029	14955 QUAMBA ST NE	DEMARS RACHEL L & MITCHELL S
213223430030	2256 150TH AVE NE	LIBERDA, SHANE
213223430031	2308 150TH AVE NE	LARSON, JON M
213223430032	2324 150TH AVE NE	BUTTENHOFF, GARRETT L
213223430033	2340 150TH AVE NE	JANSEN, SEAN M
213223320016	1844 151ST LN NE	COOK COURTNIIE MARIE
213223330010	14916 LONDON ST NE	XIONG, CHUE
213223330011	14923 LONDON ST NE	ERICKSON, ANN K
213223330012	14915 LONDON ST NE	CAMERON, NANCY E
353223410009	4151 136TH AVE NE	CLYNE, JACOB J
353223410016	4010 136TH LN NE	PADMORE SONIE
353223410017	4020 136TH LN NE	RZESUTEK, WILLIAM T
353223410018	13628 BRANT ST NE	MOSKALIK TRUSTEE JAMES M
353223410019	4055 136TH AVE NE	HEILMAN ROBERT B & MARY T
353223410020	4033 136TH AVE NE	MARCELLO ANTHONY
353223410021	4015 136TH AVE NE	FABOZZI TRUSTEE, TODD
353223420007	3959 136TH AVE NE	PORTER WILLIAM
353223420008	3941 136TH AVE NE	SONAGLIA MARY M & MARK R
353223420009	3925 136TH AVE NE	PRALUTSKY DAVID M & MARIE J
353223420010	13633 WAKE ST NE	DONCHEN PENPA
353223410010	13615 BRANT ST NE	BETHEL, DAVID A
353223420011	13657 WAKE ST NE	VOLLRATH, CHRISTOPHER
353223410011	13633 BRANT ST NE	JEON, PIL J
353223410012	13641 BRANT ST NE	VAN GUILDER TRUSTEE, WADE R
353223410013	4045 136TH LN NE	KNAPP CHRISTOPHER P & LAURA A
353223410014	4023 136TH LN NE	LEHN, KARRIE L
353223410015	4011 136TH LN NE	HAYNIE MATTHEW C
353223420005	4007 136TH LN NE	KAUL SCOTT A & NICHELLE L
353223420006	4006 136TH LN NE	RAMACHER, ROBB J
353223420012	13658 WAKE ST NE	WELLS TRUSTEE BOB J
353223410024	13525 AUSTIN ST NE	DOFFING MATTHEW D
353223420013	13628 WAKE ST NE	WORTLEY, KRISTOPHER D
353223420014	13524 YALTA ST NE	MELZARK, ANGELA JEAN
353223420015	13508 YALTA ST NE	LEWIS TRUSTEE, MICHELE A
353223420016	13511 YALTA ST NE	SORENSEN GEORGE A
353223420017	3942 136TH AVE NE	DAHLEN, MATTHEW R
353223420018	3960 136TH AVE NE	BERGER, ERIC M
353223410022	4022 136TH AVE NE	HOWE MARK N & TAMMY M
353223410023	13522 AUSTIN ST NE	ARCHER, ROSS E
353223410025	4134 136TH AVE NE	ULFERTS, ADAM LLOYD
353223410026	4152 136TH AVE NE	COSTELLO, MICHAEL D
263223140002	4009 146TH AVE NE	JOHNSON, MICHAEL
263223140011	14642 CORD ST NE	JIRAK, MARY B



263223140012	14639 CORD ST NE	SCHULTZ ASHLEY
263223140013	4143 146TH AVE NE	PATRICK JOSHUA
263223140003	14636 AUSTIN ST NE	YANG, YOUA YIA
263223140004	14644 AUSTIN ST NE	SLOWIKOWSKI, WALTER L
263223140005	14641 AUSTIN ST NE	RICE STEPHEN B & DIANE M
263223140006	14633 AUSTIN ST NE	LARKIN, ALEXANDER
263223140007	14603 AUSTIN ST NE	MURRAY, AARON T
263223140008	4051 146TH AVE NE	ZEBRO, TIMOTHY L
263223140009	4063 146TH AVE NE	SCOTT, RICHARD R
263223140010	14628 CORD ST NE	SPENCE JON WILLIAM
263223140014	14528 BRANT ST NE	HELDMAN GARY A & STEPHANIE L
263223140015	14514 BRANT ST NE	MURPHY JAMES A & CATHERINE M
263223140016	14511 BRANT ST NE	DARAITIS, PAUL M
263223140017	14543 BRANT ST NE	BETHEL STEPHEN A & BRENDA K
263223140018	4108 146TH AVE NE	YANG TONY T
263223140019	4120 146TH AVE NE	SELVIG JANELLE
263223140020	4136 146TH AVE NE	FOX, COREY A
263223140021	4152 146TH AVE NE	TAYLOR RONALD
243223130003	4626 155TH AVE NE	MITCHELL TYLER
243223130004	15416 MARMON ST NE	ADAMS-LEETE, LOGAN P
243223130005	15352 MARMON ST NE	BELINSKE, MARK DAVID
243223130006	15342 MARMON ST NE	VAN ZEE, SCOTT
243223130007	15417 MARMON ST NE	BRUNER, TIMOTHY J
243223130008	15465 MARMON ST NE	DARAITIS LINDSAY RETTER
243223130009	4702 155TH AVE NE	SARFF, ASHLAN
243223130010	4726 155TH AVE NE	LANDRY KARLA
283223320002	1925 144TH LN NE	CULLEN, PETER J
283223320003	1953 144TH LN NE	HARRIS, MICHAEL
283223310005	2003 144TH LN NE	ZIEGLER MARK & ANNETTE
283223310006	2021 144TH LN NE	HOKANSON JERRY A & ODEGARD PEG
283223310007	2047 144TH LN NE	HAMMOND, MICHAEL D
283223310008	2063 144TH LN NE	LOGINOVA, IRINA
283223310009	2119 144TH LN NE	KAPUS, BRIAN D
283223310010	2124 144TH LN NE	MOORE TRUSTEE DAVID
283223320008	14345 ISANTI ST NE	HANSEN ERIC J
283223320009	14323 ISANTI ST NE	SCHOMMER, JOSEPH M
283223310011	2068 144TH LN NE	WILLEMS STEVEN & LISA
283223310012	2046 144TH LN NE	SCHEIBE, BENJAMIN
283223310013	2022 144TH LN NE	BENSON, CRAIG
283223310014	2014 144TH LN NE	LAMBERTY BRUCE R & TAMI L
283223320004	1958 144TH LN NE	HERMAN MATTHEW P & CARI C
283223320005	1936 144TH LN NE	BAKER, CHRISTOPHER A
283223320006	14407 ISANTI ST NE	POST TRUSTEE LEE R
283223320007	14359 ISANTI ST NE	BUZICK JOHN D & SHANNON L
283223320011	14454 ISANTI ST NE	GEROY, JESSE
283223320012	14432 ISANTI ST NE	LINDSEY NORMAN G JR & JULIE
283223320013	14412 ISANTI ST NE	PRATT, NATHANIEL I

283223320014	14350 ISANTI ST NE	DALY, JACOB J
283223320015	14320 ISANTI ST NE	PROTAS, DONNA M
283223320016	14357 LONDON ST NE	ALKINANI ABDULLAH S
283223320017	14330 LONDON ST NE	WALLENMEYER, DANIEL R
283223320018	14314 LONDON ST NE	KILLIAN RONALD C & KERRIJEAN I
283223310015	2145 144TH LN NE	ALRAMAHI MAHMOD
283223320020	14266 ISANTI ST NE	HART, STEPHEN S
283223330003	14256 ISANTI ST NE	HAYES TRUSTEE VIRGINIA L
283223330004	14232 ISANTI ST NE	GREENE JOHN M & VIOLA J
283223330005	14216 ISANTI ST NE	BARTELS JEFFERY & SUZANNE
283223330006	14164 ISANTI ST NE	YOUNGQUIST, VALERIE J
283223330007	14144 ISANTI ST NE	KLIMISCH TRUSTEE, LAURA S
283223330008	14269 ISANTI ST NE	KUMHERA HELEN
283223330009	14251 ISANTI ST NE	DAHLK, STEVEN P
283223330010	14235 ISANTI ST NE	ANDERSON JOHN E & VALARIE J
283223330011	14201 ISANTI ST NE	CARON TRUSTEE DAVID R
283223330012	14153 ISANTI ST NE	DAUPLAISE, MICHAEL J
283223330013	14137 ISANTI ST NE	REIMANN DANIEL & STACI
283223330014	1808 141ST LN NE	ANDREWS JASON R & DEBORAH A
283223330017	1931 141ST LN NE	ALTRICHTER JOHN K & OAKES J M
283223330018	14157 KENYON ST NE	O'BRIEN PATRICK J
283223330037	14219 KENYON ST NE	SCHROEDER MICHAEL R & KELLY R
283223330021	14221 KENYON ST NE	BIANCHI-ROSSI ROBERT A & BETH
283223330022	14210 KENYON ST NE	EDMINSTER, DARREN M
283223330023	14154 KENYON ST NE	ECKHARDT TRUSTEE, CAREY J
283223330024	14136 KENYON ST NE	KALLMAN, ROXANNE
283223330025	1853 141ST LN NE	MOSBEK, JACOB B
283223330026	1826 141ST LN NE	DEAL, RICHARD M
283223330027	1848 141ST LN NE	HART TOM & KAREN
283223330028	1904 141ST LN NE	GREEN, KYLE JORDAN
283223330029	1932 141ST LN NE	QUE REBECCA A & ERNEST U
283223330030	14258 LONDON ST NE	BEADELL KENNETH M & PRENTICE L
283223330031	14244 LONDON ST NE	SHAUGHNESSY, WILLIAM J
283223330032	14230 LONDON ST NE	MOKITA, MICHAEL G
283223330033	14212 LONDON ST NE	WILLIAMS JEFFREY W & JENNIFER
283223330034	14160 LONDON ST NE	HANSON TRUSTEE, ARVID MICHAEL
283223330035	14128 LONDON ST NE	SKRYNNIK ALEKSANDR A
283223330036	14235 LONDON ST NE	SCHLAGEL, WILLIAM A
283223340003	14207 LONDON ST NE	PETERSON, RICK
283223340004	14155 LONDON ST NE	BAUER, BRANDON C
283223340005	2005 141ST LN NE	ROBERTS, CRAIG A
283223330038	1944 141ST LN NE	SONMORE, CHAD
283223340008	2008 141ST LN NE	MOHR CURTIS & JOHNSON-MOHR L
283223340009	2032 141ST LN NE	SINGH, GIRVAN A
283223340010	2064 141ST LN NE	BALL, MARY V
283223340011	2110 141ST LN NE	NGUYEN TU VIET & TINA THI
283223340012	2122 141ST LN NE	HAARS GINA

283223340013	2154 141ST LN NE	THOMPSON NAUMAN, AMY
333223220004	1901 140TH LN NE	PETERSEN KEVIN F & JESSICA R
333223220011	14026 KENYON ST NE	HERMAN, THOMAS J
333223220012	1853 140TH AVE NE	HALVORSON JOEL M & KELLY
333223220013	1831 140TH AVE NE	SWIFT, MICHAEL
333223220014	1815 140TH AVE NE	BURNEVIK ERIK R & CHRISTINE
323223110006	1753 140TH AVE NE	PETERSON, WALTER W
333223220005	1847 140TH LN NE	CONLEE JAMES D & REBECCA S
333223220006	1829 140TH LN NE	RAFALSKI TRUSTEE, JOHN E
333223220007	1807 140TH LN NE	JOHNSON, MICHAEL R
323223110004	1805 140TH LN NE	MCLEOD THOMAS
323223110005	1810 140TH LN NE	LEWIS, JESS W
333223220008	1830 140TH LN NE	HILLMAN, HEIDI E
333223220009	1852 140TH LN NE	DUGAS, MICHAEL
333223220010	14030 KENYON ST NE	HERMAN, MICHAEL R
333223220015	1931 140TH LN NE	BIALKA LUKE D & JENNIFER L
333223220024	1800 140TH AVE NE	MOEN KYLE J
323223110007	1748 140TH AVE NE	VEGEL TRUSTEE NANCY A
333223220016	1943 140TH LN NE	TOBIAS CRAIG N
333223220017	1945 140TH LN NE	URNES, TIMOTHY P
333223220018	1928 140TH LN NE	ELLIOTT, MICHAEL
333223220019	14011 KENYON ST NE	KUBAT RICHARD J
333223220020	1910 140TH AVE NE	NYGREN, CHARLES J
333223220021	1858 140TH AVE NE	JOHNSON TRUSTEE, WILLIAM R
333223220022	1836 140TH AVE NE	KALAN, JOHN TRUSTEE
333223220023	1818 140TH AVE NE	SALAMA, SAMIR
123223420008	16709 LEXINGTON AVE NE	ANDERSON, ROBERT
123223430006	4641 165TH AVE NE	MOON PAMELA D & LOELL B JR
123223440005	4833 166TH AVE NE	BEAM TRUSTEE, SHEREE L
123223440006	4847 166TH AVE NE	YARPH, GAIL I
123223430007	4715 165TH AVE NE	KRAVTSOV VLADIMIR
123223430008	4737 165TH AVE NE	HAGENBUCH EDWARD E & REBECCA E
123223430009	4753 165TH AVE NE	GODDARD MICHAEL JOSEPH ANDREW
123223430010	16532 PACKARD ST NE	COSTELLO JON A & REBECCA A
123223430011	16544 PACKARD ST NE	PERSON, BRIAN R
123223430012	16608 PACKARD ST NE	SIEWERT SCOTT V & ANGIE M
123223430013	16612 PACKARD ST NE	HASSAN, YUSUF
123223440004	16601 PACKARD ST NE	KUNSHIER TRUSTEE RICHARD W
123223410015	16710 STUTZ ST NE	LONG TRUSTEE MICHELLE
123223440013	16531 ROCKNEY ST NE	CARBELLO TRUSTEE, MARY F
123223440014	16505 ROCKNEY ST NE	ARNOLD DAARON R & PAULA M
123223410016	16720 STUTZ ST NE	DIEKMAN JULIE
123223410017	16717 STUTZ ST NE	LEASURE, EVELYN M
123223440007	16705 STUTZ ST NE	IRVINE LAURA KATHRYN
123223440008	16633 STUTZ ST NE	HAUGEN CRAIG A & LORI A
123223440009	16617 STUTZ ST NE	RICHARDS JOSEPH & ROXANNE
123223440010	16603 STUTZ ST NE	DEMARS GREGORY G & SUZANNE M

123223440011	4944 166TH AVE NE	LANG, JOE
123223440012	4902 166TH AVE NE	DEYOUNG, MATTHEW L
123223440015	4814 166TH AVE NE	CHALL MICHAEL S & JOY N
123223440016	16522 ROCKNEY ST NE	GAZVODA AGNES K
123223440017	16508 ROCKNEY ST NE	HARDEE MATTHEW
123223440018	16511 PACKARD ST NE	BERG, PHILLIP C
073223130006	17023 QUINCY ST NE	OLSON KRISTI
073223130007	757 169TH LN NE	STRAND, ALESIA RENEE
073223130008	716 169TH LN NE	FARID ESSAM T
073223130009	734 169TH LN NE	BENOIT, MICHAEL P
073223130010	756 169TH LN NE	BLANKENSHIP, ERIC L
073223130011	17038 QUINCY ST NE	LENOUE, DUSTIN
073223130012	16952 QUINCY ST NE	GERTH, PAUL R
073223110004	17244 VAN BUREN ST NE	CLARK, RUSSELL J
073223110005	17232 VAN BUREN ST NE	ARGETSINGER TRUSTEE HARRY D
073223110006	17208 VAN BUREN ST NE	ORTMANN, BRANDON J
073223110007	17164 VAN BUREN ST NE	STEINER, TANYA KAYE
073223110008	17140 VAN BUREN ST NE	STRAND TRUSTEE, LARRY R
073223110009	17122 VAN BUREN ST NE	KHEMRAJ, SHAM
073223110010	17125 VAN BUREN ST NE	EGAN, DANIEL D
073223110019	17217 ABLE ST NE	SHEA, JAMIE LEE
073223110020	17235 ABLE ST NE	HORST DAVID E & GERALDINE M
073223110021	17245 ABLE ST NE	SPILE TRUSTEE LEONARD P
073223110011	17157 VAN BUREN ST NE	KERNER RICHARD & THERESA M
073223110012	17213 VAN BUREN ST NE	BRULE, WYATT M
073223110013	17229 VAN BUREN ST NE	TAYLOR STEVEN L & JUDY A
073223110014	17245 VAN BUREN ST NE	SCHUSTER, BREE P
073223110015	17248 ABLE ST NE	KHVOSHCHINSKIY, SERGEY
073223110016	17234 ABLE ST NE	BENNETT, SHAWN M
073223110017	17214 ABLE ST NE	BECKER, JANEL R
073223110018	17206 ABLE ST NE	KIRCHNER JOSEPH R & LAURA A
333223340018	2039 133RD LN NE	JOHNSON, GREGORY G
333223340019	2055 133RD AVE NE	KUSS JOSHUA
333223340020	2110 134TH LN NE	BOWEN, DALE S
333223340021	2016 133RD LN NE	HOFFMAN KATIE J
333223340022	2024 133RD LN NE	ABRAMOWSKI, EMILY RENAE MISCHEL
333223340023	2058 133RD LN NE	LUCAS NICK
243223330014	14957 DURANT ST NE	PEDERSEN DAVID M & HOLLY M
323223210004	13941 LINCOLN ST NE	HARSTAD GLEN
323223210006	14050 LINCOLN ST NE	GREY DUCK DEVELOPMENT LLC
323223210007	14022 LINCOLN ST NE	CSM LEASING LLC
323223210008	13956 LINCOLN ST NE	MMI LLC
343223430011	3139 134TH AVE NE	PETERSON TRUSTEE, JEFFREY G
293223340023	14203 LINCOLN ST NE	LINCOLN STREET HOLDINGS LLC
293223340010	14139 LINCOLN ST NE	DICKENSON ROBERT J & RENEE K
283223140010	14657 TACONITE ST NE	PHILLIPS TRUSTEE, JAMES C
293223340012	14216 LINCOLN ST NE	JW2 PROPERTIES LLC

203223430012	14941 ABERDEEN ST NE	POSTHUMUS JAY E & KELLI M
063223240006	564 177TH AVE NE	DEMPSEY, MARC A
063223240007	538 177TH AVE NE	PARKOS, RYAN J
063223240008	522 177TH AVE NE	BINSTOCK BRIAN
063223240009	510 177TH AVE NE	LECLAIR, SARAH ANN
063223310011	460 177TH AVE NE	VUE CHA
263223320012	3530 145TH AVE NE	WAGNER, JENNIFER
263223320013	3552 145TH AVE NE	CARLSON, BRADLEY A
263223310006	3606 145TH AVE NE	REYNOSO, EDWARD
263223310007	3624 145TH AVE NE	CRAIN, KYLE
263223310008	3646 145TH AVE NE	BINDERT, MICHAEL R
263223240004	14546 SHENANDOAH ST NE	BOLDO TRUSTEE DAN
263223240005	14528 SHENANDOAH ST NE	GOHDES, ERIC
263223240006	14506 SHENANDOAH ST NE	MERZ LUCAS J
263223240007	3609 146TH AVE NE	NELSON, REX C
263223240008	3631 146TH AVE NE	VOIT PAUL J & DONNA J
263223240009	3649 146TH AVE NE	GODDARD, HOPE E
263223240010	3701 146TH AVE NE	ATCHISON ROHLAND & CYNTHIA
263223240011	3723 146TH AVE NE	ANDERSON, GERALD J
263223240012	3710 146TH AVE NE	PROVO, KENNETH W
263223240013	3654 146TH AVE NE	IVERSON, RYAN W
263223240014	14549 SHENANDOAH ST NE	BECKSTROM, DAVID E
263223240015	14533 SHENANDOAH ST NE	EASTLUND, DANIEL
263223240016	14513 SHENANDOAH ST NE	SANDBERG, SCOTT O
263223310009	14501 SHENANDOAH ST NE	SCHOONOVER, ANDREW W
263223310010	3647 145TH AVE NE	MCGUIRE, ADAM
263223310011	3651 145TH AVE NE	SCHUSTED TIMOTHY A & STEPHANIE
263223320018	14353 NAPLES ST NE	MONTGOMERY TRUSTEE JOHN H
263223310012	3631 144TH AVE NE	CHESLEY, JODY J
263223320016	3619 144TH AVE NE	CROCKETT, CHRIS
263223310013	3620 144TH AVE NE	BROSS, DONALD R
263223310014	14350 TIPPECANOE ST NE	BATCHA MELISSA
263223310015	14328 TIPPECANOE ST NE	KNOLL BRADLEY
263223310016	14409 TIPPECANOE ST NE	THEISEN BRETT D
263223310017	14357 TIPPECANOE ST NE	POTTHOFF, ERIC J
263223310018	3654 143RD LN NE	REICHERT DANIEL
153223110003	16327 EAST LAKE NETTA DR NE	KOHOUT BRIAN
153223110012	16460 KISKA ST NE	GIST CHRISTOPHER
153223110013	16410 KISKA ST NE	WALD CHAD C
153223110004	3239 CONSTANCE BLVD NE	HEAD OLIVIA CHRISTINE
153223110005	3337 CONSTANCE BLVD NE	SULLIVAN TIMOTHY
153223110006	3367 CONSTANCE BLVD NE	SCHULTZ, RUSSELL
153223110007	16359 KISKA ST NE	KUNZMAN CODY
153223110008	16419 KISKA ST NE	ALBERT, MOHAMED T
153223110009	16459 KISKA ST NE	FRITH II RICHARD REID
153223110010	16479 KISKA ST NE	PAHLEN, CRAIG R
153223110011	16476 KISKA ST NE	BRANDL, ANDREW

203223430012	14941 ABERDEEN ST NE	POSTHUMUS JAY E & KELLI M
063223240006	564 177TH AVE NE	DEMPSEY, MARC A
063223240007	538 177TH AVE NE	PARKOS, RYAN J
063223240008	522 177TH AVE NE	BINSTOCK BRIAN
063223240009	510 177TH AVE NE	LECLAIR, SARAH ANN
063223310011	460 177TH AVE NE	VUE CHA
263223320012	3530 145TH AVE NE	WAGNER, JENNIFER
263223320013	3552 145TH AVE NE	CARLSON, BRADLEY A
263223310006	3606 145TH AVE NE	REYNOSO, EDWARD
263223310007	3624 145TH AVE NE	CRAIN, KYLE
263223310008	3646 145TH AVE NE	BINDERT, MICHAEL R
263223240004	14546 SHENANDOAH ST NE	BOLDO TRUSTEE DAN
263223240005	14528 SHENANDOAH ST NE	GOHDES, ERIC
263223240006	14506 SHENANDOAH ST NE	MERZ LUCAS J
263223240007	3609 146TH AVE NE	NELSON, REX C
263223240008	3631 146TH AVE NE	VOIT PAUL J & DONNA J
263223240009	3649 146TH AVE NE	GODDARD, HOPE E
263223240010	3701 146TH AVE NE	ATCHISON ROHLAND & CYNTHIA
263223240011	3723 146TH AVE NE	ANDERSON, GERALD J
263223240012	3710 146TH AVE NE	PROVO, KENNETH W
263223240013	3654 146TH AVE NE	IVERSON, RYAN W
263223240014	14549 SHENANDOAH ST NE	BECKSTROM, DAVID E
263223240015	14533 SHENANDOAH ST NE	EASTLUND, DANIEL
263223240016	14513 SHENANDOAH ST NE	SANDBERG, SCOTT O
263223310009	14501 SHENANDOAH ST NE	SCHOONOVER, ANDREW W
263223310010	3647 145TH AVE NE	MCGUIRE, ADAM
263223310011	3651 145TH AVE NE	SCHUSTED TIMOTHY A & STEPHANIE
263223320018	14353 NAPLES ST NE	MONTGOMERY TRUSTEE JOHN H
263223310012	3631 144TH AVE NE	CHESLEY, JODY J
263223320016	3619 144TH AVE NE	CROCKETT, CHRIS
263223310013	3620 144TH AVE NE	BROSS, DONALD R
263223310014	14350 TIPPECANOE ST NE	BATCHA MELISSA
263223310015	14328 TIPPECANOE ST NE	KNOLL BRADLEY
263223310016	14409 TIPPECANOE ST NE	THEISEN BRETT D
263223310017	14357 TIPPECANOE ST NE	POTTHOFF, ERIC J
263223310018	3654 143RD LN NE	REICHERT DANIEL
153223110003	16327 EAST LAKE NETTA DR NE	KOHOUT BRIAN
153223110012	16460 KISKA ST NE	GIST CHRISTOPHER
153223110013	16410 KISKA ST NE	WALD CHAD C
153223110004	3239 CONSTANCE BLVD NE	HEAD OLIVIA CHRISTINE
153223110005	3337 CONSTANCE BLVD NE	SULLIVAN TIMOTHY
153223110006	3367 CONSTANCE BLVD NE	SCHULTZ, RUSSELL
153223110007	16359 KISKA ST NE	KUNZMAN CODY
153223110008	16419 KISKA ST NE	ALBERT, MOHAMED T
153223110009	16459 KISKA ST NE	FRITH II RICHARD REID
153223110010	16479 KISKA ST NE	PAHLEN, CRAIG R
153223110011	16476 KISKA ST NE	BRANDL, ANDREW

223223340008	2817 WESTLUND DR NE	LANCASTER, DANIEL W
223223340017	2941 149TH AVE NE	LUNDGREN, RANDALL P
223223340009	2821 WESTLUND DR NE	JOHNSON KEVIN K & STACEY L
223223340010	2823 WESTLUND DR NE	WELLMAN LEIGHTON C & ANDRIA L
223223340011	2829 WESTLUND DR NE	SCHULTZ MATHEW W & CHERYL L
223223340012	2839 WESTLUND DR NE	MOSHIER ADAM
223223340013	2849 WESTLUND DR NE	AYOTTE, SCOTT D
223223340014	2861 WESTLUND DR NE	SKAMSER, DANIEL J
223223340015	2907 WESTLUND DR NE	MORROW ALAN C
223223340016	2923 WESTLUND DR NE	MCGRATH PATRICK J & CAROL J
273223420022	3059 143RD AVE NE	PIERSON WADE R & WAHTO SARA L
273223420024	3145 143RD AVE NE	HASAN, KHUSRO
273223430009	14157 CORAL SEA ST NE	SCHNEIDER KERRY L
273223430018	3060 142ND AVE NE	KHANG CHANG
273223430010	14223 CORAL SEA ST NE	INWARDS, JEREMIAH S
273223430011	3012 143RD AVE NE	ZDENEK, ROBERT A
273223430012	3034 143RD AVE NE	LEIS TRUSTEE DAVID
273223430013	3056 143RD AVE NE	BROWN, NATHAN T
273223430014	14242 GUADALCANAL ST NE	FRIEDRICH TRUSTEE ADAM RAY
273223430015	14218 GUADALCANAL ST NE	ODDEN, SHANE C
273223430016	3051 142ND AVE NE	MINIKUS DAVID A & DENISE S
273223430020	14245 GUADALCANAL ST NE	TAYLOR MATTHEW
273223430027	14149 GUADALCANAL ST NE	INGVALDSEN, CHRISTOPHER T
273223430021	14227 GUADALCANAL ST NE	MEADOWS TODD M & LARA M
273223430022	3131 142ND AVE NE	HAMANN MICHAEL R & TERESA M
273223430023	3159 142ND AVE NE	LEBLANC, MARIO C
273223440006	3229 142ND AVE NE	NOREN, KYLE
273223440007	3226 142ND AVE NE	TREMPE THOMAS M & JENNIFER M
273223430024	3204 142ND AVE NE	HAUSER, JAMIE J
273223430025	3148 142ND AVE NE	CHRISTOPHERSON, PATRICK T
273223430026	3120 142ND AVE NE	BRITTAİN, TIMOTHY M
013223330003	4356 176TH AVE NE	REDFIELD MICHAEL S
273223430028	3044 142ND AVE NE	CURTISS, KRISTIE G
273223430029	14140 GUADALCANAL ST NE	PRESCOTT, JUSTIN S
013223320015	17557 DURANT ST NE	PENDERGAST, HEIDI
013223320016	17521 DURANT ST NE	WOHLK, RYAN
263223110015	14850 AUSTIN ST NE	DEKOCK, ANDREW L
263223110016	14818 AUSTIN ST NE	SMITH, MICHAEL J
263223110017	14750 AUSTIN ST NE	MADSON RYAN
263223110018	14742 AUSTIN ST NE	BRENNY, AMY SUE
263223110019	14749 AUSTIN ST NE	BROBERG, THOMAS A
263223110031	4052 148TH LN NE	BEITZ, MARK A
263223110021	4024 148TH LN NE	KALMES, MICHAEL P
263223110022	4030 149TH AVE NE	DREWLO, STEVEN R
263223110023	4027 148TH LN NE	FROEMMING, TYLER J
263223110024	4049 148TH LN NE	CONELLY, KYLE M
263223110025	4057 148TH LN NE	BLUMHOFER TRUSTEE JAMES R

263223110026	4100 149TH AVE NE	GESE MATTHEW
263223110027	4050 149TH AVE NE	DELCASTILLO, SANDRA J
193223430008	729 150TH AVE NE	MANCELL, JOSHUA M
193223430009	707 150TH AVE NE	PANEK, AIMEE
193223430010	657 150TH AVE NE	PATZKE, DAVID M
193223430011	623 150TH AVE NE	MCCOY, BRIAN D
193223430012	609 150TH AVE NE	FROEHLIG PAULINE F & STEVEN M
193223430013	14961 MADISON ST NE	SPENCER HENRY
193223430014	14948 MADISON ST NE	LUND, JASON D
193223430015	14954 MADISON ST NE	SCHILLO JOHN F & TERESA L
193223430016	614 150TH AVE NE	GANNUCCI GERALD & JOYCE
283223130020	2215 146TH AVE NE	LANDIS, DAVID W
283223130021	2233 146TH AVE NE	JOHNSON CLAYTON
283223130022	2255 146TH AVE NE	NELSON BRENT
283223130023	2311 146TH AVE NE	HOOVER ROBERT
283223130024	2329 146TH AVE NE	CONRAD JOHN A & JENNIFER L
283223130025	14652 TACONITE ST NE	BURNS, STEVEN
2.83223E+11	14625 TACONITE ST NE	PETERSON-KINNUNEN LISA A
013223330006	4419 176TH AVE NE	REED STEPHANIE J
283223130029	14611 RADISSON RD NE	JONES, SCOTT
283223130030	2216 146TH AVE NE	JAREMKO JAMES E
283223130031	14624 ROCHESTER ST NE	MEUER MARK V & DENISE D
283223130032	14616 ROCHESTER ST NE	SLATER DALLAS D & WENDY M
283223130033	14615 ROCHESTER ST NE	DREWS, ANTHONY M
283223130034	2262 146TH AVE NE	DEORAJ, SUROOJNARINE
283223130036	2340 146TH AVE NE	ALBERTSON, JAY G
283223130037	14612 TACONITE ST NE	BERENS DREW
073223140015	16918 VAN BUREN ST NE	RELLER, TROY M
213223420008	15240 QUAMBA ST NE	WEST JAY B
213223420010	15201 QUAMBA ST NE	VOKATY CHAD C
213223420011	15207 QUAMBA ST NE	OLSON JOLYNN ERIKSON
213223420013	15257 QUAMBA ST NE	DOYLE RICHARD E
363223320003	4212 136TH AVE NE	LEE, CHAI
363223320004	4250 136TH AVE NE	SUNDERLAND, RYAN C
363223320005	4314 136TH AVE NE	ROJESKI, PHILLIP
363223320006	13624 GHIA ST NE	HOLLAND, PATRICIA
363223320007	13614 GHIA ST NE	WILLETTE, KEVIN M
363223320008	13625 GHIA ST NE	HAMRE, KYLE R
363223320009	13639 GHIA ST NE	SCHROEDER, JULIE A
363223320010	13647 GHIA ST NE	SCHLUENDER, DANIEL S
363223320012	4249 136TH AVE NE	KIM TRUSTEE LINDSAY
363223320011	13640 GHIA ST NE	SORENSEN, GREG E
363223230003	13708 GHIA ST NE	SHULTZ, MARK
363223230004	13712 GHIA ST NE	DEIMEL, MATTHEW
363223230005	13732 GHIA ST NE	SAM, CHAN
363223230006	13742 GHIA ST NE	PASKAR, DANIIL S
363223230007	13810 GHIA ST NE	BRADISH TRUSTEE, CELESTE JOY



363223230008	13820 GHIA ST NE	REDLAND, ERIK
363223230009	13815 GHIA ST NE	LANG, JUSTIN LEE
363223240011	13745 ISETTA ST NE	BRAUSEN, THEODORE S
363223240012	13735 ISETTA ST NE	PACKER LORI A
363223230010	13747 GHIA ST NE	CREMEEN BRYAN T
363223240007	13740 ISETTA ST NE	GUNDERSON LYNNE M
363223230012	13812 ISETTA ST NE	NOVAK, MARK
363223240008	13820 ISETTA ST NE	BUNDERMANN, ANDREW L
363223240009	13835 ISETTA ST NE	CASPER ERIN M
363223240010	13817 ISETTA ST NE	STEINHAUSER, DANIEL
363223230013	13705 GHIA ST NE	DAHLGREN, JOHN
363223230014	4350 137TH LN NE	SHARKEVICH IGOR
363223240014	4420 137TH LN NE	STRASSER, KEVIN
353223210027	3705 139TH AVE NE	SARIM MASSIH
153223120005	3041 164TH AVE NE	GRAZZINI, NICK
153223120006	3103 164TH AVE NE	KOEZLY CHERI L & THOMAS G
153223120007	3129 164TH AVE NE	REMER, TARA C
153223120008	3147 164TH AVE NE	MATZKE, JOSEPH A
153223120009	3056 164TH AVE NE	SCHWARTZ, DAVID A
153223120010	16339 GUADALCANAL ST NE	LEACH KATHLEEN B TRUSTEE
153223120011	16323 GUADALCANAL ST NE	TAPPE TYLER
153223120012	3115 CONSTANCE BLVD NE	HADZIMA, JOSEPH
153223120013	16326 EAST LAKE NETTA DR NE	DEBURH MICHAEL S & DEBRA J
153223120014	3152 164TH AVE NE	DAYTON, KURT L
153223120015	3114 164TH AVE NE	YANG XENG
153223120016	3016 164TH AVE NE	SCHLAGEL, CHRISTOPHER
153223120017	16354 GUADALCANAL ST NE	LIN JACQUELINE
153223120018	16328 GUADALCANAL ST NE	QUALE, MATTHEW C
053223210008	1229 180TH LN NE	BIESEMAYER, JOHNNY
053223220017	1215 180TH LN NE	SOMNIS, JEREMY
053223220018	1211 180TH LN NE	RYGH, MARK D
053223210009	1206 180TH LN NE	KNUTSON, CHAD
053223210010	1220 180TH LN NE	LARSON, JASON
053223210011	1248 180TH LN NE	KUEHN, MATTHEW
013223310002	4411 176TH LN NE	BOROVANSKY LEE E & KIMBERLY K
013223310003	4433 176TH LN NE	BLACKFORD TRUSTEE JOHN DAVID
013223310004	4451 176TH LN NE	SCHMIT, JACK R
013223310005	4513 176TH LN NE	SPANTON MILTON D III & LYNN A
013223310006	4541 176TH LN NE	YOUNGBERG RONDA LEE
013223310007	4408 176TH LN NE	CHANEY, GREGORY A
013223310016	4453 176TH AVE NE	EARNEST, TODD R
013223310017	4421 176TH AVE NE	LUKKASON, MICHAEL M
013223310008	4420 176TH LN NE	KELLEN, SCOTT
013223310009	4442 176TH LN NE	FIRNSTAHL, JEFFERY M
013223310010	4458 176TH LN NE	SAX, GREGORY J
013223310011	4516 176TH LN NE	FJELSTED TRUSTEE, CINDY L
013223310012	4546 176TH LN NE	CANADY LARRY D & MELISA D

013223310013	4545 176TH AVE NE	STEINHOFF BRADLEY J & CORRINE
013223310014	4529 176TH AVE NE	SANDSTROM, MARY
013223310015	4505 176TH AVE NE	SIVERHUS DOUGLAS
013223310018	4440 176TH AVE NE	BLOEDOW, MICHAEL J
013223310019	4502 176TH AVE NE	SLAWSON SR TRUSTEE, BRADLEY D
013223310020	4520 176TH AVE NE	RUE, RANDAL
013223310021	4544 176TH AVE NE	ED, RICHARD A
013223310022	17508 LEVER ST NE	KILDEGAARD, ERIC J
013223340004	4414 176TH AVE NE	SCHOWALTER ANDREW P
013223330004	4326 176TH AVE NE	TUTTLE ANTHONY RAY
013223330005	17457 DURANT ST NE	GILLESBY JEREMIAH
073223130004	17051 QUINCY ST NE	SCHULTZ, BRADY
093223420008	16848 STAPLES ST NE	COUILLARD CORY
093223420009	16820 STAPLES ST NE	JACOBS, BRIDGETTE
093223420010	16762 STAPLES ST NE	ECKER, MARK D
093223420011	2360 168TH AVE NE	STENGER, SCOTT T
093223410016	2422 168TH AVE NE	JOHNSON ERIK S
093223410017	2440 168TH AVE NE	WALD TRUSTEE MORITZ J
093223420012	16849 STAPLES ST NE	THOMPSON, DENNIS L
093223420013	16821 STAPLES ST NE	BOEHME, CURTIS
093223410018	16806 TACONITE ST NE	JENKINS, BRENT E
093223410019	16818 TACONITE ST NE	PETERS CHRISTINA
093223410020	16821 TACONITE ST NE	REKDAL, JILL M
093223410021	2406 169TH AVE NE	ST-JEAN MAUDELINE
093223410022	2440 169TH AVE NE	WAGNER, RONALD
093223410023	16817 TACONITE ST NE	STARCEVICH, GEORGE
093223410024	2441 168TH AVE NE	BORSTNER RYAN G
353223240003	13833 SHENANDOAH ST NE	WYLIE TRUSTEE, TODD C
353223240004	13817 SHENANDOAH ST NE	LEMKE JAYMIE L
353223240005	13759 SHENANDOAH ST NE	MCMANUS MICHAEL T & LORI A
353223240017	13780 SHENANDOAH ST NE	RADTKE, STEPHEN P
353223240018	13800 SHENANDOAH ST NE	COSTA JOSEPH F
353223240007	13746 SHENANDOAH ST NE	RUDLONG TERRY M & MICHELLE M
353223220016	14056 QUEMOY ST NE	ELDSTROM, KERRY
353223220017	14034 QUEMOY ST NE	LERO SHARI ANN
353223220018	14008 QUEMOY ST NE	KINNEY MARK & JENNIFER
353223220019	13956 QUEMOY ST NE	SABEN MICHAEL R & TRYN R
353223220020	13934 QUEMOY ST NE	ZEMIEN TRUSTEE, ANDREW S
353223220021	13912 QUEMOY ST NE	LOHMAN JOAN M & TRACEY L
033223430027	17300 INTERLACHEN DR NE	PARKER KYLE J
093223140008	2548 170TH AVE NE	BOBEICA, SORIN G
323223430020	1544 134TH AVE NE	C2M2 LLC
323223430021	1547 133RD LN NE	HOANG, HENRY V
323223430024	13352 ABERDEEN ST NE	STONE HARSTAD INC
283223420030	14420 ROCHESTER ST NE	PAULUS, JAMES E
283223420039	14328 ROCHESTER ST NE	HAYDEN TRUSTEE, STEPHEN R
283223420040	14326 ROCHESTER ST NE	PILGRAM, GLENNIS

283223420041	14318 ROCHESTER ST NE	LEIDIG, WANDA FAYE
283223430078	14260 ROCHESTER ST NE	KREIN, LAWRENCE J
283223430079	14256 ROCHESTER ST NE	BULMER, WILLIAM K
283223430080	14254 ROCHESTER ST NE	SEIFERT, DAVID A
283223430081	14250 ROCHESTER ST NE	PEDERSON, ROBERT A
283223430082	14238 ROCHESTER ST NE	FRIES STEPHEN J
283223430083	14230 ROCHESTER ST NE	HOWARD TRUSTEE MICHAEL D
283223430084	2233 141ST LN NE	ROSSINI, BRUCE A
283223420031	14416 ROCHESTER ST NE	RAMACHER, TIMOTHY J
283223430085	2227 141ST LN NE	FLOWER, DONALD J
283223430086	2219 141ST LN NE	SNIDARICH, KAREN
283223430087	2213 141ST LN NE	DONALD, WILLIAM P
283223420032	14408 ROCHESTER ST NE	JOHNSON, VERNON F
283223420033	14404 ROCHESTER ST NE	DUNLAVEY ANITA L
283223420034	14360 ROCHESTER ST NE	BROLSMA KRISTEN KAY
283223420035	14354 ROCHESTER ST NE	SCHULZ, DARWIN D
283223420036	14346 ROCHESTER ST NE	RUETTEN, JOAN M
283223420037	14340 ROCHESTER ST NE	KEMPF TRUSTEE, CHARLES M
283223420038	14334 ROCHESTER ST NE	PRESSELLER, FRANK J
283223420021	14347 ROCHESTER ST NE	GINN TRUSTEE, RONALD A
283223430074	14255 ROCHESTER ST NE	PATTERSON TRUSTEE RUTH A
283223430075	14249 ROCHESTER ST NE	PACKER, LLOYD JAMES
283223430076	14243 ROCHESTER ST NE	KIRCH RAYMOND J
283223430077	14240 STAPLES ST NE	BIBEAU, JOHN
283223420022	14341 ROCHESTER ST NE	KENSY TRUSTEE CAROL
283223420023	14335 ROCHESTER ST NE	VOELLER, JEROME D
283223420024	14329 ROCHESTER ST NE	THOMAS TRUSTEE, RICHARD E
283223420025	14323 ROCHESTER ST NE	WAGNER, DONALD E
283223420026	14317 ROCHESTER ST NE	HAWKINS TRUSTEE, STEVEN G
283223420027	14311 ROCHESTER ST NE	KRUEGER KENT
283223420028	14305 ROCHESTER ST NE	EIBENSTEINER, HERBERT A
283223430073	14261 ROCHESTER ST NE	ELLIS, GARY C
353223210009	3644 BUNKER LAKE BLVD NE	VITEK CHRISTOPHER G
353223210018	3635 139TH AVE NE	STENGER, RAYMOND
353223240011	13855 SHENANDOAH ST NE	TUFTE JAMIE L & DAHL TUFTE AMY
353223210010	3658 BUNKER LAKE BLVD NE	HEDRINGTON, MATHEW J
353223210011	3611 140TH AVE NE	MYERS, KELLY RAE
353223210012	3635 140TH AVE NE	CROOKS ANDREW L
353223210021	3642 140TH AVE NE	BAYLESS MARK E
353223210025	3640 140TH AVE NE	SAJADY SAID S
353223210015	3632 140TH AVE NE	OLIVAS, JAMIE
353223210016	3610 140TH AVE NE	SANDBERG, GAUTE
353223210017	13915 QUEMOY ST NE	HALLER, MATTHEW C
023223410023	4015 INTERLACHEN DR NE	GILBERT, THOMAS
023223410016	4033 INTERLACHEN DR NE	STONE BRADLEY D & JENNIFER A
023223410017	4055 INTERLACHEN DR NE	BRUHN-DING DEAN A & BARBARA J
023223410018	4109 INTERLACHEN DR NE	PETERSON DAVID E

023223410019	4121 INTERLACHEN DR NE	LANDWEHR, JEFFREY
273223420021	3037 143RD AVE NE	WAYNE, CLINT P
203223240028	1313 154TH AVE NE	LB COMMERCIAL LLC
203223240029	1333 154TH AVE NE	LANTZ, STEVEN G
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263223230011	14506 QUEMOY ST NE	BUCKSA, AMIE K
263223230012	14530 QUEMOY ST NE	CHRISTIANSON, CURTIS
263223230013	14560 QUEMOY ST NE	BOXRUD, DANIEL R
263223230014	14549 QUEMOY ST NE	MONTMINY JASON
263223230015	14527 QUEMOY ST NE	COLMAN, DARRELL
263223230016	14505 QUEMOY ST NE	PETERSON, ALLISON PAIGE
263223220017	14807 NAPLES ST NE	KOTZENMACHER, JASON M
263223220018	14828 OKINAWA ST NE	SACK, BRANDON
263223220019	14812 OKINAWA ST NE	RINEHART, JAMES H
263223220020	14756 OKINAWA ST NE	SCHLOMANN, ALAN K
263223220021	14738 OKINAWA ST NE	INDERRIEDEN, STEVEN A
263223220022	14720 OKINAWA ST NE	WALLIN, CHRISTOPHER J
263223220023	3435 147TH AVE NE	PETERSON, KENT C
263223220024	14731 NAPLES ST NE	LEHTINEN COREY
263223220025	14749 NAPLES ST NE	WITHEE, MONTE J
263223220026	3548 149TH AVE NE	VAUGHN, KATHLEEN JOY
263223220035	3504 148TH AVE NE	CAVEN, MATT
263223220036	3513 147TH AVE NE	MELIN, DIANA L
263223220037	3535 147TH AVE NE	PARSONS, MATTHEW R
263223220038	3549 147TH AVE NE	RICHARDS, CALVIN
263223210011	3611 147TH AVE NE	KHAMSYVORAVONG, BOUAPHATH
263223210012	3627 147TH AVE NE	FOX TRUSTEE KARA
263223210013	3649 147TH AVE NE	BREKKEN, JASON D
263223210014	3713 147TH AVE NE	GUSE, BRYAN C
263223220027	3532 149TH AVE NE	LARSON RICHARD A
263223220028	3514 149TH AVE NE	HAGMAN, LARA J
263223220029	14827 OKINAWA ST NE	HEDBERG, DANIELLE
263223220030	3507 148TH AVE NE	POLSTER, ROBERT
263223220031	3529 148TH AVE NE	FRANCK RONALD G & KELLY K
263223220032	3537 148TH AVE NE	YANTA, BRADLEY J
263223220033	3540 148TH AVE NE	WEIL, THOMAS
263223220034	3524 148TH AVE NE	NORDLING, JASON
263223210015	14751 URAL ST NE	HUBBLE, CORY L
263223210016	14733 URAL ST NE	MICKELSON, TOBY J
263223230017	3430 147TH AVE NE	EKLUND, ERIC
263223230018	3450 147TH AVE NE	MCGOWAN, JEFFREY L
263223220040	3522 147TH AVE NE	WALLRAFF, RYAN
263223210017	3620 147TH AVE NE	RUMSEY, ROSE M
263223210018	3642 147TH AVE NE	MATTISON WILLIAM J
263223210019	3658 147TH AVE NE	OLSON, KEVIN J
263223210020	3720 147TH AVE NE	TOPEFF, MATTHEW V B

223223440007	3228 151ST AVE NE	HART, ROBERT F
223223440008	3245 151ST AVE NE	DUGAS CRAIG S
223223440009	3301 151ST AVE NE	YANG, TOU M
223223430009	3200 151ST AVE NE	ROHLAND TRUSTEE WADE A
223223430010	3148 151ST AVE NE	COOLBROTH, KYLE J
223223430011	3130 151ST AVE NE	LUU WING Y
223223420003	3124 151ST AVE NE	SWETMAN NETLAND TRUSTEE CATHERINE L
223223420004	3133 151ST AVE NE	HAMANN, DANIEL J
223223420005	3151 151ST AVE NE	DICKSON, ADAM T
223223410004	3207 151ST AVE NE	VAN METER, KEVIN B
223223410005	3229 151ST AVE NE	BROWN WILLIAM F
223223440010	3312 151ST AVE NE	GORMSEN, LONNIE
223223440011	3330 151ST AVE NE	CARSEN, BRETT
223223440012	3352 151ST AVE NE	CHRISTENSEN MATTHEW
193223420003	641 152ND AVE NE	MCCLINTOCK, MICHAEL
193223420004	703 152ND AVE NE	DUFAULT, PETER B
193223420005	729 152ND AVE NE	GERARD KERRY L
193223420006	751 152ND AVE NE	THORSTENSON SUZANNE M & CORY W
193223420007	624 152ND AVE NE	BRODEEN, DREW ALLAN
193223420008	638 152ND AVE NE	FENTON PATTY JEAN
193223420009	660 152ND AVE NE	RYNERSON MICHAEL TODD
193223420010	15134 MONROE ST NE	PHILLIPS, MICHAEL R
193223420011	15122 MONROE ST NE	KLINK, IAN J
193223420012	15129 MONROE ST NE	COSGROVE JEFFREY & DENISE M
193223420013	720 152ND AVE NE	KRUESEL, KEVIN D
193223420014	742 152ND AVE NE	STANTON, JESSE PETER
193223420015	758 152ND AVE NE	ARCHIBEQUE DONALD J & JAYNE M
193223420016	15259 JEFFERSON ST NE	MRUGALA COURTNEY
193223420017	651 152ND LN NE	MORTEK KENNETH J
193223420018	701 152ND LN NE	LEMM CHAD
193223420019	733 152ND LN NE	SWANSON TRAVIS LEE
193223420020	15264 JEFFERSON ST NE	OLSON SUZANNE
193223420021	15254 JEFFERSON ST NE	KILL JOSEPH CONRAD
193223420022	652 152ND AVE NE	DAM TROY
193223420023	639 152ND LN NE	WEWERS JUSTIN
193223420024	652 152ND LN NE	TILLMANN NICHOLAS
193223420025	704 152ND LN NE	ANCHETA TYLER
193223420026	730 152ND LN NE	ANDERSON AARON P
193223420027	752 152ND LN NE	KUBACKI SARAH
153223210017	2928 163RD LN NE	JONES JEFFREY A & LISA M
153223210009	2834 165TH AVE NE	OMER TRUSTEE, WESLEY W
153223210010	2856 165TH AVE NE	NEUTGENS JOHN E & ROSALIND L
153223210011	2902 165TH AVE NE	TOWN, TRUDE R
153223210012	16386 EDISON ST NE	KOEHNEN SAM
153223210013	2921 163RD LN NE	DREVECKY TED J & TAMRA J
153223210014	2865 163RD LN NE	LARSON, ROBERT
153223210015	2858 163RD LN NE	HARING KYLE W & CATHLEEN A

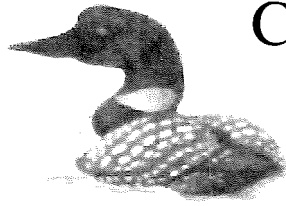
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153223210018	2960 164TH AVE NE	URICH SCOTT M & DEBBIE K
153223210022	16347 EDISON ST NE	MCCARTHY TRUSTEE CAITLYN J
113223240002	3741 170TH LN NE	HEACOX, CHAD
113223230006	3463 170TH LN NE	DAHLBERG, ANDREW E
113223230007	3441 170TH LN NE	SILL, JOSEPH R
113223230008	3423 170TH LN NE	THOMPSON, BRIAN
113223230009	3411 170TH LN NE	BURLEY, MICHAEL
113223230010	3410 170TH LN NE	KNUDTSON, THOMAS C
113223230011	3422 170TH LN NE	HOHEISEL, SHANNON L
113223230012	3444 170TH LN NE	THALHUBER, ADAM J
113223230013	3462 170TH LN NE	POWELL, JAMES
113223230014	3524 170TH LN NE	SPANIOL, ZACKARY J
113223230015	3540 170TH LN NE	SADLER, JOSEPH J
113223240003	3727 170TH LN NE	TORES MARCO
113223230016	3556 169TH LN NE	ZEBRO, PATRICK S
113223230017	3610 169TH LN NE	NEWMAN, MATTHEW JEROME
113223240020	3628 169TH LN NE	KENT, BRYAN
113223240021	3644 169TH LN NE	POWELL, STEVEN C
113223240022	3658 169TH LN NE	BAUER ALEXANDRA
113223240023	3714 169TH LN NE	KJELLBERG LUKE
113223240024	3730 169TH LN NE	HALL, DANIEL L
113223240025	3752 169TH LN NE	HUFFMASTER JONATHAN DAVID
113223240004	3705 170TH LN NE	BETHESDA LUTHERAN COMMUNITIES INC
113223240005	3639 170TH LN NE	XIONG, TOUA
113223240006	3633 170TH LN NE	HAUGAARD, BRAD
113223240007	3611 170TH LN NE	BRUST, STEPHEN
113223230003	3555 170TH LN NE	VERDICK, JOHN
113223230004	3543 170TH LN NE	WHITE, JASON
113223230005	3521 170TH LN NE	RUIZ MARTIN R ALEJOS
113223240008	3729 169TH LN NE	KAVANAUGH, BENJAMIN S
113223240017	3748 170TH LN NE	POMPLUN TRUSTEE, CRAIG J
113223240018	17008 VICKERS ST NE	ADAMS, ANDREW
113223240019	3747 169TH LN NE	FABER, KENNETH E
113223240009	3713 169TH LN NE	SIMES, ERIC L
113223240010	3651 169TH LN NE	LAZZI VINCENZO
113223240011	3627 169TH LN NE	HATZENBELLER TRUSTEE MICHAEL J
113223240012	3612 170TH LN NE	GRANT, MIKE
113223240013	3634 170TH LN NE	GARSDIE, AARON J
113223240014	3650 170TH LN NE	CLARKE, JULIE A
113223240015	3708 170TH LN NE	MOFJELD, NORMAN R
113223240016	3732 170TH LN NE	SAHR, BRYAN S
113223130016	17047 VICKERS ST NE	SMITH, JAMES R L
113223130017	17029 VICKERS ST NE	PATNODE III, DONALD
113223130018	17007 VICKERS ST NE	ZIEGELMEIER TRUSTEE PENNY
113223130019	16949 VICKERS ST NE	WAGNER, JASON G
113223130020	16921 VICKERS ST NE	STEIDL KEITH

243223330012	4225 149TH AVE NE	CONKLIN, JEFFREY A
243223330013	14931 DURANT ST NE	MORIARTY, JEFFREY A
033223210003	17918 CORAL SEA ST NE	FAIRCHILD, JOSHUA M
033223210012	2911 180TH AVE NE	ANDERSON, MICHAEL W
033223210013	2908 180TH AVE NE	VOSBURG, CORRINNE S
033223210014	2862 180TH AVE NE	WARNER SEAN K & MELINDA R
033223210015	2844 180TH AVE NE	BROWN TYLER JOE
033223210004	17934 CORAL SEA ST NE	JOHNSON, DAWN ELAINE
033223210005	17958 CORAL SEA ST NE	PETT, CHRISTOPHER G
033223210006	18012 CORAL SEA ST NE	WINGE, DANIEL E
033223210007	18021 CORAL SEA ST NE	VAN BERKOM, JONATHAN C
033223210008	18015 CORAL SEA ST NE	FEENEY, RUSSELL
033223210009	18009 CORAL SEA ST NE	SCHOPPENHORST TRUSTEE, NANCY
033223210010	2847 180TH AVE NE	SWENSON KENDALL WAYNE
033223210011	2861 180TH AVE NE	KELLEY, DAVID A
043223410002	2553 177TH AVE NE	SCHULTZ, THOMAS H
043223410003	2531 177TH AVE NE	WILLIAMS TRUSTEE MICHAEL
043223410004	2511 177TH AVE NE	SORMAN, JAMES R
043223410005	2449 177TH AVE NE	JONES TRUSTEE JEFFREY A
043223410006	2552 177TH AVE NE	LEITSCHUH, JOHN R
043223410007	2534 177TH AVE NE	SOFIE, TIMOTHY
043223410008	2510 177TH AVE NE	ARBOLEDA, RICHARD M
043223410009	2458 177TH AVE NE	BRENK, DARREN L
043223410010	2444 177TH AVE NE	ECKERT ROBERT J & GRACE A
043223410011	2438 177TH AVE NE	KURTH MATTHEW R
033223330014	17406 BATAAN ST NE	MIKULAK JEFFREY J & DELAYNA M
033223330015	17350 BATAAN ST NE	SINGH KELLY & DERRELL
033223330016	17330 BATAAN ST NE	BERGLUND, TOM
033223330017	17312 BATAAN ST NE	BASHIER ASRAF H & SEETADAI
033223330006	2618 174TH AVE NE	EICHMANN, BROCK W
033223330007	17356 ZUMBROTA ST NE	REMARKE STEVE M & STEPHANIE A
033223330008	17332 ZUMBROTA ST NE	SULLIVAN, TIMOTHY J
033223330009	17314 ZUMBROTA ST NE	CRABTREE STANLEY JAY
033223330010	17315 ZUMBROTA ST NE	JORGENSEN JAMIE J & KRISTI A
033223330011	17331 ZUMBROTA ST NE	BERGERON STEVEN M
033223330012	17349 ZUMBROTA ST NE	FRISKE, JAMES DENNIS
033223330013	2728 174TH AVE NE	CARLSON, KRISTOFER R
033223340003	17311 BATAAN ST NE	VESSELS CHERYL
033223340012	2941 174TH AVE NE	KIRKHAM, BRIAN PAUL
033223340013	2925 174TH AVE NE	BOLTON CHRISTOPHER J & K M
033223340014	2911 174TH AVE NE	BRANDL, MARK
033223340015	2859 174TH AVE NE	BERNARD MARK T
033223310015	17505 DUNKIRK ST NE	BETLAND TRUSTEE JAMES A
033223310004	2900 176TH AVE NE	HOLMLUND TERRI A
033223310005	2903 176TH AVE NE	SONNENFELD, YASMIN FALCON
033223310006	2861 176TH AVE NE	HAWKINSON, TYLER G
033223310007	2858 176TH AVE NE	HOTT TRUSTEE, GREGORY L

033223340004	17333 BATAAN ST NE	NELSON TRUSTEE, JOSEPH J
033223310008	17609 DUNKIRK ST NE	OLSON ALICHIA
033223310009	17619 DUNKIRK ST NE	ZIMMERMAN ANGELA JOANNE
033223320004	2730 177TH AVE NE	IVERSON, MICHAEL D
033223320005	2741 177TH AVE NE	MILLER, BENNIE
033223230006	2733 177TH AVE NE	PARSELL, KATIE L
033223230007	2720 178TH AVE NE	FALK JEFFREY G
033223230008	2732 178TH AVE NE	DRIEMAN, JAMES M
033223230009	2735 178TH AVE NE	LACEY, PAUL R
033223230010	2721 178TH AVE NE	STEINER LUCAS MICHAEL
033223230011	17801 DUNKIRK ST NE	DEO, ALYSSA
033223340005	17347 BATAAN ST NE	BRENEMAN, ANDREW N
033223230012	17819 DUNKIRK ST NE	DOAN TU
033223230013	2658 179TH AVE NE	WINDSCHILL, CHRISTOPHER J
033223340006	17405 BATAAN ST NE	STONER, ELISA L
033223340007	2842 174TH AVE NE	ENGER JACOB D
033223340008	2858 174TH AVE NE	WEISKOPF MICHAEL J
033223340009	2906 174TH AVE NE	KOETTER RICHARD T & SARA J
033223340010	2920 174TH AVE NE	NORTEN LISA P & RONALD R
033223340011	2934 174TH AVE NE	GUSTAFSON ABBEY
033223320006	2616 176TH AVE NE	EIDEN, PAUL A
033223310010	17550 DUNKIRK ST NE	KOSCHAK, DAVID J
033223310011	17532 DUNKIRK ST NE	PETERSON, ERIK JAMES
033223340016	17508 DUNKIRK ST NE	CHUESBERG EMILY A & ROGER L
033223340017	2841 174TH AVE NE	NUQUAY, GEORGE C JR
033223340018	2819 174TH AVE NE	PERRY, SARAH
033223330018	2759 174TH AVE NE	BEANE ROGER A
033223330019	2741 174TH AVE NE	KELLER, BRIAN
033223330020	2723 174TH AVE NE	GOUDE, JAMES A
033223330021	2661 174TH AVE NE	YOUNG WAYNE A & SHERYL L
033223330022	2647 174TH AVE NE	RIPLEY, ANTHONY J
033223320007	2631 176TH AVE NE	FLANNIGAN, DAVID J
033223330023	2623 174TH AVE NE	JOHNSON, HOWARD S
033223320008	2615 176TH AVE NE	KELLER, TIMOTHY
033223320009	2610 177TH AVE NE	BURLEY NATHAN M & NANCY A
033223320010	2622 177TH AVE NE	JOHNSON, WILLIAM
033223320011	2648 177TH AVE NE	GAFFEY JEREMI T & AMY L
033223320012	17638 DUNKIRK ST NE	KING, DYLAN JOSEPH
033223320013	17620 DUNKIRK ST NE	ANDERSON RAYMOND P
033223320014	17562 DUNKIRK ST NE	MATHIS, NATASHA M
033223230022	17834 DUNKIRK ST NE	PISHCHIK ALEKSANDR S & ALLA
033223230014	2659 177TH AVE NE	LINDGREN MICHAEL D & CHERYL C
033223230015	17722 DUNKIRK ST NE	WAKASUGI TYLER
033223230016	17746 DUNKIRK ST NE	PETERSON, KEVIN J
033223230017	2652 178TH LN NE	EKENSTEEN RANDY V & GLORIA M
033223230018	2630 178TH LN NE	NEWPORT DANIEL A & ANDREA M
033223230019	2618 178TH LN NE	EDGERTON TRUSTEE MELISSA S



033223230020	2629 178TH LN NE	HISH, ELIZABETH
033223230021	2645 178TH LN NE	PAUTSCH, GERRIT C
043223430016	17331 STAPLES ST NE	JOHNSON CHRISTOPHER
043223430017	2336 175TH LN NE	SEIBERT, BRANDON
043223430018	2344 175TH LN NE	AUNE TRUSTEE, JAMES W
043223440017	2345 175TH LN NE	WILKEN JESSE
043223420003	2349 175TH LN NE	FALLON, MARK A
043223420004	2333 175TH LN NE	FRYER, SCOTT
043223420005	2321 176TH AVE NE	ENGELMEYER, PHILIP
043223420006	2305 176TH AVE NE	GEISLER JACOB A
043223420007	2257 176TH AVE NE	GOIFFON MARISSA LEE
043223430020	17348 STAPLES ST NE	HUSSEIN RAMADAN
043223430021	2308 174TH AVE NE	BAKER, JASON G
043223430022	2252 174TH AVE NE	VOEGELE, MICHAEL
043223430023	2335 174TH AVE NE	FORREST, JENNIFER K
043223430024	2251 174TH AVE NE	WOLFE, JACOB G
043223430025	17424 STAPLES ST NE	BAXLEY, MYRON
043223430026	2248 175TH AVE NE	LAHAY, DENNIS E
043223430027	2240 175TH AVE NE	HANSON, ANDREW M
043223420008	2241 175TH AVE NE	JOHNSON, CARMEN
043223420009	2249 175TH AVE NE	LEWIS, RICHARD M
043223420010	2314 176TH AVE NE	SCHNAIDT, PETER W
043223420011	2258 176TH AVE NE	SCHWALBE, MICHAEL J
353223440014	13310 LEXINGTON AVE NE	LANGLEY, STUART
353223440015	4112 133RD LN NE	NGUYEN JENNA D



# CITY OF HAM LAKE

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## CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES TUESDAY, SEPTEMBER 3, 2024

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Tuesday, September 3, 2024 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 Jim Doyle, Gary Kirkeide, and Jesse Wilken

**MEMBERS ABSENT:** Councilmember Al Parranto

**OTHERS PRESENT:** City Attorney, Mark Berglund; City Engineer, Dave Krugler; City Administrator, Denise Webster; and Finance Director, Andrea Murff.

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

Mayor Kirkham called the meeting to order and the Pledge of Allegiance was recited by all in attendance.

### 2.0 PUBLIC COMMENT – None

### 3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS

#### 3.1 Danette Lincoln, 2509 Bunker Lake Boulevard NE – requesting a variance to the 200-foot frontage road requirement for a lot split

Danette Lincoln was present before the City Council. Ms. Lincoln stated her current lot has about 350 feet of linear frontage and the lot split would create two lots with 175 feet linear frontage. City Attorney Berglund stated that this is a situation where the variance cannot be requested and that other conditions have not been met. Councilmember Kirkeide stated the 200 feet requirement for lots is for new subdivisions and wants to know if this lot has always been a single lot or if was combined at one time. Ms. Lincoln stated she did not combine the lot and after doing a survey of the property, she feels all other requirements of having the lot split would be met except for the 200 feet linear frontage since the logistics of the parcel were not changing due to the lots still being used as residential. City Attorney Berglund stated that the general intent and purpose to have 200 feet linear frontage lots is to have larger lots that can accommodate septic systems and a lot split would create non-conforming lots because the City cannot go backwards with City Code and need to enforce current City Code. Councilmember Kirkeide reiterated that old lots were 150 feet linear frontage and wants research of Anoka County records done to ensure the lot was not combined. City Engineer Krugler stated that looking at 1977 records from Anoka County, there was no indication at that time the lot was a double lot. City Attorney Berglund stated that legally speaking, the lot is currently conforming and it cannot go to non-conforming lots. City Attorney Berglund continued that City Code is there and needs to be enforced.

Sayed Alzman, 2509 Bunker Lake Boulevard NE, stated he does believe it was combined and he will look into the records. City Attorney Berglund reiterated it cannot be split. Mayor Kirkham stated if the property owners can find it was combined, he would be willing to look into it further. Mayor Kirkham inquired

about whether the owners looked into whether the property was suitable for building on the back part of the lot. Mr. Alzman stated that he has looked into this, and they still need to do a topography of the lot. **It was the consensus by of the City Council to have the property owners obtain a title search of the property to see if it was previously a combined lot.**

#### 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 August 19, 2024 and Budget Meeting minutes of August 19, 2024
- 4.2 Approval of claims in the amount of \$591,409.43
- 4.3 Approval of scheduling the Truth-In-Tax meeting allowing public input for December 2, 2024 at 6:01 p.m. to consider the 2025 Budget and Property Tax Levy
- 4.4 Approval of the 2025 Law Enforcement Contract with the Anoka County Sheriff's Office
- 4.5 Approval of Resolution No. 24-40 accepting a \$2,000 donation from the Ham Laker Chamber of Commerce
- 4.6 Approval of Resolution No. 24-41 scheduling a public hearing to vacate a portion of roadway easement on Swedish Drive NE (within the plat of Swedish Chapel Estates)

**Motion by Wilken, seconded by Doyle, to approve the Consent Agenda as written. All present in favor, motion carried.**

5.0 PLANNING COMMISSION RECOMMENDATIONS – None

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY – None

9.0 CITY ENGINEER – None

10.0 CITY ADMINISTRATOR – None

#### 11.0 COUNCIL BUSINESS

##### 11.1 Committee Report

Mayor Kirkham stated he attended a Park Committee Meeting where he learned about two potential new developments with one of developments adding 107 new lots and the other adding 4 new lots and there would also be a wetland bank created. Mayor Kirkham continued that park equipment for Hidden Forest East Park was purchased with a grant from PlayTime, but they did not get the DNR grant the City applied for.

##### 11.2 Consideration of Resolution No. 24-42 approving the 2025 proposed budget and the proposed 2024 levy for payable in 2025

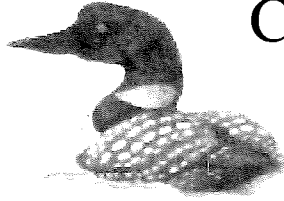
Councilmember Kirkeide stated that once approved the levy could not be increased, but only decreased going forward. Mayor Kirkham stated the three percent increase in the tax levy would increase the tax capacity rate 0.07 percent and he would approve the preliminary budget as is, but wanted to have further discussion on the levy to decrease the tax capacity rate further for the final budget. **Motion by Kirkham, seconded by Doyle, to adopt Resolution No. 24-42 approving the 2025 proposed budget and the proposed 2024 levy for payable 2025. All present in favor, motion carried.**

11.3 Announcements and future agenda items– None

**Motion by Kirkeide, seconded by Wilken, to adjourn the meeting at 6:30 p.m. All present in favor, motion carried.**

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Andrea Murff, Finance Director



# 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 BUDGET WORKSHOP MEETING MINUTES TUESDAY, SEPTEMBER 3, 2024

The Ham Lake City Council met for a workshop meeting on Tuesday, September 3, 2024 at 5:00 p.m. in the Conference Room at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

**MEMBERS PRESENT:** Mayor Brian Kirkham and Councilmembers Jim Doyle, Gary Kirkeide and Jesse Wilken

**MEMBERS ABSENT:** Councilmember Al Parranto

**OTHERS PRESENT:** City Attorney, Mark Berglund; City Engineer, Tom Collins; Building Official, Mark Jones; Finance Director, Andrea Murff; and City Administrator, Denise Webster

### 1.0 Call to Order

Mayor Kirkham called the meeting to order at 4:49 p.m.

### 2.0 Discussion of B&L Farms located at 2461 Crosstown Boulevard NE

City Attorney Berglund started the conversation with an update stating that he has been in contact with B&L Farms' attorney and that there has been discussion between B&L Farm Wedding Venue and their attorney about what they can and cannot do with their current Conditional Use Permit (CUP) for All Event Table, Chair & Tent Rental, LLC. Attorney Berglund stated that there was also discussion on what is needed to come into compliance to continue their B&L Farm Wedding Venue business, which is not allowed under the current CUP. Attorney Berglund continued that there are several events coming up in the coming weeks, but none that he is aware of in 2025. Attorney Berglund suggested that in order to not penalize the people that scheduled the events with B&L Farms to have B&L Farms apply for a Field Party Permit for the events and then to communicate to B&L Farms' attorney that the City is doing this to help the already scheduled parties, but that it cannot continue otherwise an injunction will be filed. Councilmember Wilken suggested to having the Anoka County Sheriff's Office to also go through and discretely observe and document the events when it was taking place. City Administrator Webster also requested the contracts of these events be obtained. Building Official Jones requested the structural engineering report showing that the building is constructed to meet all 2020 Minnesota Building Codes. **It was the consensus of the City Council to have B&L Farm Wedding Venue apply for Field Party Permits for the upcoming events through 2024, have the Anoka County Sheriff's Office do a walk-through of the events, request the contracts of the events, and request the structural engineering report showing that the building is constructed to meet all 2020 Minnesota Building Codes.**

3.0 Discussion of Minor Plat of Magnuson Estates (2 lots) in Section 9

It was discussed that at the June 24, 2024 Planning Commission Meeting, the Planning Commission tabled an application for a two-lot minor plat due to accessory building on the east side of the property not meeting the 30-foot front year setback requirements. Building Official Jones stated the building was to be removed back in 1988 as a condition to another accessory building permit on the south side of the property. **It was the consensus of the City Council to have the Planning Commission review the request again at their September 9, 2024 meeting and recommend to the City Council to deny the two-lot minor plat at the next City Council Meeting on September 16, 2024.**

4.0 Discussion of Pin #17-32-23-42-0014

City Engineer Collins stated the parcel was purchased by the City in March 2012 in order to remove the 159<sup>th</sup> Avenue NE access to Highway 65, which was a requirement for a MnDOT Grant used for the construction of Baltimore Street NE between 153<sup>rd</sup> Avenue NE and 159<sup>th</sup> Avenue NE; however, the parcel was used by the property owner at 16000 Hastings Street NE as an access during construction on the 16000 Hastings Street NE house and that the primary access for 16000 Hastings Street NE is Hastings Street NE. Engineer Collins continued in September 2012 the roadway easement of the parcel located at Pin# 17-32-23-42-0014 was vacated, and a 15-foot drainage and utility easement was retained, but there is no longer a need for the easement. Engineer Collins continued that historically there was discussion to gift the parcel to Ready-Mix, which is now AVR, who owns the properties to the north, but the property owner at 16000 Hastings Street NE has requested the City maintain the parcel to have an emergency access point to their 16000 Hastings Street NE property. City Attorney Berglund stated the City cannot just gift a property and there needs to be reason for the vacation. Councilmember Kirkeide suggested AVR purchase the property for the City to recoup legal fees. **It was the consensus of the City Council to direct Attorney Berglund to reach out to AVR to see if they would have interested in purchasing the property at a nominal cost.**

5.0 Discussion of H&H Construction Parking

H & H Contracting has a significant number of vehicles, equipment, and storage boxes being stored outside of the building with several of the items being stored on grassy areas of the north and south borders of the parcel. This is in violation of H&H Contracting's site plan since parking was to be on the westside of the parcel per the site plan. H&H contracting is also in violation of City Code due to it needing to provide adequate screening when property is stored outside the facility. **It was the consensus by of the City Council to direct Building Official Jones to meet with the property owner regarding the screening and to find a resolution to the screening.**

**Motion by Kirkeide, seconded by Wilken, to adjourn the meeting at 5:54 p.m. All present in favor, motion carried.**

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Andrea Murff, Finance Director

**CITY OF HAM LAKE**  
**CLAIMS SUBMITTED TO COUNCIL**  
September 16, 2024

**CITY OF HAM LAKE**

<b>EFTS, CHECKS, AND BANK DRAFTS</b>		<b>089/04/24 - 09/16/24</b>	
EFT	# 2124 - 2134	\$	68,277.44
REFUND CHECKS	# 66456 - 66459	\$	665.10
CHECKS	# 66460 - 66503	\$	63,553.35
BANK DRAFTS	DFT0002768 - DFT0002773	\$	29,096.54
<b>TOTAL EFTS, CHECKS, AND BANK DRAFTS</b>		<u>\$</u>	<u>161,592.43</u>
<b>PAYROLL CHECKS</b>			
09/06/24	Direct Deposits	\$	39,618.22
<b>TOTAL PAYROLL CHECKS</b>		<u>\$</u>	<u>39,618.22</u>
<b>VOID CHECKS</b>			
<b>CHECKS</b>			
ZERO CHECKS	#66473, 66474, 66489	\$	-
ZERO EFT	#2129	\$	-
BANK DRAFTS		\$	-
<b>TOTAL VOIDS</b>		<u>\$</u>	<u>-</u>
<b>TOTAL OF ALL PAYMENTS</b>		<u>\$</u>	<u>201,210.65</u>

APPROVED BY THE HAM LAKE CITY COUNCIL THIS 16TH DAY OF SEPTEMBER 2024

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
COUNCILMEMBER

\_\_\_\_\_  
COUNCILMEMBER

\_\_\_\_\_  
COUNCILMEMBER

\_\_\_\_\_  
COUNCILMEMBER



City of Ham Lake, MN

# Refund Check Register

Packet: ARPKT01184 - XCEL ENERGY CREDIT BALANCE REFUND

## Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00017	XCEL ENERGY	9/4/2024	66456	215.10
Total Refund Amount:				215.10

## Revenue Totals

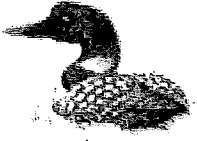
Revenue Code	Total Distribution
UCA - GEN FUND - UNAPPLIED CREDIT GENERAL FUND	215.10
Revenue Totals:	215.10

## General Ledger Distribution

Posting Date: 09/04/2024

Account Number	Account Name	Posting Amount	IFT
<b>Fund: 100 - GENERAL</b>			
100-10101	Cash	-215.10	Yes
100-11501	Misc receivables	215.10	
	<b>100 Total:</b>	<b>0.00</b>	
<b>Fund: 999 - POOLED CASH</b>			
999-10100	Pooled Cash	-215.10	
999-20702	Due to other funds	215.10	Yes
	<b>999 Total:</b>	<b>0.00</b>	
	<b>Distribution Total:</b>	<b>0.00</b>	





City of Ham Lake, MN

# Refund Check Register

Packet: ARPKT01185 - 09/04/24 TRUST REFUND

## Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00590	KATHRYN PRICE	9/4/2024	66457	150.00
			Total Refund Amount:	150.00

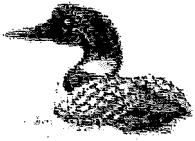
## Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	150.00
Revenue Totals:	150.00

## General Ledger Distribution

Posting Date: 09/04/2024

Account Number	Account Name	Posting Amount	IFT
<b>Fund: 890 - TRUST FUND</b>			
890-10101	Cash-claim on pooled cash	-150.00	Yes
890-11501	Misc receivables	150.00	
	<b>890 Total:</b>	<b>0.00</b>	
<b>Fund: 999 - POOLED CASH</b>			
999-10100	Pooled Cash	-150.00	
999-20702	Due to other funds	150.00	Yes
	<b>999 Total:</b>	<b>0.00</b>	
	<b>Distribution Total:</b>	<b>0.00</b>	



Packet: ARPKT01189 - 09/11/24 TRUST REFUNDS

## Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00575	SCOTT DERUNG	9/11/2024	66458	150.00
00578	TWIN CITIES HOG BLAINE 3918	9/11/2024	66459	150.00
			<b>Total Refund Amount:</b>	<b>300.00</b>

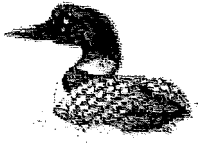
## Revenue Totals

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

## General Ledger Distribution

Posting Date: 09/11/2024

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 9/4/2024 - 9/16/2024

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2124	BERGLUND, BAUMGARTNER,	8/19 COUNCIL MEETING	Attorney	100-41101-3110	281.71
2124	BERGLUND, BAUMGARTNER,	8/20 STAFF MEETING	Attorney	100-41101-3110	356.45
2124	BERGLUND, BAUMGARTNER,	2509 BUNKER	Attorney	100-41101-3110	356.45
2124	BERGLUND, BAUMGARTNER,	GOODFELLAS	Attorney	100-41101-3110	169.74
2124	BERGLUND, BAUMGARTNER,	GAMBLING LICENSES	Attorney	100-41101-3110	186.71
2124	BERGLUND, BAUMGARTNER,	9/3 COUNCIL MEETING	Attorney	100-41101-3110	186.71
2124	BERGLUND, BAUMGARTNER,	DRAFTING NEW DEVELOPME	Attorney	100-41101-3110	678.96
2124	BERGLUND, BAUMGARTNER,	B & L FARMS	Attorney	100-41101-3110	1,137.23
2124	BERGLUND, BAUMGARTNER,	8/19 LAW ENFORCEMENT ME	Attorney	100-41101-3110	84.87
2124	BERGLUND, BAUMGARTNER,	CANNABIS ORDINANCE	Attorney	100-41102-3110	135.79
2124	BERGLUND, BAUMGARTNER,	WETLAND BANKS ORDIANCE	Attorney	100-41102-3110	526.19
2124	BERGLUND, BAUMGARTNER,	CRAWFORD	Attorney	431-43301-3110	237.64
2124	BERGLUND, BAUMGARTNER,	ALLEY VACATION (AR593)	Attorney	890-90001-3110	203.69
2124	BERGLUND, BAUMGARTNER,	LIVE WIRE CO	Attorney	890-90001-3110	373.43
2124	BERGLUND, BAUMGARTNER,	PROSECUTIONS	Attorney	100-41501-3110	6,895.85
2125	BLAINE BROTHERS INC	#54 SHOE KIT, ARM	Vehicle parts & supplies	100-43101-2340	276.48
2125	BLAINE BROTHERS INC	#54 BRAKE SHOE KIT	Vehicle parts & supplies	100-43101-2340	181.78
2126	METRO SALES INC	B/W COPIES	Equipment rentals	100-41701-3320	56.85
2126	METRO SALES INC	COLOR COPIES	Equipment rentals	100-41701-3320	187.09
2126	METRO SALES INC	COPIER LEASE	Equipment rentals	100-41701-3320	1,206.24
2126	METRO SALES INC	B/W COPIES	Equipment rentals	100-42401-3320	32.44
2126	METRO SALES INC	COLOR COPIES	Equipment rentals	100-42401-3320	221.01
2126	METRO SALES INC	COPIER LEASE	Equipment rentals	100-42401-3320	565.26
2127	O'REILLY AUTOMOTIVE STORE	#78 TIRE GAUGE	Vehicle parts & supplies	100-43101-2340	4.25
2127	O'REILLY AUTOMOTIVE STORE	ADHESIVE	Operating supplies	100-43101-2290	9.63
2127	O'REILLY AUTOMOTIVE STORE	#81 - DIPSTICK	Vehicle parts & supplies	100-43101-2340	19.54
2127	O'REILLY AUTOMOTIVE STORE	ABSORB PAD	Operating supplies	100-43101-2290	49.99
2127	O'REILLY AUTOMOTIVE STORE	#89 - HYR HOSE AND MEGAC	Vehicle parts & supplies	100-43101-2340	226.82
2127	O'REILLY AUTOMOTIVE STORE	#84 GASKET MATERIAL	Vehicle parts & supplies	100-43101-2340	8.19
2128	RFC ENGINEERING, INC.	MEADOW PARK RECONSTRUC	Engineering	431-43301-3135	5,679.81
2128	RFC ENGINEERING, INC.	CREEK VALLEY RECONSTRUCTI	Engineering	431-43301-3135	9.28
2128	RFC ENGINEERING, INC.	CROSSTOWN BUSINESS PARK	Capital assets	262-46101-5110	2,193.37
2128	RFC ENGINEERING, INC.	CROSSTOWN SHOPPING CENT	Engineering	431-43301-3135	5,158.36
2128	RFC ENGINEERING, INC.	BASE MAP	Engineering	100-41101-3135	26.92
2128	RFC ENGINEERING, INC.	ANOKA COUNTY COMP PLAN	Engineering	100-41101-3135	14.70
2128	RFC ENGINEERING, INC.	2024 TAX FORFEIT PARCELS	Engineering	100-41101-3135	1,070.57
2128	RFC ENGINEERING, INC.	CSAH 17 NORTH OF CSAH 18	Engineering	100-41101-3135	28.16
2128	RFC ENGINEERING, INC.	COUNCIL MEETINGS	Engineering	100-41101-3135	188.46
2128	RFC ENGINEERING, INC.	17-32-23-42-0014	Engineering	100-41101-3135	661.59
2128	RFC ENGINEERING, INC.	UPDATE DEVELOPMENT AGRE	Engineering	100-41101-3135	1,078.02
2128	RFC ENGINEERING, INC.	CITY CODE UPDATE	Engineering	100-41102-3135	2,499.33
2128	RFC ENGINEERING, INC.	ZONING MAP	Engineering	100-41601-3135	94.23
2128	RFC ENGINEERING, INC.	PLANNING/POTENTIAL DEVEL	Engineering	100-41601-3135	1,204.13
2128	RFC ENGINEERING, INC.	L8 B1 NETTAS PRESERVE PRO	Engineering	100-42401-3135	73.51
2128	RFC ENGINEERING, INC.	15035 ABERDEEN STREET DR	Engineering	100-42401-3135	279.34
2128	RFC ENGINEERING, INC.	HAM LAKE BUILDING PERMIT	Engineering	100-42401-3135	373.55
2128	RFC ENGINEERING, INC.	1505 - 143RD AVE CULVERT	Engineering	100-43101-3135	29.40
2128	RFC ENGINEERING, INC.	5-YEAR PLAN	Engineering	100-43101-3135	143.29
2128	RFC ENGINEERING, INC.	THOROUGHFARE PLAN	Engineering	100-43101-3135	119.75
2128	RFC ENGINEERING, INC.	BALTIMORE ST N OF 153RD	Engineering	100-43103-3135	1,976.93
2128	RFC ENGINEERING, INC.	2025 CCWD BUDGET	Engineering	100-43201-3135	44.11
2128	RFC ENGINEERING, INC.	CCWD RULES AMENDMENTS	Engineering	100-43201-3135	94.23
2128	RFC ENGINEERING, INC.	CCWD COMP PLAN	Engineering	100-43201-3135	138.34
2128	RFC ENGINEERING, INC.	PARK & TREE COMMISSION	Engineering	100-44101-3135	635.45

Council Approval List

Payment Dates: 9/4/2024 - 9/16/2024

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2128	RFC ENGINEERING, INC.	PARK IMPROVEMENTS	Engineering	100-44101-3135	44.11
2128	RFC ENGINEERING, INC.	PARKS COMMITTEE MEETING	Engineering	100-44101-3135	147.02
2128	RFC ENGINEERING, INC.	NPDES	Engineering	230-43201-3135	29.40
2128	RFC ENGINEERING, INC.	STREET LIGHT ASSESSMENTS	Other professional services	232-43701-3190	880.91
2128	RFC ENGINEERING, INC.	FIRE #3	Capital assets	420-42201-5110	592.28
2128	RFC ENGINEERING, INC.	2025 REHAB	Engineering	431-43301-3135	29.40
2128	RFC ENGINEERING, INC.	2024 REHAB	Engineering	431-43301-3135	73.51
2128	RFC ENGINEERING, INC.	COUNTY DITCH #58	Engineering	431-43301-3135	2,658.27
2128	RFC ENGINEERING, INC.	162ND LANE/BUCHANAN STR	Engineering	431-43301-3135	5,264.86
2128	RFC ENGINEERING, INC.	BUNKER LAKE BOULEVARD IN	Engineering	431-43301-3135	426.36
2128	RFC ENGINEERING, INC.	2024 TH 65 MILL & OVERLAY	Engineering	431-43301-3135	131.08
2128	RFC ENGINEERING, INC.	SWEDISH CHAPEL ESTATES	Engineering	890-90001-3135	6,677.20
2128	RFC ENGINEERING, INC.	2129 - 158TH LANE VAC	Engineering	890-90001-3135	191.12
2128	RFC ENGINEERING, INC.	15155 UNIVERSITY AVENUE L	Engineering	890-90001-3135	341.06
2128	RFC ENGINEERING, INC.	ENTSMINGER ESTATES	Engineering	890-90001-3135	1,436.12
2128	RFC ENGINEERING, INC.	ELWELL FARMS (AR585)	Engineering	890-90001-3135	3,011.43
2128	RFC ENGINEERING, INC.	HIDDEN FOREST EAST PARK A	Engineering	890-90001-3135	14.70
2128	RFC ENGINEERING, INC.	TWIN TOWN DEMO	Engineering	890-90001-3135	403.84
2128	RFC ENGINEERING, INC.	HIDDEN FOREST EAST 4TH	Engineering	890-90001-3135	261.10
2128	RFC ENGINEERING, INC.	MAGNUSON ESTATES	Engineering	890-90001-3135	44.11
2128	RFC ENGINEERING, INC.	LINCOLN STREET COMMERCIA	Engineering	890-90001-3135	58.80
2128	RFC ENGINEERING, INC.	EVERGREEN ESTATES	Engineering	890-90001-3135	73.51
2128	RFC ENGINEERING, INC.	ENCHANTED ESTATES 4TH	Engineering	890-90001-3135	742.83
2128	RFC ENGINEERING, INC.	ALLSTATE DISTRIBUTIONS CO	Engineering	890-90001-3135	14.70
2128	RFC ENGINEERING, INC.	GROUP PERMIT BILLING	Engineering	100-43501-3135	3,368.73
2128	RFC ENGINEERING, INC.	COUNTY DITCH #58 ROW2024	Engineering	431-43301-3135	14.70
2128	RFC ENGINEERING, INC.	MEADOW PARK ROW2024-94	Engineering	431-43301-3135	14.70
2128	RFC ENGINEERING, INC.	MSA GROUP BILLING	Engineering	431-43301-3135	58.81
2130	STAR TRIBUNE MEDIA COMPA	ENCHANTED ESTATES 4TH	Legal notices/publications/bid	890-90001-3950	63.20
2131	UNLIMITED SUPPLIES INC	PLUG, SILICONE, BATTERIES	Operating supplies	100-43101-2290	140.99
2132	VESTIS	PW UNIFORMS	Clothing & personal protectiv	100-43101-2210	94.26
2132	VESTIS	FIRST AID CABINET	Safety supplies	100-43101-2240	14.99
2132	VESTIS	PARK UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.61
2132	VESTIS	PW UNIFORMS	Clothing & personal protectiv	100-43101-2210	94.26
2132	VESTIS	FIRST AID CABINET	Safety supplies	100-43101-2240	14.99
2132	VESTIS	PARK UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.61
2133	WICK COMMUNICATIONS-LEA	INSERT INSERTION	Reimbursable expense	100-48101-4150	97.55
2133	WICK COMMUNICATIONS-LEA	SEPT HAM LAKER	Printing	211-41704-3970	742.50
2134	WRUCK SEWER & PORTABLE	LARSON'S HERITAGE OAKS TOI	Rentals-other	100-44101-3390	50.00
2134	WRUCK SEWER & PORTABLE	SBAA HAM LAKE BALL FIELD T	Rentals-other	100-44101-3390	39.50
2134	WRUCK SEWER & PORTABLE	HAM LAKE BALL FIELD TOILET	Rentals-other	100-44101-3390	39.50
2134	WRUCK SEWER & PORTABLE	SBAA PINGER'S PARK TOILET R	Rentals-other	100-44101-3390	25.00
2134	WRUCK SEWER & PORTABLE	GRANT PARK	Rentals-other	100-44101-3390	50.00
2134	WRUCK SEWER & PORTABLE	PINGER'S PARK TOILET RENTA	Rentals-other	100-44101-3390	25.00
2134	WRUCK SEWER & PORTABLE	TENNIS COURT TOILET RENTA	Rentals-other	100-44101-3390	108.00
2134	WRUCK SEWER & PORTABLE	SODERVILLE PARK TOILET REN	Rentals-other	100-44101-3390	54.00
2134	WRUCK SEWER & PORTABLE	HAM LAKE BOAT LANDING TO	Rentals-other	100-44101-3390	79.00
2134	WRUCK SEWER & PORTABLE	SBAA SODERVILLE PARK TOILE	Rentals-other	100-44101-3390	54.00
2134	WRUCK SEWER & PORTABLE	LION'S PARK PLAYGROUND TO	Rentals-other	100-44101-3390	79.00
2134	WRUCK SEWER & PORTABLE	SBAA LION'S PARK TOILET REN	Rentals-other	100-44101-3390	158.00
2134	WRUCK SEWER & PORTABLE	SBAA PATRICIA'S WILDERNESS	Rentals-other	100-44101-3390	25.00
2134	WRUCK SEWER & PORTABLE	LION'S PARK TOILET RENTALS	Rentals-other	100-44101-3390	158.00
2134	WRUCK SEWER & PORTABLE	BLUEGRASS ESTATES TOILET R	Rentals-other	100-44101-3390	50.00
2134	WRUCK SEWER & PORTABLE	PATRICIA'S WILDERNESS TOILE	Rentals-other	100-44101-3390	25.00
2134	WRUCK SEWER & PORTABLE	CONSTANCE ESTATES PARK TO	Rentals-other	100-44101-3390	50.00
2134	WRUCK SEWER & PORTABLE	SBAA WISEN'S PARK TOILET R	Rentals-other	100-44101-3390	25.00
2134	WRUCK SEWER & PORTABLE	TWIN BIRCH PARK TOILET REN	Rentals-other	100-44101-3390	25.00
2134	WRUCK SEWER & PORTABLE	WISEN'S PARK TOILET RENTAL	Rentals-other	100-44101-3390	25.00
2134	WRUCK SEWER & PORTABLE	SBAA TWIN BIRCH PARK TOILE	Rentals-other	100-44101-3390	25.00
2134	WRUCK SEWER & PORTABLE	CROSTOWN ROLLING ACRES	Capital assets	440-44103-5110	50.00

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
66460	ACCESS	AUGUST SHREDDING	Waste management & recycli	231-43601-3630	146.42
66461	ACE SOLID WASTE INC	SEPT ORGANICS	Waste management & recycli	231-43601-3630	363.14
66462	ANOKA COUNTY PROPERTY	CLAUSSEN DRIVEWAY LICENSE	Refunds & reimbursements	100-37601	46.00
66462	ANOKA COUNTY PROPERTY	L12 B2 SOUTH COON LAKE ES	Filing fees	100-41101-3980	46.00
66463	ART TORGERSON & SON WELL	PW WELL PUMP	Building repair & maintenanc	100-43104-3420	3,500.00
66464	BLUE CROSS BLUE SHIELD OF	VISION	Vision Insurance	100-21715	49.86
66465	BOYER FORD TRUCK INC	#54-HEATER RETURN & WATE	Vehicle parts & supplies	100-43101-2340	273.34
66466	BOYER FORD TRUCK INC	#52 CORE-EVAP	Vehicle parts & supplies	100-43101-2340	189.99
66467	CARGILL SALT DIVISION	SEPT SALT STORAGE FEE	Salt & sand	100-43102-2710	960.00
66468	CENTURY FENCE	HL PARK FENCE REPAIR	Other repair & maintenance s	100-44101-3490	1,600.00
66469	CITY OF COLUMBUS	SIGNAL LEXINGTON & BROAD	Electricity	100-43401-3610	26.00
66470	CITY OF ST PAUL	7 TN ASPHALT MIX	Street repair & maintenance s	100-43101-2330	534.97
66471	COMPENSATION CONSULTAN	3RD QTR FLEX ADMINISTRATI	Other professional services	100-41701-3190	75.00
66472	CONNEXUS ENERGY	GARAGE	Electricity	100-41702-3610	32.03
66472	CONNEXUS ENERGY	CITY HALL	Electricity	100-41702-3610	1,241.85
66472	CONNEXUS ENERGY	CITY SIGN	Electricity	100-41703-3610	262.67
66472	CONNEXUS ENERGY	SOUTH WELCOME	Electricity	100-41703-3610	15.53
66472	CONNEXUS ENERGY	FIRE #1	Electricity	100-42202-3610	604.04
66472	CONNEXUS ENERGY	FIRE #2	Electricity	100-42202-3610	305.66
66472	CONNEXUS ENERGY	FIRE #3	Electricity	100-42202-3610	429.48
66472	CONNEXUS ENERGY	SIRENS	Electricity	100-42302-3610	68.25
66472	CONNEXUS ENERGY	PW	Electricity	100-43104-3610	977.35
66472	CONNEXUS ENERGY	LEXINGTON/CROSSTOWN SIG	Electricity	100-43401-3610	49.29
66472	CONNEXUS ENERGY	BUNKER/JEFFERSON SIGNALS	Electricity	100-43401-3610	67.59
66472	CONNEXUS ENERGY	BUNKER/LEXINGTON SIGNALS	Electricity	100-43401-3610	68.85
66472	CONNEXUS ENERGY	HWY 65/BUNKER SIGNALS	Electricity	100-43401-3610	85.60
66472	CONNEXUS ENERGY	CROSSTOWN/HWY 65 SIGNAL	Electricity	100-43401-3610	77.09
66472	CONNEXUS ENERGY	HWY 65/ANDOVER BLVD SIGN	Electricity	100-43401-3610	79.15
66472	CONNEXUS ENERGY	STREET LIGHTS #2	Electricity	100-43401-3610	275.05
66472	CONNEXUS ENERGY	HWY 65/CONSTANCE SIGNALS	Electricity	100-43401-3610	123.60
66472	CONNEXUS ENERGY	STREET LIGHTS #1	Electricity	100-43401-3610	23.79
66472	CONNEXUS ENERGY	RADISSON/BUNKER SIGNALS	Electricity	100-43401-3610	80.18
66472	CONNEXUS ENERGY	HAM LAKE PARK	Electricity	100-44101-3610	106.80
66472	CONNEXUS ENERGY	SODERVILLE PARK	Electricity	100-44101-3610	36.90
66472	CONNEXUS ENERGY	SODERVILLE PARK WELL	Electricity	100-44101-3610	14.50
66472	CONNEXUS ENERGY	HAM LAKE WELL	Electricity	100-44101-3610	41.30
66472	CONNEXUS ENERGY	HAM LAKE AERATOR	Electricity	100-44101-3610	14.50
66472	CONNEXUS ENERGY	LION'S PARK CONCESSION	Electricity	100-44102-3610	87.82
66472	CONNEXUS ENERGY	HAM LAKE PARK SHELTER	Electricity	100-44102-3610	28.03
66472	CONNEXUS ENERGY	HAM LAKE PARK CONCESSION	Electricity	100-44102-3610	124.80
66472	CONNEXUS ENERGY	LION'S PARK PAVILION	Electricity	100-44102-3610	188.52
66472	CONNEXUS ENERGY	HAM LAKE PARK BUILDING	Electricity	100-44102-3610	96.19
66472	CONNEXUS ENERGY	SR CENTER	Electricity	100-44202-3610	668.69
66472	CONNEXUS ENERGY	STREET LIGHTS	Electricity	232-43701-3610	4,636.04
66475	DEHN OIL CO	DIESEL - 362 GAL	Fuel	100-43101-2230	916.11
66475	DEHN OIL CO	GASOLINE - 175 GAL	Fuel	100-43101-2230	452.85
66476	EMERGENCY APPARATUS MTC	PW GENERATOR REPAIR	Building repair & maintenanc	100-43104-3420	1,622.23
66476	EMERGENCY APPARATUS MTC	FIRE #1 GENERATOR REPAIR	Building repair & maintenanc	100-42202-3420	1,624.51
66476	EMERGENCY APPARATUS MTC	FIRE #2 GENERATOR REPAIR	Building repair & maintenanc	100-42202-3420	1,619.26
66476	EMERGENCY APPARATUS MTC	CITY HALL GENERATOR REPAI	Building repair & maintenanc	100-41702-3420	1,631.79
66477	FIRE SAFETY USA INC	E3 DRYER	Fire apparatus repair & maint	100-42201-3450	418.75
66478	FLEETPRIDE	#81 FUEL TANK STRAP	Vehicle parts & supplies	100-43101-2340	80.67
66479	GAME TIME	SWING PARTS	Operating supplies	100-44101-2290	915.05
66479	GAME TIME	SWIVEL ASSEMBLY	Operating supplies	100-44101-2290	539.65
66480	GOODYEAR TIRE	#61 - TIRES	Equipment parts & supplies	100-43101-2320	1,760.00
66481	GREATAMERICA FINANCIAL SE	SEPT POSTAGE LEASE	Equipment rentals	100-41701-3320	160.95
66482	HAM LAKE HARDWARE INC	STIHL BAR OIL	Operating supplies	100-43101-2290	16.99
66482	HAM LAKE HARDWARE INC	FIRE #2 WEED KILLER & SPRAY	Operating supplies	100-42201-2290	54.98
66483	HEALTH PARTNERS INC	AUGUST EAP	Other professional services	100-41701-3190	22.10
66484	JIM KALLAS REPAIR	SAW REPAIR	Equipment parts & supplies	100-42201-2320	40.00

Council Approval List

Payment Dates: 9/4/2024 - 9/16/2024

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
66485	KINGS III EMERGENCY COMM	SEPT ELEVATOR PHONE	Phones/radios/pagers	100-41701-3210	39.17
66486	LEPAGE & SONS INC	8/19 YARDWASTE	Waste management & recycli	231-43601-3630	542.48
66486	LEPAGE & SONS INC	8/26 X 2 YARDWASTE	Waste management & recycli	231-43601-3630	1,084.96
66486	LEPAGE & SONS INC	9/3 YARDWASTE	Waste management & recycli	231-43601-3630	542.48
66487	LINCOLN NATIONAL LIFE INSU	SEPT ST DISABILITY DH & EH	STD/LTD	100-21713	3.96
66487	LINCOLN NATIONAL LIFE INSU	JULY - SEPT ST DISABILITY MR	STD/LTD	100-21713	5.76
66487	LINCOLN NATIONAL LIFE INSU	OCT LT DISABILITY	STD/LTD	100-21713	694.44
66487	LINCOLN NATIONAL LIFE INSU	OCT ST DISABILITY	STD/LTD	100-21713	897.49
66488	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41201-2510	40.43
66488	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41301-2510	32.13
66488	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41401-2510	55.95
66488	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41601-2510	23.83
66488	METRO - INET	PHONES	Phones/radios/pagers	100-41701-3210	72.78
66488	METRO - INET	IT SUPPORT	Computer & software support	100-41707-3120	2,870.99
66488	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-42201-2510	55.95
66488	METRO - INET	IT SUPPORT	Computer & software support	100-42201-3120	1,310.29
66488	METRO - INET	PHONES	Phones/radios/pagers	100-42201-3210	30.32
66488	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-42401-2510	96.38
66488	METRO - INET	IT SUPPORT	Computer & software support	100-42401-3120	794.91
66488	METRO - INET	PHONES	Phones/radios/pagers	100-42401-3210	36.39
66488	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-43101-2510	22.33
66488	METRO - INET	IT SUPPORT	Computer & software support	100-43101-3120	801.81
66488	METRO - INET	PHONES	Phones/radios/pagers	100-43101-3210	18.19
66488	METRO - INET	PHONES	Phones/radios/pagers	100-44101-3210	6.06
66488	METRO - INET	PHONES	Phones/radios/pagers	100-44201-3210	24.26
66490	MINNESOTA EQUIPMENT	HARNESS	Operating supplies	100-44101-2290	19.99
66490	MINNESOTA EQUIPMENT	#53 - NUTS, EYEBOLT, CLIP	Equipment parts & supplies	100-44101-2320	50.62
66490	MINNESOTA EQUIPMENT	#86 AUTO FEED REPAIR	Equipment repair & maintena	100-44101-3440	571.20
66490	MINNESOTA EQUIPMENT	#86 CLUTCH REPAIR	Equipment repair & maintena	100-44101-3440	754.09
66491	MN METRO NORTH TOURISM	JULY LODGING TAX	Convention bureau	263-46101-4120	2,994.21
66492	MN PEIP	OCT HEALTH INSURANCE	Health Insurance	100-21710	10,771.98
66493	NCPERS GROUP LIFE INSURAN	OCT LIFE	Life Insurance	100-21714	96.00
66494	PREMIUM WATERS INC	AUG WATER	Equipment rentals	100-41701-3320	28.20
66494	PREMIUM WATERS INC	SEPT WATER COOLER RENTAL	Equipment rentals	100-41701-3320	14.00
66495	PRINT CENTRAL	STREET LIGHT PH CARDS	Other professional services	232-43701-3190	931.91
66496	RIVARD COMPANIES	TREE DISPOSAL	Operating supplies	100-43101-2290	600.00
66496	RIVARD COMPANIES	STORM CLEAN UP	Operating supplies	100-43101-2290	339.00
66496	RIVARD COMPANIES	TREE WASTE	Operating supplies	100-43101-2290	300.00
66497	SPECIALTY SOLUTIONS LLC	LANDSCAPE MIX & HYDROSEE	Operating supplies	100-43101-2290	660.40
66498	THE MPX GROUP	HAM LAKER DELIVERY	Other services and charges	211-41704-3990	400.00
66499	US POSTAL SERVICE	HAM LAKER POSTAGE	Postage	211-41704-2120	350.00
66500	VERIZON WIRELESS	MR	Phones/radios/pagers	100-42201-3210	41.23
66500	VERIZON WIRELESS	TD, MJ & 2 LAPTOPS	Phones/radios/pagers	100-42401-3210	162.48
66500	VERIZON WIRELESS	JK, JW, JC, CS, EH, & 2 LAPTOP	Phones/radios/pagers	100-43101-3210	305.21
66500	VERIZON WIRELESS	DH, AC, MS	Phones/radios/pagers	100-44101-3210	130.32
66501	WRIGHT-HENNEPIN COOPERA	SECURITY MONITORING	Monitoring	100-41702-3145	33.95
66501	WRIGHT-HENNEPIN COOPERA	ELEVATOR MONITORING	Monitoring	100-41702-3145	10.00
66501	WRIGHT-HENNEPIN COOPERA	PW FIRE PANEL MONITORING	Monitoring	100-43104-3145	52.95
66501	WRIGHT-HENNEPIN COOPERA	FIRE #3 CAMERAS	Capital assets	420-42201-5110	3,120.00
66502	XCEL ENERGY	FIRE #3 NATURAL GAS	Natural gas	100-42202-3620	30.08
66503	ZIEGLER, INC	ARM A-WIPER	Equipment parts & supplies	100-43101-2320	84.04
DFT0002768	COMPENSATION CONSULTAN	Health Savings Account	HSA Account	100-21712	150.00
DFT0002769	EMPOWER	Deferred Compensation	Deferred compensation	100-21704	2,260.00
DFT0002769	EMPOWER	Roth IRA	Deferred compensation	100-21704	200.00
DFT0002770	IRS-Payroll Tax	Federal Withholding	Federal WH/FICA/MC	100-21701	6,315.79
DFT0002770	IRS-Payroll Tax	Medicare Payable	Federal WH/FICA/MC	100-21701	1,734.02
DFT0002770	IRS-Payroll Tax	Social Security Payable	Federal WH/FICA/MC	100-21701	6,876.52
DFT0002771	MN STATE DEPT OF REVENUE-	MN State Withholding	State W/H	100-21702	2,771.79
DFT0002772	PERA	Retirement-Coordinated	PERA	100-21703	7,454.59
DFT0002772	PERA	Retirement-Police & Fire	PERA	100-21703	1,280.53

Council Approval List

Payment Dates: 9/4/2024 - 9/16/2024

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
DFT0002773	MN STATE DEPT OF REVENUE-	AUGUST '24 FUEL TAX	Fuel	100-43101-2230	53.30
<b>Grand Total:</b>					<b>160,927.33</b>

## Report Summary

### Fund Summary

Fund	Payment Amount
100 - GENERAL	107,659.61
211 - HAM LAKER	1,492.50
230 - FUTURE DRAINAGE	29.40
231 - RECYCLING	2,679.48
232 - STREET LIGHT	6,448.86
262 - HAM LAKE EDA	2,193.37
263 - LODGING TAX	2,994.21
420 - FIRE EQUIPMENT	3,712.28
431 - REVOLVING STREET	19,756.78
440 - PARK & BEACH LAND	50.00
890 - TRUST FUND	13,910.84
<b>Grand Total:</b>	<b>160,927.33</b>

### Account Summary

Account Number	Account Name	Payment Amount
100-21701	Federal WH/FICA/MC	14,926.33
100-21702	State W/H	2,771.79
100-21703	PERA	8,735.12
100-21704	Deferred compensation	2,460.00
100-21710	Health Insurance	10,771.98
100-21712	HSA Account	150.00
100-21713	STD/LTD	1,601.65
100-21714	Life Insurance	96.00
100-21715	Vision Insurance	49.86
100-37601	Refunds & reimburseme	46.00
100-41101-3110	Attorney	3,438.83
100-41101-3135	Engineering	3,068.42
100-41101-3980	Filing fees	46.00
100-41102-3110	Attorney	661.98
100-41102-3135	Engineering	2,499.33
100-41201-2510	Software licenses & upgr	40.43
100-41301-2510	Software licenses & upgr	32.13
100-41401-2510	Software licenses & upgr	55.95
100-41501-3110	Attorney	6,895.85
100-41601-2510	Software licenses & upgr	23.83
100-41601-3135	Engineering	1,298.36
100-41701-3190	Other professional servi	97.10
100-41701-3210	Phones/radios/pagers	111.95
100-41701-3320	Equipment rentals	1,653.33
100-41702-3145	Monitoring	43.95
100-41702-3420	Building repair & mainte	1,631.79
100-41702-3610	Electricity	1,273.88
100-41703-3610	Electricity	278.20
100-41707-3120	Computer & software su	2,870.99
100-42201-2290	Operating supplies	54.98
100-42201-2320	Equipment parts & suppl	40.00
100-42201-2510	Software licenses & upgr	55.95
100-42201-3120	Computer & software su	1,310.29
100-42201-3210	Phones/radios/pagers	71.55
100-42201-3450	Fire apparatus repair &	418.75
100-42202-3420	Building repair & mainte	3,243.77
100-42202-3610	Electricity	1,339.18
100-42202-3620	Natural gas	30.08
100-42302-3610	Electricity	68.25
100-42401-2510	Software licenses & upgr	96.38
100-42401-3120	Computer & software su	794.91
100-42401-3135	Engineering	726.40



**Account Summary**

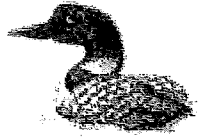
Account Number	Account Name	Payment Amount
100-42401-3210	Phones/radios/pagers	198.87
100-42401-3320	Equipment rentals	818.71
100-43101-2210	Clothing & personal prot	188.52
100-43101-2230	Fuel	1,422.26
100-43101-2240	Safety supplies	29.98
100-43101-2290	Operating supplies	2,117.00
100-43101-2320	Equipment parts & suppl	1,844.04
100-43101-2330	Street repair & mainten	534.97
100-43101-2340	Vehicle parts & supplies	1,261.06
100-43101-2510	Software licenses & upgr	22.33
100-43101-3120	Computer & software su	801.81
100-43101-3135	Engineering	292.44
100-43101-3210	Phones/radios/pagers	323.40
100-43102-2710	Salt & sand	960.00
100-43103-3135	Engineering	1,976.93
100-43104-3145	Monitoring	52.95
100-43104-3420	Building repair & mainte	5,122.23
100-43104-3610	Electricity	977.35
100-43201-3135	Engineering	276.68
100-43401-3610	Electricity	956.19
100-43501-3135	Engineering	3,368.73
100-44101-2210	Clothing & personal prot	119.22
100-44101-2290	Operating supplies	1,474.69
100-44101-2320	Equipment parts & suppl	50.62
100-44101-3135	Engineering	826.58
100-44101-3210	Phones/radios/pagers	136.38
100-44101-3390	Rentals-other	1,169.00
100-44101-3440	Equipment repair & mai	1,325.29
100-44101-3490	Other repair & maintena	1,600.00
100-44101-3610	Electricity	214.00
100-44102-3610	Electricity	525.36
100-44201-3210	Phones/radios/pagers	24.26
100-44202-3610	Electricity	668.69
100-48101-4150	Reimbursable expense	97.55
211-41704-2120	Postage	350.00
211-41704-3970	Printing	742.50
211-41704-3990	Other services and charg	400.00
230-43201-3135	Engineering	29.40
231-43601-3630	Waste management & r	2,679.48
232-43701-3190	Other professional servi	1,812.82
232-43701-3610	Electricity	4,636.04
262-46101-5110	Capital assets	2,193.37
263-46101-4120	Convention bureau	2,994.21
420-42201-5110	Capital assets	3,712.28
431-43301-3110	Attorney	237.64
431-43301-3135	Engineering	19,519.14
440-44103-5110	Capital assets	50.00
890-90001-3110	Attorney	577.12
890-90001-3135	Engineering	13,270.52
890-90001-3950	Legal notices/publicatio	63.20
	<b>Grand Total:</b>	<b>160,927.33</b>

**Project Account Summary**

Project Account Key	Payment Amount
**None**	136,297.70
202103-100	5,694.51
202105-100	9.28
202111-100	2,193.37

**Project Account Summary**

<b>Project Account Key</b>	<b>Payment Amount</b>
202205-100	5,158.36
202302.032-100	5,264.86
202302.032-130	237.64
202302.038-101	2,672.97
231004009	2,169.92
231009001	363.14
231010001	146.42
MISC-100	719.16
<b>Grand Total:</b>	<b>160,927.33</b>



City of Ham Lake, MN

# EFT Payroll Check Register Report Summary

Pay Period: 8/18/2024-8/31/2024

Packet: PYPKT01654 - PPE 08/31/24 PAID 09/06/24  
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	31	39,618.22
<b>Total</b>	<b>31</b>	<b>39,618.22</b>

RESOLUTION NO. 24-XX  
RESOLUTION APPROVING CONTRIBUTIONS

WHEREAS, the City of Ham Lake is generally authorized to accept contributions of real and personal property pursuant to Minnesota Statutes Sections 412.21 and 465.03 for the benefit of its citizens, and

WHEREAS, the following persons and entities have offered to contribute the cash sums set forth below to the City:

<u>Name of Donor</u>	<u>Amount</u>
Lorilei Burtson <i>(Ham Lake Fire Department)</i>	\$200.00

WHEREAS, all such sums have been contributed to assist the City in the establishment and operation of programs within the City's corporate limits either alone or in cooperation with others, as allowed by law; and

WHEREAS, the City Council hereby finds that it is appropriate to accept the contributions offered.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake, Minnesota, as follows:

1. The contributions described above are hereby accepted by the City of Ham Lake and shall be used to establish and operate programs within the City's corporate limits either alone or in cooperation with others, as allowed by law.
2. That the City Clerk is hereby directed to issue receipts to each donor acknowledging the City's receipt of the donor's contribution.

Adopted by the City Council of the City of Ham Lake this 16th day of September, 2024.

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

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

Meeting Date: September 16, 2024

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

**To:** Mayor and Councilmembers

**From:** Denise Webster, City Administrator

**Subject:** Final Upper Rum River Watershed Management Organization (URRWMO) Joint Powers Agreement (JPA) and adoption of a Resolution

**Introduction/Discussion:** The URRMWO Joint Powers Agreement is 30+ years old and needed to be updated. The URRWMO board has developed a recommended revised JPA. All six-member cities (Ham Lake, East Bethel, Columbus, Nowthen, St. Francis, and Linwood) have reviewed the JPA. Engineer Collins reviewed the JPA and had no comments for changes.

**Recommendation:** I recommend approval of the Final Upper Rum River Watershed Management Organization (URRWMO) Joint Powers Agreement (JPA) and adoption of a Resolution

**RESOLUTION NO. 24-xx**  
**RESOLUTION APPROVING AN UPDATED JOINT POWERS AGREEMENT**  
**FOR THE UPPER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION**

WHEREAS, the City of Ham Lake is a member of the Upper Rum River Watershed Management Organization (“URRWMO”); and

WHEREAS, the URRWMO was established pursuant to a joint powers agreement entered into among the member communities in accordance with Minnesota Statutes, sections 103B.201 thru 103B.255; and

WHEREAS, the URRRWMO board recognized a need to update the joint powers agreement that was entered into in 2011 and worked with its attorney to develop the attached updated joint powers agreement; and

WHEREAS, the Updated JPA contains various updates to help ensure it complies with the requirements under Minnesota Rules and to better reflect how the URRWMO’s actually operates; and

WHEREAS, the City Council determines it is in the best interest of the City to adopt the Updated JPA to replace the prior joint powers agreement and to provide for the continued operation of the URRWMO.

NOW, THEREFORE, BE IT RESOLVED, by the City Council as follows:

1. The attached Updated JPA is hereby approved.
2. The Mayor and City Clerk are hereby authorized and directed to execute the Updated JPA on the City’s behalf.

Adopted by the City Council of the City of Ham Lake this 16th day of September, 2024.

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

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

**UPPER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION  
JOINT POWERS AGREEMENT**

THIS UPPER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION JOINT POWERS AGREEMENT (“**Agreement**”) is made and entered into by and among the local government units of the City of Bethel, City of East Bethel, City of Ham Lake, City of Nowthen, City of Oak Grove, and City of St. Francis. The purpose of this Joint Powers Agreement is to continue the Water Management Organization previously established by the local government units to assist them with surface water, ground water, water quality, and water usage issues. The named local government units may hereinafter be referred to individually as a “party” or collectively as the “parties.”

**RECITALS**

- A. The parties have elected to exercise their authority under the Metropolitan Surface Water Management Act contained in Minnesota Statutes, sections 103B.201 to 103B.255 (“**Act**”) to establish the Upper Rum River Water Management Organization (“**WMO**”), a joint powers watershed management organization, to cooperatively manage and plan for the management of surface water within the watershed.
- B. The parties have authority pursuant to Minnesota Statutes, section 471.59 to enter into a joint powers agreement to jointly exercise any power common to the parties and are expressly authorized by the Act to form the WMO.
- C. The parties have previously acted pursuant to its authority to establish the “Upper Rum River Watershed Management Organization Board” (“**Board**”) and said Board is hereby reaffirmed as the entity charged with the authority and responsibility to manage the WMO.
- D. The Board has previously acted to adopt a watershed management plan (“**Watershed Management Plan**”) for the watershed.
- E. The parties desire to enter into this Agreement to reaffirm the WMO and the Board in furtherance of its efforts to continue working cooperatively to prepare and administer a surface water management plan to manage and implement program in accordance with the Act and Minnesota Rules, chapter 8410.

**AGREEMENT**

In consideration of the mutual promises and agreements contained herein, the parties mutually agree as follows:

**SECTION I**  
**Establishment and General Purpose**

1.1 **Establishment**: The establishment of the “Upper Rum River Water Management Organization” is hereby reaffirmed in accordance with the Act and such other laws and rules as may apply. The official office of the WMO shall be the Oak Grove City Hall, 19900 Nightingale St NW, Oak Grove, MN 55011. All notices required under this Agreement shall be delivered or served at said office. The Board may change the location of the office as it determines it needed. Upon any such change the Board shall provide written notice to the parties of the new location.

1.2 **Purpose**: It is the general purpose of the parties to this Agreement to continue the Board the parties established to jointly and cooperatively develop a Watershed Management Plan for the WMO to carry out the purposes identified in Minnesota Statutes, section 103B.201. The plan and programs shall operate within the boundaries of the Upper Rum River Watershed as identified in the official map attached hereto as Appendix 1 (“**Area**”). The boundaries of the Area are subject to change utilizing the procedure set out in Minnesota Statutes, section 103B.225 as may be needed to better reflect the hydrological boundaries of the Area.

**SECTION II**  
**Upper Rum River Watershed Management Organization Board**

2.1 **Establishment**: The parties hereby reaffirm the establishment and continued operation of the “Upper Rum River Watershed Management Organization Board” in accordance with the Act. Each party to this Agreement is a member of the Board, which shall carry out the purposes and have the powers as provided herein.

2.2 **Joint Board**: The WMO is governed by the Board, which is comprised of up to eight (8) members (individually a “**Board Member**” and collectively the “**Board Members**”) appointed by the parties. The Board has the duties and powers as provided in state law and this Agreement.

2.3 **Board Membership**: Each party shall appoint two (2) members to represent it on the Board, one of which shall be the mayor or councilmember of the city or an elected or appointed official of the town board. Each party shall notify the Board of each Board Member it appoints by providing it a copy of the appointment resolution or a copy of the meeting minutes at which the appointment occurred. Each Board Member shall have one (1) vote on the Board and must be present to vote. The authority of a Board Member to vote shall be suspended if the appointing party is delinquent in making any payments due to the WMO. The voting authority of the Board Member shall be restored once the party pays all past due amounts.

2.4 **Alternate Board Members**: Each party may appoint one alternate member (“**Alternate Member**”) to the Board in the same manner required to appoint a Board Member. The Alternate Member is authorized to attend and vote at a Board meeting in the absence or disability of the appointing party’s Board Member. If the absent Board Member is also an officer of the Board, the Alternate Member shall not be entitled to serve as such officer. If necessary, the Board may select a current Board Member to temporarily undertake the duties of the absent officer. Alternate board members are intended to serve only for short term absences of the Board



Member of less than five missed meetings. In the case of longer term absence, the appointing authority shall consider replacing the Board Member.

2.5 Term: Board Members serve indefinite terms as determined by the appointing party. A party may remove its Board Member or Alternate Member as provided in Minnesota Statutes, section 103B.227, subdivision 3. The party shall notify the Board of the removal in writing within ten (10) days of acting to remove the Board Members. The appointing party shall act to fill the vacancy as provided in this Agreement.

2.6 Vacancies: The Board shall notify the Board of Water and Soil Resources of member appointments and vacancies in member positions within 30 days. The party with the vacancy on the Board shall act to fill it by appointment within 90 days after the vacancy occurs. The party is required to follow the procedures set out in Minnesota Statutes, section 103B.227 to fill the vacancy.

2.7 Compensation and Expenses: Board Members shall not be entitled to compensation or reimbursement for expenses incurred in attending meetings from the WMO. Nothing herein prohibits a party from choosing, in its sole discretion and cost, to compensate or reimburse the expenses of its Board Members.

2.8 Officers: The Board shall elect from its membership a Chair, a Vice-Chair, a Secretary, and a Treasurer. All such officers shall hold office for a term of one (1) year and until their successors have been qualified and duly elected by the Board. An officer may serve only while a member of the Board. A vacancy in an officer position shall be filled from the membership of the Board by election for the remainder of the unexpired term of such office.

2.9 Duties of Officers: The Chair shall serve as the presiding officer at Board meetings, execute documents on behalf of the Board, sign checks, and perform other duties and functions as may be determined by the Board. The Vice-Chair shall undertake the duties of the Chair in the absence or disability of the Chair. The Secretary shall maintain the records of the WMO, Board meeting minutes, ensure meetings are properly noticed, maintain a copy of the schedule of regular meetings, countersign documents with the Chair when required, and performs such other duties as assigned by the Board. The Secretary may delegate one or more specific duties of the position. The Secretary will customarily delegate the following to a contracted recording secretary or watershed coordinator: preparation of meeting minutes, public notices of meetings, maintaining records of the organization, maintaining a copy of the regular meeting schedule, and making a good faith effort to notify board members of a meeting cancellation. The Treasurer shall oversee the WMO's budget and finances, sign checks, and performs such other duties as assigned by the Board.

2.10 Quorum: A majority of the Board Members shall constitute a quorum. Less than a quorum may adjourn a scheduled meeting. A simple majority of the quorum is required for the Board to act unless a higher number of votes is required by this Agreement or by law. A Board vacancy or the suspension of voting rights as provided herein shall temporarily reduce the number of Board Members required for a quorum.

2.11 Meetings:

- A. Regular Meetings. The Board shall develop a schedule of its regular meetings and post the schedule on the WMO's website. The Chair and Vice-Chair may cancel a meeting due to a lack of business items.
- B. Special Meetings. The Board may hold such special meetings as it may determine are needed to conduct the business of the WMO. A special meeting may be called by the Chair or by any two Board Members. The Secretary or their delegate shall post and provide notice of special meetings to the Board Members.
- C. Annual Meeting. The Board shall hold an annual meeting in or around May. At the annual meeting the Board, at a minimum, shall:
  - 1. Elect officers for the next fiscal year;
  - 2. Establish the annual budget and work plan;
  - 3. Hear recommendations on amendments to this Agreement and the Watershed Management Plan;
  - 4. Biennially renew or decide on contracts for professional, legal, and administrative services;
  - 5. Decide on regular meeting dates; and
  - 6. Select a newspaper of record and designate the bulletin board for the posting of public notices.
- D. Location. The Board shall conduct its meetings at the location designated by the Board, which shall constitute its regular meeting location. The Board may change the location of its regular meeting or for one or more particular meetings.
- E. Compliance. Board meetings shall be noticed and conducted in accordance with the requirements of the Minnesota Open Meeting Law (Minnesota Statutes, chapter 13D). The official posting place for notices shall be the meeting location designated by the Board for its regular meetings. Meeting notices will also be posted on the WMO's website.
- F. Conduct of Meetings: The Board may adopt rules of order and procedure for the conduct of its meetings. The Board may adopt any such rules upon a majority vote of all the Board Members. In accordance with Minnesota Statutes, section 103B.211, subdivision 1(c), decisions by the Board may not require more than a majority vote, except a decision on a capital improvement project may require up to a two-thirds vote if expressly required in the Board's rules. This limitation

does not apply to votes required by the parties under this Agreement, which may expressly require a unanimous vote by all parties.

**SECTION III**  
**Board Powers and Duties**

3.1 Authority: The Board shall have authority provided for in this Agreement and the Act, subject to any limitations contained in this Agreement. The Board's authority includes, but is not limited to, the following:

- A. The authority to prepare, adopt, and implement a plan for the Upper Rum River Watershed that satisfies the requirements of Minnesota Statutes, section 103B.231;
- B. The authority to review and approve local water management plans as provided in Minnesota Statutes, section 103B.235, subdivision 3;
- C. The authority to contract for services, including with a party, as needed to carry out its duties and may employ such other persons as it deems necessary. Where staff services of a party are contracted, such services shall not reduce the financial commitment of such party to the operating fund of the Board unless the Board so authorizes;
- D. The authority to work cooperatively with other watersheds and, if unanimously approved by the parties, to participate in a comprehensive watershed management planning program provided for in Minnesota Statutes, section 103B.801; and
- E. The Board shall have such other powers necessary to exercise the authorities provided in this Agreement and may take such actions as are reasonably necessary and convenient to carry out the purpose of this Agreement.

3.2 Watershed Management Plan: The Board shall update as needed and administer the Watershed Management Plan for the Upper Rum River Watershed. The Watershed Management Plan shall comply with Minnesota Statutes, section 103B.231, subdivision 4, Minnesota Rules, chapter 8410, and other applicable laws.

3.3 Committees: The Board may appoint such committees and subcommittees as it deems necessary. The Board shall establish a citizen advisory committee and technical advisory committee and promote other means of public participation.

- A. Citizen and/or technical advisory committees will be formed from time-to-time as deemed appropriate by the Board and shall be issue-specific. Committees may be formed that include both citizens and technical experts. Committees shall operate by seeking consensus, while noting any dissenting opinions. Committee findings shall be reduced to writing and submitted to the Board. In all cases, committees shall be advisory in nature and their findings shall be referred to the Board. Issues

that may warrant formation of advisory committees include, but are not limited to, the following: amendments or updates to the WMO's Watershed Management Plan; lake level or water quality issues; a total maximum daily load (TMDL) impaired waters study or implementation of the study; capital improvement projects; major hydrological changes in the watershed; and others as deemed appropriate by the Board.

- B. Technical advisory committees shall include technical experts in areas relating to land use, natural resources, pollution control, and soil and water resources.
- C. Citizen advisory committees shall include residents and elected officials from the affected area including, but not limited to, homeowners, business owners, lake association or lake improvement district representatives, and others as may be selected by the Board.
- D. All advisory committees shall include at least one Board member.

3.4 Rules and Regulations: The Board may prescribe and promulgate such rules and regulations as it deems necessary or expedient to carry out its powers and duties and the purpose of the Agreement.

3.5 Review and Recommendations: Where the Board is authorized or requested to review and make recommendations on any matter relating to the Watershed Management Plan, the Board shall act on such matter within 60 days of receipt of the matter referred. Failure of the Board to act within 60 days shall constitute a recommendation of approval of the matter referred, unless the Board requests and receives from the referring unit of government an extension of time to act on the matter referred. Such extension shall be in writing and acknowledged by both parties.

3.6 Ratification: The Board may, and where required by this Agreement shall, refer matters to the governing bodies of the parties for review, comment, or action.

3.7 Financial Matters:

- A. Method of Operation. The Board may collect and receive money and contract for services subject to the provision of the Agreement from the parties and from any other sources approved by the Board. The Board may incur expenses and make disbursements necessary and incidental to the effectuation of the purposes of this Agreement. Funds may be expended by the Board in accordance with procedures established herein. Checks shall be signed by the Chair and Treasurer. The Board may appoint another member to sign checks on behalf of the Chair or Treasurer when either is not available to sign. Other legal instruments shall, upon Board approval, be executed on behalf of the Board by the Chair or Vice-Chair and countersigned by the Secretary.
- B. Budgeting.

1. Prepared. The WMO's fiscal year shall be the calendar year. On or before June 1<sup>st</sup> of each year, the WMO shall prepare a work plan and budget for the following year. The annual budget shall provide details to support the proposed revenues and expenditures for the WMO. This detail shall be sufficient to meet standard budget and/or accounting principles generally recognized for governmental organizations. Expenditures may include administrative expenses, plan development costs, review expenses, capital improvement costs, and insurance costs. A majority vote of the Board is required to approve the proposed work plan and budget.
2. Party Review. The Board shall forward the approved proposed budget to the parties for review and ratification along with a statement showing each party's proposed share of the budget. Within 60 days of receipt of the proposed budget, each party shall communicate its ratification of the budget or provide a written explanation of any objections or concerns it has regarding the proposed budget. No party may withhold ratification solely based on objections to the terms of this Agreement or to matters that do not directly relate to a budgeted item to be funded entirely by the parties. Any party that fails to respond within that period shall be deemed to have ratified the proposed budget. The Board shall consider any written objections or concerns received from a party and shall provide a written response that is copied to all of the parties. If the response includes any proposed changes in the proposed budget, the parties shall act on ratifying the revised budget within 30 days.
3. Adoption. The proposed budget shall be deemed approved upon ratification by all of the parties. If only one party refuses to ratify the proposed budget, the previous year's budget shall be extended to the current fiscal year together with any increases in the proposed budget, but the total of all such increases shall not exceed 10% of the total community contributions for that year as represented in the currently approved Watershed Management Plan. If the proposed budget contains a total increase of more than 10% of the total community contributions for the year as represented in the currently approved Watershed Management Plan, the Board shall reduce it as needed so the approved budget meets this criterion. The proposed budget, with any required reductions, shall become the adopted budget. If a party refuses to ratify the proposed budget for three consecutive years, that party is required to participate in mediation with the representatives of the other parties as provided in Section 7.1 of this Agreement, unless a majority of the other parties elect not to require mediation. The purpose of the mediation is to identify and resolve the specific reasons causing the party to not ratify the budgets. Engaging in mediation, or the failure to reach agreement in mediation, does not delay or alter the process set out in this paragraph for reaching an approved budget regardless of one party's refusal to ratify it.

4. Payment. The Board shall certify the approved budget to each party together with a statement showing the budgeted amounts applicable to each party. Each party shall pay to the WMO the amount owing in two (2) equal installments, the first on or before January 15 and the second on or before July 15 in accordance with the tax year for which the amount due is being paid.
5. Failure to Pay. Any party who is more than 60 days in default in paying its share to the WMO's general fund shall have the vote of its Board Members suspended pending the payment of its proportionate share. Any Board Member whose vote is under suspension shall reduce the number required for a quorum and to act on matters before the Board.

C. Party Contributions. The budget will include a work plan and operating costs in accordance with the following.

1. Work Plan Budget. Each party's percentage share of the Board's work plan (non-operational) budget for which they are responsible shall be as follows:

$((PA / WA) + (PV / WV)) / 2 =$  the party's percentage share of the organization's non-operating budget.

PA = Party's area within the watershed organization area

WA = Watershed organization area

PV = Party's market valuation within the watershed organization area

WV = Market valuation of the watershed organization area

The Board will calculate updated percentage contributions Parties every fifth year.

2. Operating Costs Budget. Each party's percentage share of the operating costs for which they are responsible shall be as set out below. Operating costs included in this budget are defined as copies, postage, recording secretary fees, insurance, and administrative fee charged to each party. The administrative fee may include fees for general administrative services, annual reporting to the State and parties, providing required public notices, and required advertisement for secretarial or administrative professional services.

Operating budget / Number of Parties = each party's percentage share of the organization's operating budget.

D. Review Services. When the Board is authorized or requested to undertake a review and submit recommendations to a party as provided in this Agreement, the Board shall conduct such review, without charge, except as provided below. Where the project size and complexity of review are deemed by the Board to be extraordinary and substantial, the Board may charge a fee for such review

services, the amount to be based upon direct and indirect costs attributable to that portion of review services determined by the Board to be extraordinary and substantial. Where the Board determines that a fee will be charged for extraordinary and substantial review services, or where the flowage enters the Upper Rum River, but the entity is not a member of the Upper Rum River Watershed Management Organization Board, the entity to be charged shall receive written notice from the Board of the services to be performed and the fee therefore, prior to undertaking such review services. Unless the entity to be charged objects within fifteen (15) days of receipt of such written notice to the amount of the fee to be charged, such review services shall be performed and the entity shall be responsible for the cost thereof. If the entity to be charged objects to the proposed fee for such services with fifteen (15) days and the entity and the Board are unable to agree on a reasonable alternative amount for review services, such extraordinary and substantial review services shall not be undertaken by the Board. Payment for such services shall be in advance of any work performed.

3.8 Annual Audit: The Board shall prepare a comprehensive financial report on operations and activities at the frequency required by law. An audit, by an independent accounting firm or the State Auditor, shall be provided for that includes a full and complete audit of all books and accounts the Board is charged with maintaining. Such audit shall be conducted in accordance with generally accepted auditing principles and guidelines. A copy of the financial report and auditor's statement shall be provided to all parties to this Agreement and to the Board of Water and Soil Resources. The report to the Board of Water and Soil Resources shall include an annual activity report. All books, reports and records of the WMO shall be available for and open to examination by any party at all reasonable times.

3.9 Gifts and Grants: The Board may, within the scope of this Agreement, accept gifts, may apply for and use grants of money or other property from the United States, the State of Minnesota, a local government unit or other governmental unit or organization or any person or entity for the purpose described herein. The Board may enter into any reasonable agreement required in connection therewith. The Board shall comply with any laws or regulations applicable to grants, donations, and agreements. The Board may hold, use, and dispose of such money or property in accordance with the terms of the gift, grant, or agreement relating thereto.

3.10 Contracts. The Board may make such contracts and enter into any such agreements as it deems necessary to make effective any power granted to it by this Agreement. Every contract for the purchase or sale of merchandise, materials, or equipment by the Board shall be let in accordance with the Uniform Municipal Contracting Law, Minnesota Statutes, Section 471.345 and the Joint Exercise of Powers Statute, Minnesota Statutes, Section 471.59. No member or employee of the Board or officer or employee of any of the parties shall be directly or indirectly have an interest in any contract made by the Board.

3.11 Works of Improvement: Works of improvement for protection and management of the natural resources of the Area including, but not limited to, improvements to property, land acquisition, easements, or right-of-way, may be initiated by:

- A. Inclusion in the Watershed Management Plan;
- B. Majority vote of the Board for projects using less than \$10,000 in funds from the Parties;
- C. Recommendation of the Board to a party or parties; or
- D. Petition to the Board by the governing body of a party or parties.

Where works of improvement are recommended by the Board, the Board shall first determine whether such improvement will result in a local or regional benefit to the area. Where the Board determines that the benefits from the improvement will be local or not realized beyond the boundaries of the party in which the improvement is to be established, the Board may recommend such improvement to the governing body of the unit of government which the Board determines will be benefited. The recommendation shall include the total estimated cost of the improvement and a detailed description of the benefits to be realized.

Where the Board determines that the benefits from the improvement will be beyond the local unit or beyond the boundaries of the party in which the improvement is to be established, the Board may recommend such improvement to each party to this Agreement which the Board determines will be benefited thereby. The recommendation of the Board shall include the total estimated cost of the improvement, a description of the extent of the benefits to be realized by each party to this Agreement and the portion of the cost to be borne by each party benefited in accordance with the benefit of party to this Agreement.

Each party to whom the Board submits such recommendation shall respond within 60 days from receipt of such recommendation. Where the Board determines that the benefits of such improvement will be local, the unit of government to whom such recommendation is made may decline to ratify and undertake said improvement. Where the Board determines that the benefits of such improvement will be regional, all Parties to this Agreement must ratify the project proposal before any project is moved forward by the Board. Should the project not be ratified by all Parties to this Agreement, the Board shall continue to review and recommend alternative methods of cooperation and implementation among those parties ratifying the recommendation of the Board, unless and until the Board determines that said improvement is no longer feasible.

When works of improvement are initiated by a Party to this Agreement, a copy of the proposed project shall be submitted to the Board for review and comment. The Board shall review and make recommendations on the proposed improvement and its compliance with the Board's management plan.

When a proposed improvement may be eligible for grant funds, the Board may apply. Any local matching funds committed must be in an approved Board budget, in the Watershed Management Plan, or secured by a written commitment from other sources.

Projects on real property require a written maintenance agreement.



3.12 Property Entry: The Board or its agents may enter upon lands within or without the Upper Rum River Watershed to make surveys and investigations to accomplish the purpose of the Board. The Board shall be liable for actual damages resulting there from. But every person who claims damages shall serve the Chair or Secretary of the Board with a notice of claim as required by Minnesota Statutes, section 466.05. The Board shall obtain court orders authorizing and directing such entries when necessary due to refusals of landowners to allow the same.

3.13 Indemnification: Any and all claims that arise or may arise against the WMO, its agents or employees as a consequence of any act or omission on the part of the WMO or its agents or employees while engaged in the performance of this Agreement shall in no way be the obligation or responsibility of the parties. The WMO shall indemnify, hold harmless and defend the parties, their officers and employees against any and all liability, loss, costs, damages, expenses, claims, or actions, including attorney's fees which the parties, their officers, or employees may hereafter sustain, incur, or be required to pay, arising out of or by reason of any act or omission of the WMO, its agents or employees in the execution, performance, or failure to adequately perform the WMO's obligations under this Agreement. The WMO's duty to indemnify does not constitute, and shall not be construed as, a waiver by either the WMO or any or all parties of any exemptions, immunities, or limitations on liability provided by law or of being treated as a single governmental unit as provided in Minnesota Statutes, section 471.59, subdivision 1a. To the fullest extent permitted by law, this Agreement and the activities carried out hereunder thereof are intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they, together with the WMO, shall be deemed a "single governmental unit" for the purposes of liability, all as set forth in Minnesota Statutes, section 471.59, subdivision 1a. For purposes of the statute, each party to this Agreement expressly declines responsibility for the acts or omissions of the other parties.

3.14 Insurance: The Board shall at all times during the term of this Agreement keep in force such insurance policies as it determines are needed, including general liability coverage in the amount of the applicable limit of liability established in Minnesota Statutes, section 466.04. Any policy obtained and maintained under this section shall provide that it shall not be cancelled, materially changed or not renewed without a minimum of thirty (30) days prior notice thereof to each of the parties. The Board will furnish the parties with certificates of insurance listing each party to the Agreement as an additional insured.

#### **SECTION IV** **Termination and Withdrawal**

4.1 Termination: This Agreement may be terminated by approval of two-thirds vote of the governing bodies of each party hereto, provided that all such approvals occur within a ninety (90) day period.

4.2 Party Withdrawal: Withdrawal of any party may be accomplished by filing written notice with the Board and the other parties sixty (60) days prior to the effective date of termination. No party may withdraw from this Agreement until the withdrawing party has met its full financial obligations through the effective date of such withdrawal.

**SECTION V**  
**Dissolution of WMO**

5.1 Dissolution:

- A. Occurrences. The WMO shall be dissolved under any of the following occurrences:
1. Upon termination of this Agreement;
  2. Upon unanimous agreement of all parties; or
  3. Upon the membership of the WMO being reduced to fewer than three (3) parties.
- B. Process. At least 90 days notice of the intent to dissolve shall be given to affected counties and the Board of Water and Soil Resources. Upon dissolution, all personal property of the Board shall be sold, and the proceeds thereof, together with monies on hand after payment of all obligations, shall be distributed to the parties after all outstanding obligations of the WMO have been paid. Such distribution of Board assets shall be made in proportion to the total contributions to the WMO for such costs made by each party. All amounts due and owing to the WMO by any party shall continue to be the lawful obligation of the party and shall be paid before being eligible to receive any distribution of assets.

**SECTION VII**  
**General Provisions**

7.1 Mediation: The parties agree that any controversy that cannot be resolved between parties shall be submitted to mediation. Mediation shall be conducted by a mutually agreeable process by all parties. If the parties are not able to mutually agree on a mediator, the party and the Board shall each select a mediator and the two mediators shall select a third. Each party to the mediation shall be responsible for the cost of the mediator it selected and shall share equally in the costs of the mediation and of the third mediator.

7.2 Data Practices: The WMO shall comply with the requirements of Minnesota Statutes, chapter 13, the Minnesota Government Data Practices Act ("Act"). Any entity with which the WMO contracts is required to comply with the Act as provided in Minnesota Statutes, section 13.05. The contractor shall be required to notify the Board if it receives a data request and to work with the WMO to respond to it.

7.3 Amendments: The Board may recommend changes and amendments to this Agreement to the governing bodies of the parties. Amendments shall be adopted by all governing bodies of the parties. Adopted amendments shall be evidenced by appropriate resolutions or certified copies of meeting minutes of the governing bodies of each party filed with the Board and shall, if

no effective date is contained in the amendment, become effective as of the date all such filings have been completed.

7.4 Waiver: The delay or failure of any party of this Agreement at any time to require performance or compliance by any other party of any of its obligations under this Agreement shall in no way be deemed a waiver of those rights to require such performance or compliance.

7.5 Headings and Captions: The headings and captions of these paragraphs and sections of this Agreement are included for convenience or reference only and shall not constitute a part hereof.

7.6 Entire Agreement: This Agreement, including the recitals, contains the entire understanding among the parties concerning the subject matter hereof. This Agreement supersedes and replaces the prior joint powers agreement among the parties regarding the WMO and such prior agreement is hereby terminated. Any outstanding obligations of the parties under the prior agreement are not affected by the termination and shall be continued under this Agreement.

7.7 Examination of Books: Pursuant to Minnesota Statutes, section 16C.05, subdivision 5, the books, records, documents and accounting procedures and practices of the Board are subject to examination by the State.

7.8 Governing Law: The respective rights, obligations, and remedies of the parties under this Agreement and the interpretation thereof shall be governed by the laws of the State of Minnesota which pertain to agreements made and to be performed in the State of Minnesota.

7.9 Counterparts: This Agreement shall be executed in several counterparts and all so executed shall constitute one Agreement, binding on all of the parties hereto. Each party to the agreement shall receive a fully executed copy of the entire document following adoption by all parties.

IN WITNESS OF, the parties hereto have executed this Agreement effective as of the  
\_\_\_\_ day of \_\_\_\_\_ 2024.

CITY OF BETHEL

By: \_\_\_\_\_  
Mayor

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
City Administrator

CITY OF EAST BETHEL

By: \_\_\_\_\_  
Mayor

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
City Administrator

CITY OF HAM LAKE

By: \_\_\_\_\_  
Mayor

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
City Administrator

CITY OF NOWTHEN

By: \_\_\_\_\_  
Board Chair

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Township Clerk

CITY OF OAK GROVE

By: \_\_\_\_\_  
Mayor

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
City Administrator



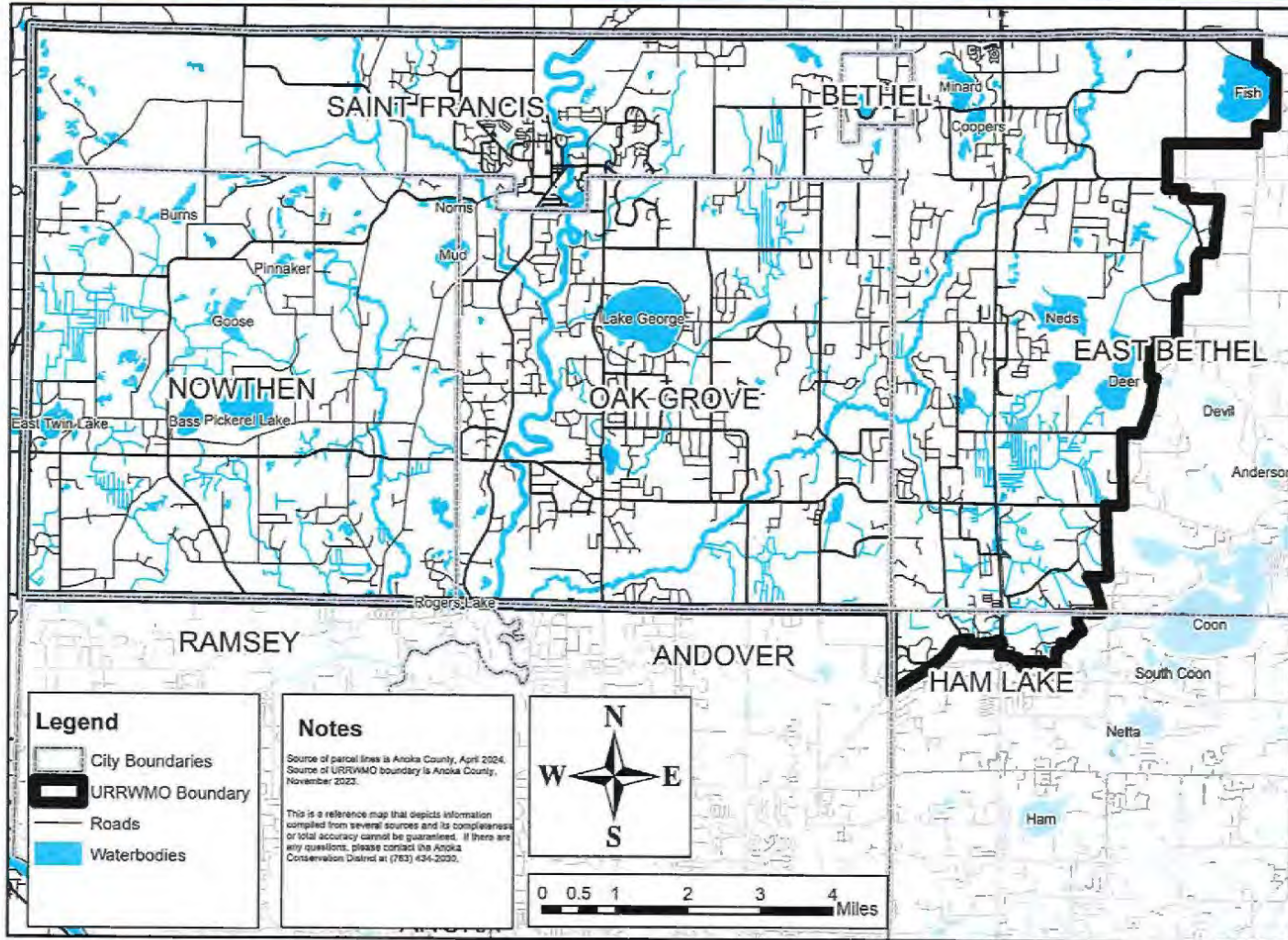
CITY OF ST. FRANCIS

By: \_\_\_\_\_  
Mayor

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
City Administrator

# Appendix 1. Upper Rum River WMO Boundary



Appendix 1  
URRWMO AREA BOUNDARIES



# CITY OF HAM LAKE

## REQUEST FOR AN APPEARANCE BEFORE THE CITY COUNCIL

15544 Central Avenue NE  
Ham Lake, MN 55304  
Phone (763) 434-9555

DATE OF APPLICATION SEPT. 6, 2024

DEPOSIT \$ 200.<sup>00</sup>  
RECEIPT # 100277

CITY COUNCIL MEETING DATE  
(if all required information is received) \_\_\_\_\_

APPLICANT'S NAME DERK SCHOLTZ ET AL

MAILING ADDRESS 1376 GRANTHAM ST.

CITY, STATE, ZIP CODE ST. PAUL, MN 55108

PHONE (daytime) (612) 227-1453

EMAIL ADDRESS DERKSCHOLTZ@GMAIL.COM

### SITE ADDRESS / NATURE OR REQUEST:

(Please attach any relevant information including maps, diagrams, and a descriptive narrative of the request)\*\*

SITE ADDRESS: 2129 158TH LANE NE, HAM LAKE MN

ALLEY VACATION

**Signature of Applicant**

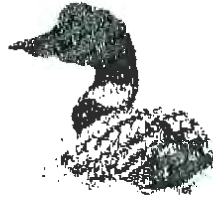
09/06/2024  
**Date**

**Signature of Current Property Owner**

09/06/2024  
**Date**

*(If the applicant is not the property owner - the property owner signature is required)*

**\*\*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 information has been submitted to the City of Ham Lake.**



**NOTICE TO ALL APPLICANTS FOR MUNICIPAL  
PERMITS, LICENSES,  
OR OTHER MUNICIPAL ACTION**

1. *If you are requesting municipal action on any request for any of the above, you will be required to furnish certain information about yourself, the project you are involved in, or other matters pertaining to the subject. Some of the information you are asked to provide is classified by state law as either private or confidential. Private data is information which generally cannot be given to the public but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data.*
2. *The purpose of this information is to enable the City Staff, Commissions, Council or other government agencies to evaluate relevant factors in considering your request. You are not legally required to provide this information. If you do not provide the requested information, the City may not act upon your request.*
3. *The information you supply will be public and available to any entity requesting to inspect the information.*

**DATA PRACTICES ADVISORY  
TENNESSEN WARNING**

**REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04**

**SIGNED BY**

**COMPANY/TITLE:** \_\_\_\_\_

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

*09/06/2024*

**CITY OF HAM LAKE  
ACKNOWLEDGMENT OF RESPONSIBILITY  
TO REIMBURSE EXPENSES**

The undersigned, DERK SCHOLTZ, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

AULEY VACATION

*Type of Application*

acknowledges that the sum of \$ \_\_\_\_\_, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

**Applicant Signature**




Dated 09/06/2024

The following statement must be signed if the applicant is not the property owner:

DERK SCHOLTZ, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

**Property Owner Signature**



Dated 09/06/2024

Meeting Date: September 16, 2024



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

**To: Mayor and Councilmembers**

**From: Dawnette Shimek, Deputy City Clerk**

**Item/Title/Subject: Vacation of a portion of an alley located at 2129 158<sup>th</sup> Lane NE**

**Introduction/Discussion:**

There is an alley abutting the property located at 2129 158<sup>th</sup> Lane NE. It has been found that this alley has no public use and is no longer needed and therefore can be vacated. Engineer Collins has reviewed the legal descriptions and has no issue with this vacation.

**Recommendation:**

**I recommend approval of a Resolution scheduling a Public Hearing for October 7, 2024 at 6:01 p.m. to consider vacation of the alley abutting 2129 158<sup>th</sup> Lane NE and reserving a public easement for public roadway purposes over the South 16 feet.**

RESOLUTION NO. 24-XX

WHEREAS, the Ham Lake City Council, on its own motion, wishes to consider the vacation of the following described land in the City of Ham Lake, pursuant to Minnesota Statutes Chapter 412.851:

**VACATION DESCRIPTION**

That portion of the alley as dedicated on the plat of SUNSET SHORE, Anoka County, Minnesota which lies northerly of the easterly extension of the South line of Lot 7, AUDITOR'S SUBDIVISION NO. 125, Anoka County, Minnesota.

Reserving a public easement for public roadway purposes over the South 16 feet thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake, that the City Clerk is directed to post in a conspicuous place in the City Hall between the dates of September 19, 2024 and October 7, 2024 and to cause publication of a NOTICE OF PUBLIC HEARING, a copy of which is attached to this Resolution, for a public hearing to be held on October 7, 2024, with publication to occur in the Star Tribune on September 19, 2024 and September 26, 2024.

Adopted by the City Council of the City of Ham Lake this 16th day of September 2024.

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

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

NOTICE OF PUBLIC HEARING  
VACATION OF PUBLIC LAND

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held before the Ham Lake City Council on October 7, 2024 at 6:01 p.m. in the City Council Chambers, City Hall, 15544 Central Avenue N.E. Ham Lake, Minnesota 55304, to hear comments and questions concerning the proposed vacation of the following described land within the City of Ham Lake, Minnesota:

**VACATION DESCRIPTION**

That portion of the alley as dedicated on the plat of SUNSET SHORE, Anoka County, Minnesota which lies northerly of the easterly extension of the South line of Lot 7, AUDITOR'S SUBDIVISION NO. 125, Anoka County, Minnesota.

Reserving a public easement for public roadway purposes over the South 16 feet thereof.

Said hearing is conducted pursuant to Minnesota Statutes Chapter 412.851.

Dated: September 19, 2024

\_\_\_\_\_  
Dawnette Shimek, Deputy City Clerk

Posted at City Hall between the dates of September 19, 2024 and October 7, 2024.

Published in the Star Tribune on September 19, 2024 and September 26, 2024.



# SKETCH AND DESCRIPTION

~for~ DERK SCHOLTZ  
 ~of~ 2129 158TH LANE NE  
 HAM LAKE, MN

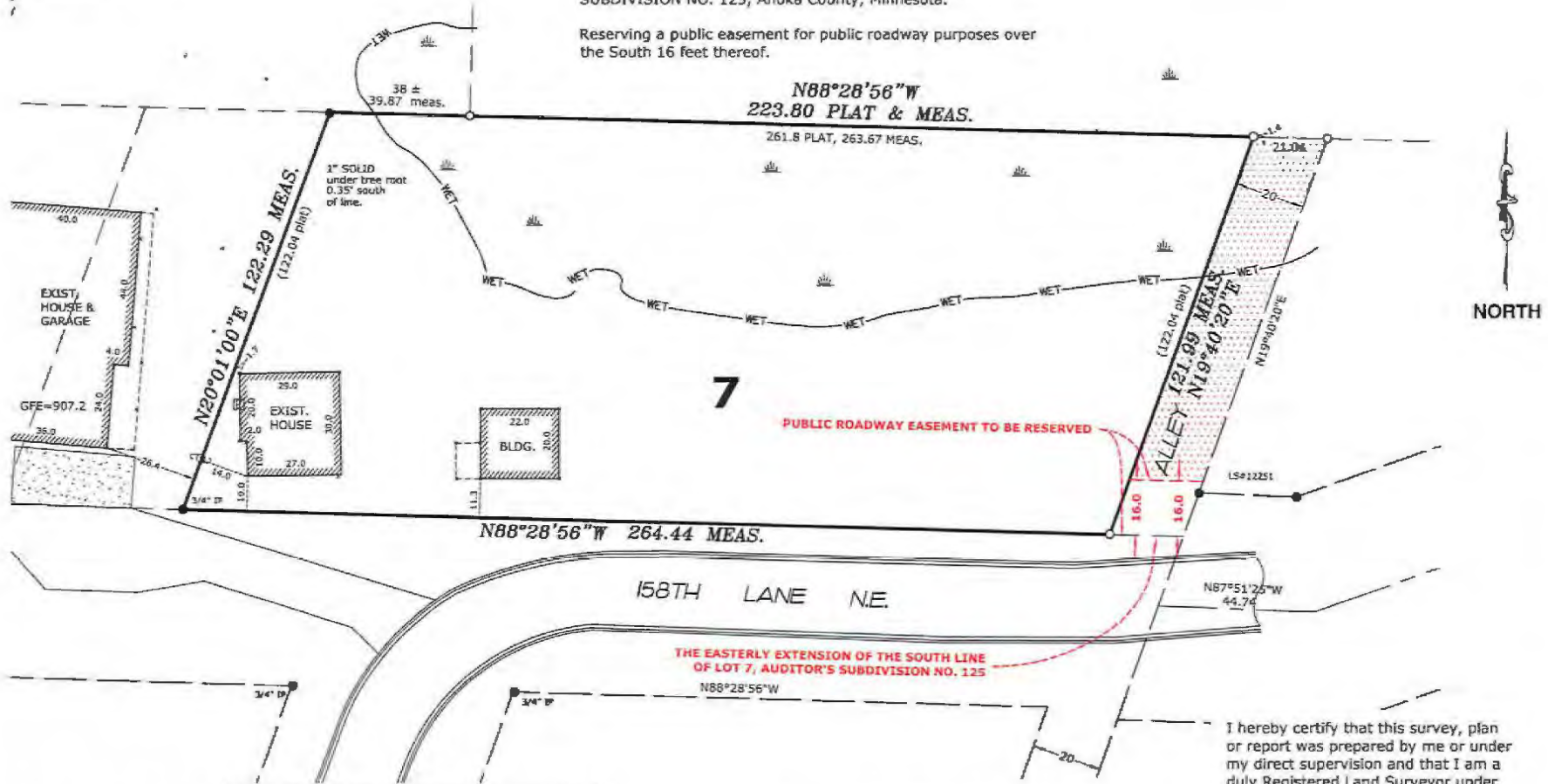
# VACATION DESCRIPTION

That portion of the alley as dedicated on the plat of SUNSET SHORE, Anoka County, Minnesota which lies northerly of the easterly extension of the South line of Lot 7, AUDITOR'S SUBDIVISION NO. 125, Anoka County, Minnesota.

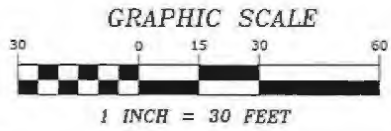
Reserving a public easement for public roadway purposes over the South 16 feet thereof.



VACATION AREA = 2,103 S.F.



DRAWN BY: CMB		JOB NO: 210260BT		DATE: 05/06/24	
CHECK BY: JER		FIELD CREW: N/A			
1	9-06-24	CITY COMMENTS		CMB	
2					
3					
NO.	DATE	DESCRIPTION	BY		



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

*Jason E. Rud*  
 JASON E. RUD

Date: 09-06-24 License No. 41578

**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  
 www.egrud.com



# CITY OF HAM LAKE

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

## CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, SEPTEMBER 9, 2024

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:** June 24, 2024

**PUBLIC HEARING:**

**6:01 p.m.** Roger and Sue Haugen, S & R Developers LLC, requesting Preliminary Plat approval for Enchanted Estates 4<sup>th</sup> Addition (9 Single Family Residential lots) in Section 14.

**NEW BUSINESS:**

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

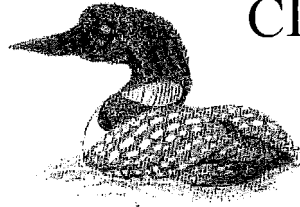
*Tabled on 9/9 by  
Planning Comm*

**OLD BUSINESS:**

1. Gary Magnuson requesting approval of a subdivision through a Minor Plat of Magnuson Estates (2 lots) in Section 9.

**COMMISSION BUSINESS:**

1. City Council Update



# 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, SEPTEMBER 9, 2024

The Ham Lake Planning Commission met for its regular meeting on Monday, September 9, 2024 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

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

**MEMBERS ABSENT:** Commissioner Jonathan Fisher

**OTHERS PRESENT:** City Attorney Mark Berglund, City Engineer Dave Krugler, Building Official Mark Jones and Building and Zoning Clerk Jennifer Bohr

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

**PLEDGE OF ALLEGIANCE:**  
The pledge of allegiance was recited by all in attendance.

**APPROVAL OF MINUTES:**  
Commissioner Dixson asked that the spelling of her last name be corrected in the motion for adjournment. **Motion by Lejonvarn, seconded by Ross, to approve the minutes of the June 24, 2024 Planning Commission meeting with the correction. All present in favor, motion carried.**

**PUBLIC HEARING:**  
Roger and Sue Haugen, S & R Developers LLC, requesting Preliminary Plat approval for Enchanted Estates 4<sup>th</sup> Addition (9 Single Family Residential lots) in Section 14  
Roger and Sue Haugen were present. Jason Rud from E.G. Rud & Sons Inc. spoke on behalf of the applicant. Mr. Rud stated this plat is the final phase of the Enchanted Estates subdivision. Mr. Rud stated the preliminary plat of the overall development was approved in 2005 but due to the amount of time that has passed, a refresh of this final phase was done. Mr. Rud stated this phase of the plat will have a total of nine lots, one less than originally approved. Mr. Rud stated two of the lots, east of Austin Street NE, have existing homes on them. Chair Pogalz asked Mr. Rud and Mr. and Mrs. Hagen if they had seen the memos written by the City Engineer and Building Official. All acknowledged that they had. Mr. Haugen stated what the accessory buildings are used for and stated the block building will be taken down. Mr. Haugen expressed his appreciation for the efforts of city staff and appointed and elected officials over the years. Chair Pogalz asked the

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

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

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

**NEW BUSINESS:**

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

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

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

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

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

#### **OLD BUSINESS:**

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

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

non-compliant. Commissioner Lejonvarn asked Building Official Jones what Mr. Magnuson has said about removal of the building. Building Official Jones stated each time he has spoken with Mr. Magnuson he has said the building has been there for years and he is not removing it. **Motion by Pogalz, seconded by Dixson to deny Gary Magnuson's Sketch Plan approval request for the minor Plat of Magnuson Estates (2 lots) in Section 9. All present in favor, motion carried.** *This application will be placed on the City Council's Monday, September 16, 2024 agenda.*

**COMMISSION BUSINESS:**

City Council Update

Chair Pogalz stated the City Council concurred with the Planning Commission's recommendations to approve the Conditional Use Permit for A Class Sounds and the minor plat Sketch Plan submitted by Entsminger Enterprises, LLC. Chair Pogalz will attend the September 16, 2024 City Council meeting.

**ADJOURNMENT:**

**Motion by Dixson, seconded by Lejonvarn, to adjourn the Planning Commission meeting at 7:20 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 MARCH 20, 2024

Date of Receipt 3-26-24  
Receipt # 49124

Meeting Appearance Dates:  
Planning Commission Sept 9, 2024

City Council Sept 16, 2024

Please check request(s):

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

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

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

Development/Business Name: ENCHANTED ESTATES FOURTH ADDITION

Address/Location of property: 4056 CONSTANCE BLVD / 18207 AUSTIN ST. NE

Legal Description of property: LOT 1, BLOCK 7; OUTLOT D; LOT 1, BLOCK 6; ENCHANTED ESTATES  
14-32-23-14-0007; 14-32-23-14-0012

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

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

Applicant's Name: ROGER AND SUE HAUGEN

Business Name: S AND R DEVELOPER'S, LLC

Address 4056 CONSTANCE BLVD. NE

City HAM LAKE State MN Zip Code 55304

Phone \_\_\_\_\_ Cell Phone 612-670-3863 Fax \_\_\_\_\_

Email address rogerhaugen12@gmail.com

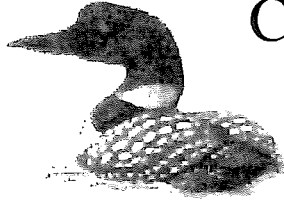
*You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.*

SIGNATURE Roger Haugen DATE 3-20-2024

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

ACTION BY: Planning Commission 9-9-24  
City Council \_\_\_\_\_

PROPERTY TAXES CURRENT YES NO



# CITY OF HAM LAKE

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

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

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, September 9, 2024 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Roger and Sue Haugen, S & R Developers LLC, requesting preliminary plat approval for Enchanted Estates 4th Addition (9 Residential Single Family Lots), parcels of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which are described as follows to wit:

Outlot D, Enchanted Estates, Anoka County Minnesota

AND

Lot 1, Block 7, Enchanted Estates, Anoka County Minnesota

AND

Lot 1, Block 6, Enchanted Estates, Anoka County Minnesota

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

DATED: August 30, 2024

Jennifer Bohr  
Building and Zoning Clerk  
City of Ham Lake

Meeting Date: September 9, 2024

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

**To: Members of the Planning Commission**

**From: Mark Jones, Building and Zoning Official**

**Subject: Preliminary Plat approval for Enchanted Estates 4<sup>th</sup> Addition**

**Introduction/Discussion:**

Roger Haugen submitted an application for Preliminary Plat approval for Enchanted Estates 4<sup>th</sup> Addition, which will include two existing lots and seven new lots. The larger lot, 4056 Constance Boulevard NE, is proposed to be a non-conforming lot with two accessory buildings. The proposed lot line adjustment will assign the southerly accessory building to 16207 Austin Street NE and the northerly accessory building will be assigned to 4056 Constance Blvd NE.

The accessory building proposed to be assigned to 16207 Austin Street NE is a pole building which is non-conforming per Article 9-370.2. Per City Code, building materials for lots which are 5 acres or less in size, the outside surface materials of all accessory buildings shall, as closely as practical, match the color, texture and style of the like surfaces on the dwelling unit. Pole-type construction shall be permitted only on lots exceeding 5 acres and only in the side or rear yard setback. This lot is proposed to be 2.97 acres; a pole type building would not be allowed per 9-370.2.

The lot located at 4056 Constance Boulevard NE already has an existing accessory building that exceeds the size outlined in Article 9-370.1 size limitations and was originally approved with the plat of Enchanted Estates. The southerly accessory building to be assigned to 4056 Constance Boulevard NE exceeds size limitations allowed for a second accessory building per Article 9-370.1 and either needs to be reduced in size or removed.

**Recommendations:**

I recommended the Preliminary Plat of Enchanted Estates 4<sup>th</sup> Addition be approved on the condition before Final Plat approval that the survey show all existing accessory building sizes. The survey will need to show how the southerly accessory building located at 4056 Constance Boulevard NE meets City Code, whether by demo or reducing the size. The northerly accessory building was originally approved with the plat of Enchanted Estates.

The accessory building located on 16207 Austin Street NE exterior finish will need to be as closely as practical, match the color, texture and style of the like surfaces on the existing dwelling unit.

## Memorandum

Date: September 5, 2024  
To: Planning Commissioners  
From: David A. Krugler, City Engineer  
Subject: Enchanted Estates 4<sup>th</sup> Addition



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### Introduction:

The Preliminary Plat, Grading, Erosion Control and Tree Protection Plan, Livability Plan, Livability Chart, Stormwater Pollution Prevention and Stormwater Drainage Report were received August 21<sup>st</sup> for the proposed nine lot residential development located on the 15.74 combined acreage of Outlot D (14-32-23-14-0012), Lot 1, Block 6 (14-32-23-14-0006) and Lot 1, Block 7 (14-32-23-14-0007) of the 2005 plat of Enchanted Estates address prior review comments. No change is proposed to the current Single Family Residential (R-1) zoning. The project conforms to the Enchanted Estates Preliminary Plat approved at the October 18, 2004 City Council meeting, with the exception of the reduction of overall number of lots from 47 to 46. Construction of the streets adjacent to the Preliminary Plat was completed in 2007.

### Discussion:

The Austin Street cul-de-sac was constructed as part of the Enchanted Estates project. Outlot D from the 2005 Enchanted Estates Plat is the basis for Lots 1 thru 7. Lots 8 and 9 are a reconfiguration of Lot 1, Block 6, Lot 1, Block 7 and the eastern 387 feet of Outlot D of Enchanted Estates. Access to Lots 7 and 8 will be via Constance Boulevard. The Anoka County Highway Department approved the Urban Residential Driveway/Access Permit for Outlot D and Lot 1, Block 7 of Enchanted Estates in 2005.

With the reconfiguration of Lot 1, Block 6 and Lot 1, Block 7 of Enchanted Estates, Lot 8, Block 1 of Enchanted Estates 4<sup>th</sup> Addition will result in a non-conforming lot. The resultant 3.86-acre Lot 8 will have two accessory buildings. Per the attached Section 9-370.1 of City Code, a lot of this size is permitted to have an 800 square foot accessory building in the front yard setback and a 2,400 square foot accessory building in the side or rear yard setback unless a larger building for the side and rear yard setback is approved by City Council. Both accessory buildings exceed this limit at 4,775 square foot for the northerly accessory building and the 1,744 square foot for the southerly accessory building. Per the attached approved 2005 Grading Plan, the southerly building was shown to be removed. City Code does not allow the City Council the ability to approve of the southerly accessory building which exceeds 800 square-feet. The property owner has been notified that the southerly accessory building must either be reduced to 800 square feet or razed.

Although 3.01 acres of parkland was dedicated with the Enchanted Estates plat, the Developer is required to pay parkland dedication fees of \$1,850 (\$2,500 x 74%) for lots 1-7 Block 1 per

paragraph 7A of the attached Enchanted Estates Development Agreement. Lots 8, Block 1 and Lot 9, Block 1 have already paid parkland dedication fees with Enchanted Estates.

The Coon Creek Watershed District approved the development at the August 26<sup>th</sup> Board of Managers meeting, per the attached Notice of Permit Application Status. The attached February 10, 2005 Dunn septic certification certifies that each of the proposed lots will support two standard septic systems in accordance with Minnesota Rules 7080. An Encroachment Agreement will be required for Lots 2, 3 and 6 of Block 1 due to the septic line crossing the drainage and utility easement. Easements identified on Lots 8 and 9 of the preliminary plat will need to be vacated to align with the revised lot design. There are no utilities within the current easement and do not have any municipal use after the reconfiguration of Lots 8 and 9.

**Recommendations:**

It is recommended that the Preliminary Plat of Enchanted Estates 4<sup>th</sup> Addition be recommended for approval to the City Council. It is recommended that the northerly accessory building labeled as Existing Shop on the Preliminary Plat, which exceeds the 2,400 square foot maximum area per Section 9-370.1 of City Code, be allowed to remain to the City Council. It is recommended that the southernly accessory building labeled as outbuilding on the Preliminary Plat that exceeds 800 square feet be brought into compliance with Section 9-370.1 of City Code.

# PRELIMINARY PLAT

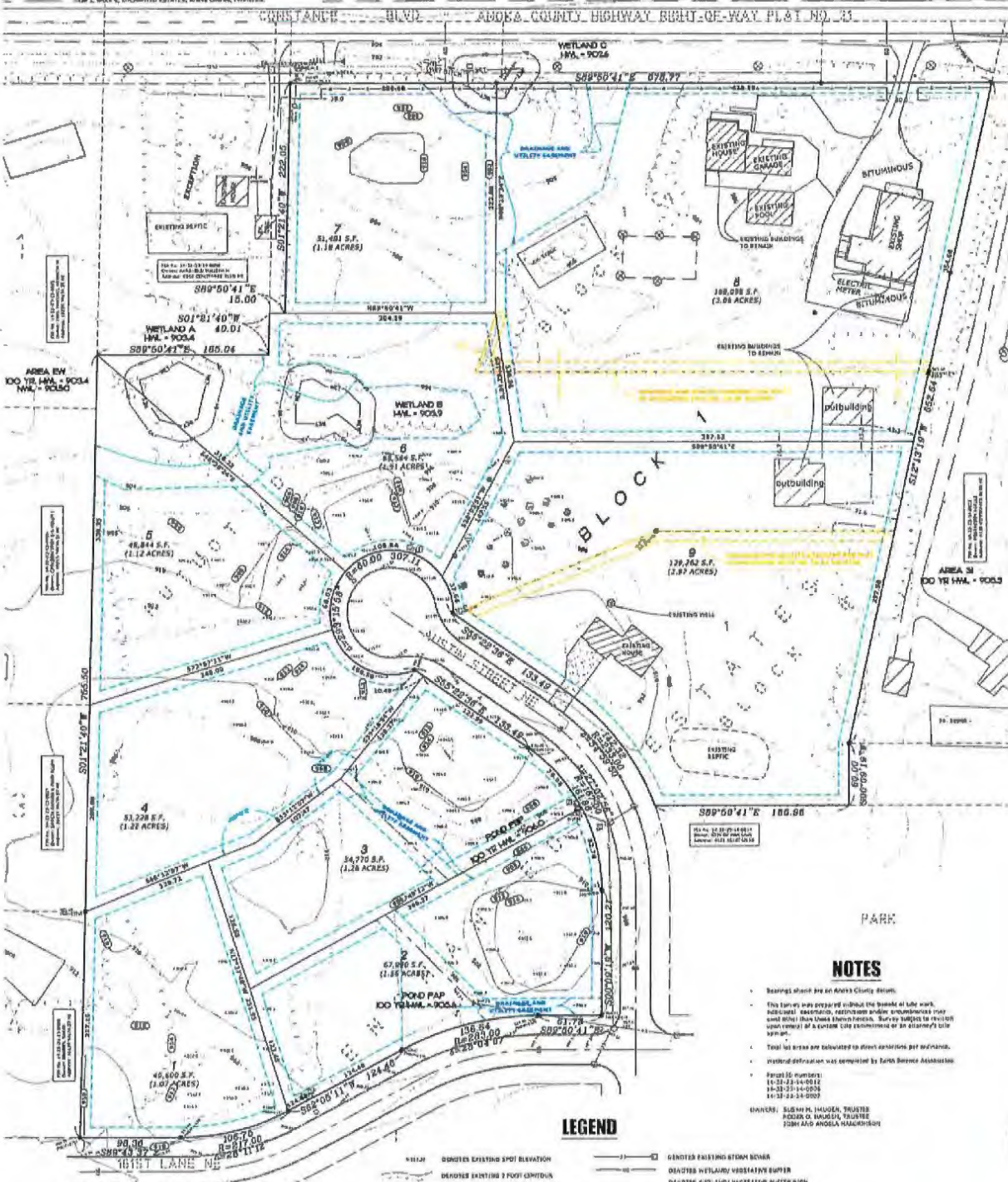
## EXISTING PROPERTY DESCRIPTION

DISTRICT 12, ENCHANTED ESTATES, ANOKA COUNTY, MINNESOTA.  
 ASB  
 MAP 4, BLOCK 7, ENCHANTED ESTATES, ANOKA COUNTY, MINNESOTA.  
 ASB  
 MAP 1, BLOCK 8, ENCHANTED ESTATES, ANOKA COUNTY, MINNESOTA.

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

## DEVELOPMENT DATA

TOTAL SITE AREA = 15.746 ACRES  
 # PROPOSED SINGLE FAMILY LOTS = 12  
 AVERAGE LOT SIZE = 1.316 ACRES  
 MINIMUM STREET FRONTAGE = 300 FEET (60' BY CURB-TO-CURB LOTS)  
 MINIMUM LOT DEPTH = 1.00 ACRES (INCLUDING HALF OF STREET ROW)  
 PROPOSED BENCHMARK = N+1  
 BUILDING SETBACKS: FRONT = 30 FEET, SIDE = 10 FEET, REAR = 10 FEET, COUNTY ROAD = 30 FEET



## NOTES

- Bearings shown are an Anoka County Datum.
- This plat was prepared without the benefit of title work, individual easements, restrictions and/or encumbrances that may exist. It is the responsibility of the purchaser to verify the accuracy of a current title examination or an attorney's title opinion.
- Total lot areas are calculated to show conformity per plat.
- Vertical datation was completed by Earth Science Associates.
- PLAT NO. 22 2024-00011  
DATE: 09/23/2024  
DRAWN: JASON E. RUD

## LEGEND

- WETLAND: DENOTES EXISTING SPOT ELEVATION; DENOTES EXISTING 2 FOOT CONTIGUOUS; DENOTES RESTRICTED 2 FOOT CONTIGUOUS
- NET: DENOTES WETLAND DRAINAGED BY SOUTH SCAFFOLD ASSOCIATION; DENOTES EASEMENT LINE; DENOTES ESTATE LINE; DENOTES RESTRICTED ACCESS
- BOUNDARY: DENOTES EXISTING STONY BOUNDARY; DENOTES WETLAND/VEGETATION BUFFER; DENOTES WETLAND/VEGETATION BUFFER SIGN; DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY THE INFORMATION); DENOTES EXISTING EASEMENT PER PLAT OF ENCHANTED ESTATES, TO BE VACATED

## EXISTING ZONING

R-1 - SINGLE FAMILY RESIDENTIAL

## VICINITY MAP

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



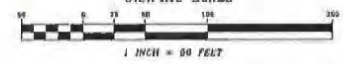
## TABLE OF CONTENTS

- PRELIMINARY PLAT = SHEET 1
- QUASING, EASEMENT CONTIN., AND TRAIL PROTECTION PLAN = SHEET 2
- LIABILITY PLAT = SHEET 3
- LIABILITY CHART = SHEET 4

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

JASON E. RUD  
Date: 09/23/2024 License No. 41578

NORTH



REV.	DATE	DESCRIPTION	BY
1	09/23/24	PRELIMINARY PLAT	JER
2	09/23/24	CITY COMMENTS, NEW BOUND-02	JER
3	09/23/24	CITY COMMENTS, NEW BOUND-02	JER
4	09/23/24	CITY COMMENTS, NEW BOUND-02	JER
5	09/23/24	DESCRIPTION	JER

**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

# GRADING, EROSION CONTROL, AND TREE PROTECTION PLAN

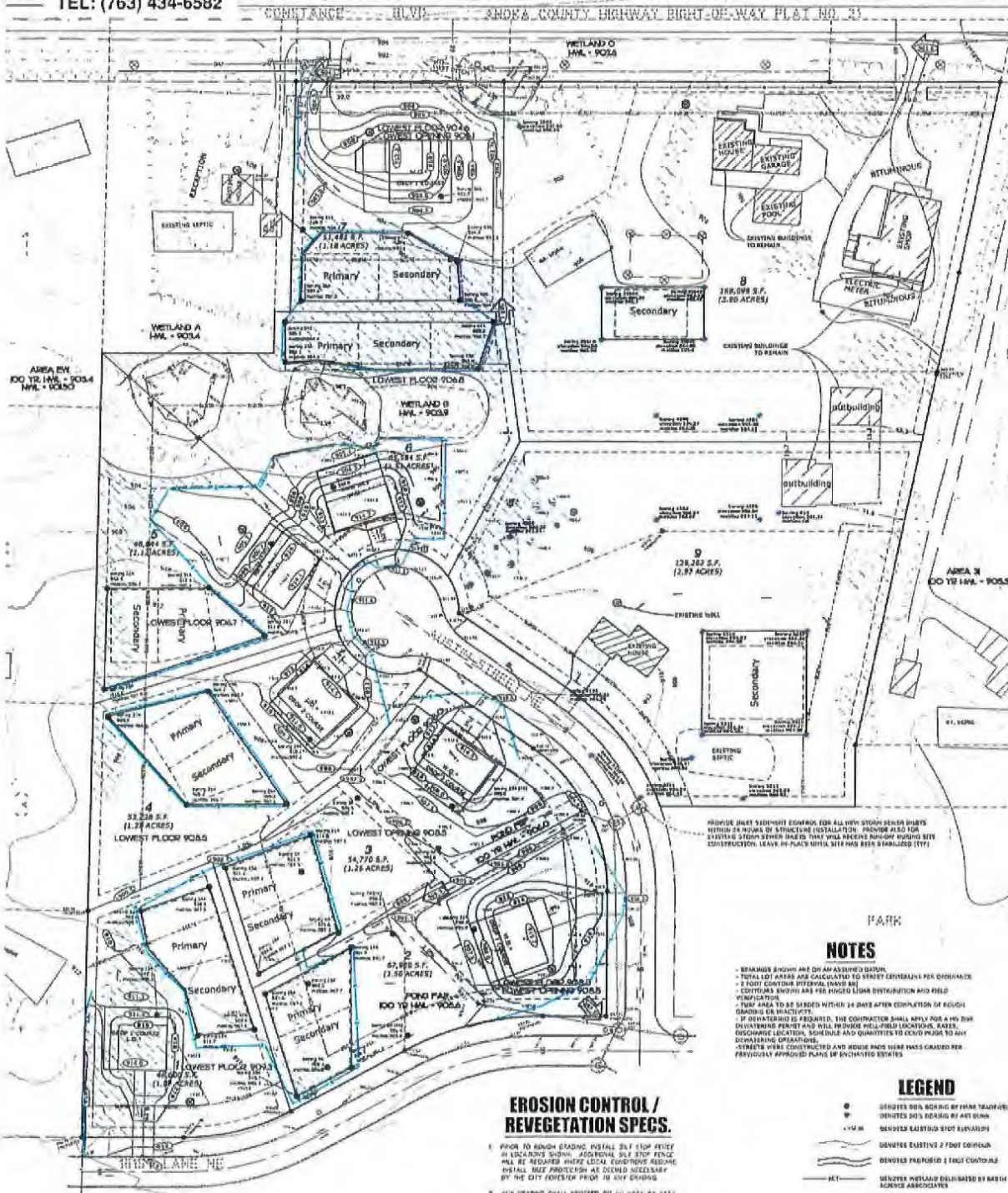
~of~ ENCHANTED ESTATES FOURTH ADDITION  
 ~for~ ROGER AND SUE HAUGEN  
 4056 CONSTANCE BLVD.  
 HAM LAKE, MN 55304  
 TEL: (763) 434-6582

## LOT GRADING NOTES

- 1. FINO CONTOURS SHOWN ARE FOR INFORMATION PURPOSES.
- 2. FENCE TYPES AND LOCATIONS THAT MAY BE REQUIRED ON THE GRADING PLAN REQUIRE A PLAN REVIEW BY THE CITY OF HAM LAKE.
- 3. ALL TREES TO BE REMOVED BY MAJOR TRUCKS TO MAJOR CONSTRUCTION THERE IS TO BE NO GRADING WITHIN THIS AREA.

## TREE PROTECTION NOTES

- 1. TREE PROTECTION LIMITS TO BE MARKED IN FIELD PRIOR TO ANY TREE REMOVAL ACTIVITY.
- 2. SELF / TREE PROTECTION FENCE TO BE INSTALLED AT CONSTRUCTION UNIT LINE.
- 3. CARE IS TO BE TAKEN TO AVOID CONSTRUCTION ACTIVITY OR CONSTRUCTION VEHICLE TRAFFIC WITHIN THE DEEP LINES OF TREES IN THE TREE PROTECTION ZONE.
- 4. TREE SUCCESSION SHALL BE MADE ON LOCATION OF TREE PROTECTION LIMITS TO MAINTAIN SUFFICIENT TREE.
- 5. SOME TREES AND DEAD FALL ARE TO BE CLEARED. THIS MAY BE DONE PRIOR TO INSTALLATION OF SELF / TREE PROTECTION FENCE. GRUBBING OF STUMPS WILL OCCUR AFTER EROSION CONTROL MEASURES ARE INSTALLED.



## EROSION CONTROL / REVEGETATION SPECS.

1. PRIOR TO BEGIN GRADING, INSTALL SELF STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SELF STOP FENCE MAY BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY ENGINEER PRIOR TO ANY GRADING.
2. ALL GRADING SHALL PROTECT OR ALL WATER BY AREA BARS TO MINIMIZE UNDEVELOPED AREAS.
3. AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATURE STRIP, BERR, AND MULCH ANCHORED WITH A STRAIGHT 1/2" DIA. IRON POSTS SET 5' APART.
4. MAINTAIN AND REPAIR ALL SELF STOP FENCES INCLUDING REMOVAL OF ACCUMULATED SNOW UNTIL VEGETATION IS ESTABLISHED.
5. SEE "BOND WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SPECIFICATIONS.

## NOTES

- 1. BARNINGS SHOWN ARE ON AN ASSUMED BASIS.
- 2. TOTAL LOT AREA AND CALCULATION TO STREET CENTERLINE PER CONFORMANCE 1 FOOT CONTOUR INTERVAL (HARD BY).
- 3. CONTOURS SHOWN ARE THE FINISHED GRADE DISTRIBUTION AND FIELD VERIFICATION.
- 4. TREE AREA TO BE MARKED WITHIN 14 DAYS AFTER COMPLETION OF EACH GRADING OR REACTIVITY.
- 5. IF DETERMINED IS REQUIRED, THE CONTRACTOR SHALL APPLY FOR A 48 HOUR OBTAINING PERMIT AND WILL PROVIDE WELL-FIELD LOCATIONS, BARRS, DISBURSE LOCATION, SCHEDULES AND QUANTITIES TO COVER PRIOR TO ANY DEMOLITION OPERATIONS.
- 6. STRUCTURES WERE CONSTRUCTED AND SHOULD HAVE BEEN MARKS GRADED PER PARTICULARLY APPROVED PLANS OF ENCHANTED ESTATES.

## LEGEND

- DENOTES BORN BEARING BY PINS TRANSFERRED
- DENOTES BORN BEARING BY ART BORN
- DENOTES GRADING SPOT ELEVATIONS
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOUR
- DENOTES WETLAND DELINEATED BY BATHY METER SURVEYS
- DENOTES BARN/LINE
- DENOTES EXISTING STUMP REMAINS
- DENOTES PROPOSED SELF / TREE PROTECTION FENCE
- DENOTES BORN FENCE TO BE INSTALLED
- DENOTES SELF STOP FENCE ADJACENT TO WETLAND
- DENOTES PROPOSED WELL LOCATION
- DENOTES WETLAND VEGETATION BUFFER
- DENOTES WETLAND VEGETATION BUFFER BERRY
- DENOTES FENCE
- DENOTES RESTRICTED ACCESS
- DENOTES EXISTING AREA 17' ABOVE HORIZONTAL
- DENOTES TREE PROTECTION AREA

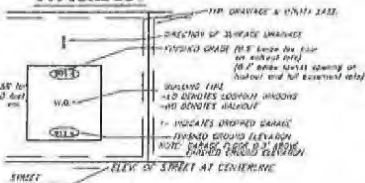
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON K. HOD

Date: 08/21/2025 License No. 43138

DATE	BY	JOB NO.	DESCRIPTION	DATE
08/21/25	JKH	25033	FIELD SURVEY	08/21/25
08/21/25	JKH	25033	CITY COMMENTS	08/21/25
08/21/25	JKH	25033	CITY COMMENTS	08/21/25
08/21/25	JKH	25033	CITY COMMENTS	08/21/25
08/21/25	JKH	25033	DESCRIPTION	08/21/25

## TYPICAL LOT



PORTION CALCULATIONS AND STUMP SIGN DESIGN BY PLOWE ENGINEERING, INC.

**PLOWE ENGINEERING, INC.**  
 8775 LAKE DRIVE  
 LINO LAKES, MN 55014

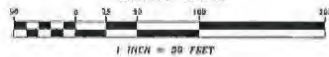
PHONE: (855) 981-8210  
 FAX: (855) 981-8705

WE CERTIFY THAT THE GRADING, EROSION CONTROL AND DRAINAGE REPORT FOR THIS PLAN WAS PREPARED BY US OR UNDER OUR DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ADAM GINKEL  
 DATE: 08/21/2025 LIC. NO. 43882

NORTH

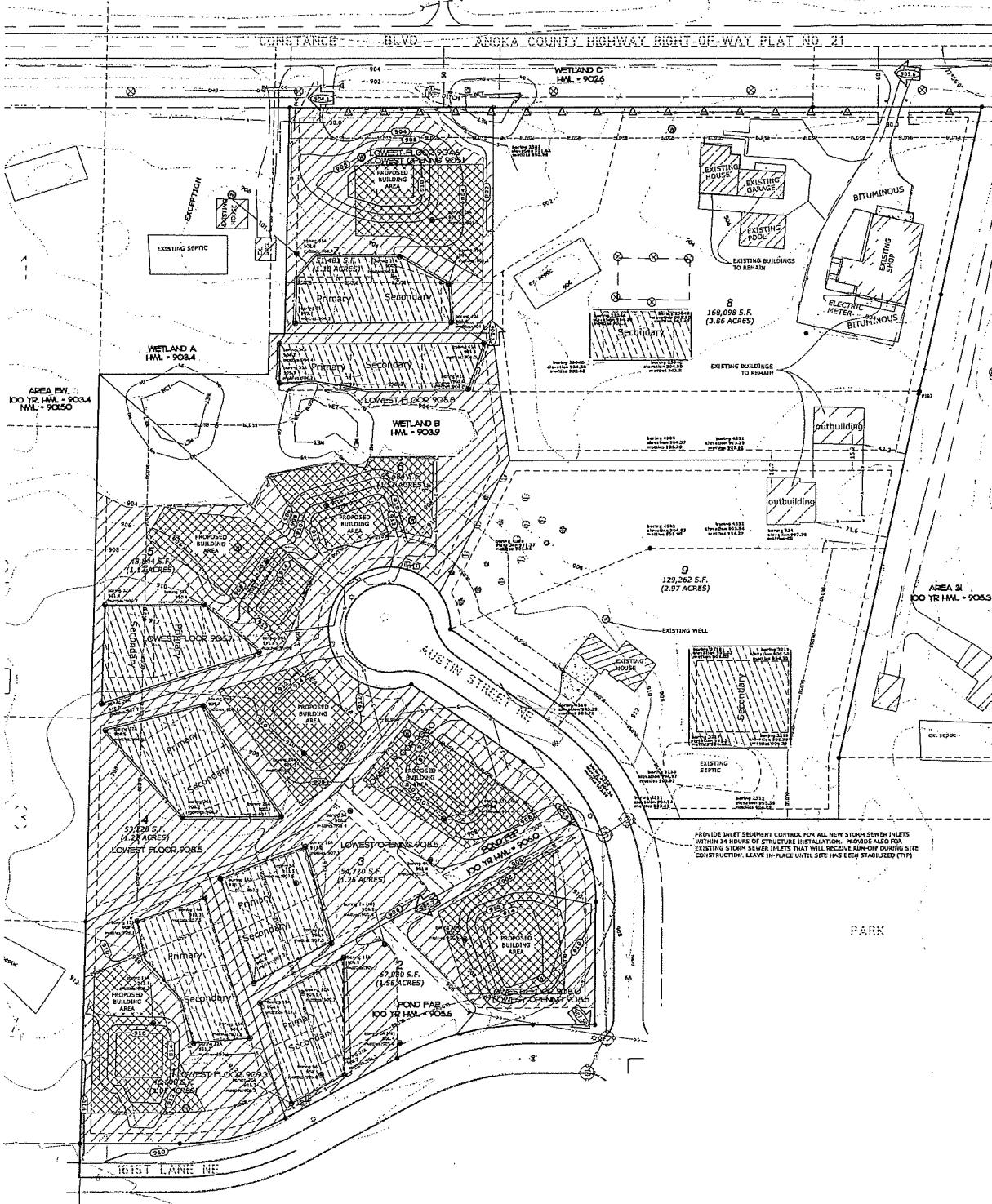
GRAPHIC SCALE



**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 PLAN

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



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

## NOTES

- FINISHES SHOWN ARE ON AN ASSUMED DATUM.
- TOTAL LOT AREAS ARE CALCULATED TO STREET CENTERLINE PER ORDINANCE.
- 1 FOOT CONTOUR INTERVAL (INDIC 8)
- CONTOURS SHOWN ARE PER HINGED LOGAR DISTRIBUTION AND FIELD VERIFICATION.
- ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAWCUT AT FULL DEPTH.
- TARP AREA TO BE SEVERED WITHIN 7 DAYS AFTER COMPLETION OF ROUGH GRADING OR INACTIVITY.
- SEE PRELIMINARY UTILITY PLAN FOR STORM SEWER RUNS, INVERTS, AND STEES.
- ALL TIRE TRACKS PROVIDED WITH TRASH GUARDS.
- PROVIDE CLASS II RIPRAP WITH FILTER FABRIC FOR ALL PIPE OUTLETS.
- INSTALL 4" OF TOPSOIL ON RIPRAP IN WETLAND BUFFERS AND AREAS WITH STEEP SLOPE (3:1).
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL APPLY FOR A MN DNR DEWATERING PERMIT AND WILL PROVIDE WELL-FILED LOCATIONS, RATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO COMPLY FROM TO ANY DEWATERING OPERATIONS.

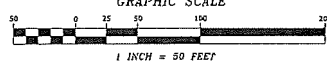
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD  
 Date: 08/21/2024 License No. 41578

## LEGEND

- DENOTES SOIL BOUNDING BY MAXX TRADEWELL DENOTES SOIL BOUNDING BY ANT DOWN
- DENOTES EXISTING 2 FOOT CONTOUR
- DENOTES PROPOSED 2 FOOT CONTOURS
- DENOTES WETLAND DELINEATED BY EARTH SCIENCE ASSOCIATES
- DENOTES EASEMENT LINE
- DENOTES SETBACK LINE
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED SILT / TRAP PROTECTION FENCE
- DENOTES RIG ROLL TO BE INSTALLED INSIDE SILT FENCE ADJACENT TO WETLAND
- DENOTES DIRECTION OF DRAINAGE
- DENOTES PROPOSED WELL LOCATION
- DENOTES WETLAND/VEGETATIVE BUFFER
- DENOTES RESTRICTED ACCESS
- DENOTES PROPOSED BUILDING PAD AREA
- DENOTES PROPOSED YARD AREA
- DENOTES PROPOSED SEPTIC AREA

NORTH  
 GRAPHIC SCALE



POUNDING CALCULATIONS AND STORM SEWER DESIGN BY FLOWE ENGINEERING, INC.



**FLOWE ENGINEERING, INC.**  
 875 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014

PHONE: (651) 361-8210  
 FAX: (651) 361-4701

ADAM QANKEL  
 DATE: 8.21.2024 LIC. NO. 43983

**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

NO.	DATE	DESCRIPTION	BY
1	04/24/24	CITY COMMENTS / NEW BOUNDINGS	CHB
2	07/12/24	CITY COMMENTS / NEW BOUNDINGS	CHB
3	08/21/24	CITY COMMENTS	CHB



# LIVABILITY CHART

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

Lot	Block	Total Lot Area (sq. ft.)	Yard Area (sq. ft.)	Septic Area (sq. ft.)	Building Pad Area (sq. ft.)	Proposed Building Pad Above Mottles (sq. ft.)	Garage Floor Elevation	Proposed Low Floor Rev.	Proposed Low Opening	Lowest Opening	Lowest Floor Elevation	Boring #	Boring Elevation	Mottles Elevation	Building Type	Custom Grad
1	1	46,600	20,461	8,452	10,739	7,829	916.3	908.3	912.5	909.3	909.3	11A*	912.1	908.3	L.O.*	YES
										PER	PER	12A	911.7	907.2	DFCP	
										MOTTLES	MOTTLES	13A	909.4	908.1		
										SB 11A	SB 11A	14A	910.3	907.5	COURSE	
												43A	909.4	907.6		
2	1	67,980	21,038	7,780	12,308	7,114	915.5	908.5	908.5	908.5	908.0	7A	908.2	905.4	W.O.*	NO
										PER	PER	8A	908.4	906.6	DFCP	
										OVERFLOW	FOND FEP	9A	908.1	906.9	1	
												10A	908.5	907.7	COURSE	
												17A	908.9	904.7		
												19A	908.6	907.5		
												20A	910.7	906.2		
												21A	908.7	904.7		
												22A	908.2	906.9		
3	1	54,770	23,967	8,818	10,131	8,793	914.8	908.5	908.5	908.5	908.0	3A	908.5	905.4	W.O.*	NO
										PER	PER	4A	908.8	905.1	DFCP	
										OVERFLOW	FOND FEP	5A	911.5	907.5	2	
												6A	908.6	907.3	COURSE	
												15A	910.3	907.1		
												16A	910.0	907.2		
												18A	908.9	907.2		
												23A	908.9	904.4		
4	1	53,228	20,491	10,278	10,188	5,220	914.8	908.5	911.7	908.5	908.5	24A*	910.2	907.5	L.O.*	NO
										PER	PER	25A	908.3	907.1	DFCP	
										OVERFLOW	MOTTLES	26A	908.2	907.6		
												SB 24A	908.5	906.8	COURSE	
												27A	908.5	906.8		
												28A	908.7	907.7		
5	1	48,844	17,549	9,646	10,365	3,901	914.4	908.7	908.7	908.7	908.7	2A*	908.5	908.7	W.O.	NO
										PER	PER	28A	910.0	907.7		
										MOTTLES	MOTTLES	30A	911.8	907.6		
										SB 2A	SB 2A	31A	910.4	908.4		
												32A	911.4	908.7		
6	1	65,584	19,076	8,225	10,727	4,489	914.5	908.8	908.8	908.8	908.8	1A*	907.8	908.8	W.O.	NO
										PER	PER	33A	908.3	904.2		
										MOTTLES	MOTTLES	34A	908.2	904.4		
										SB 1A	SB 1A	41A	908.8	904.0		
												42A	915.0	904.0		
7	1	51,491	23,283	8,997	10,359	3,917	912.5	908.5	908.5	908.1	904.6	35A	909.1	904.3	W.O.*	NO
										PER	PER	36A	908.9	904.7	DFCP	
										OVERFLOW	WETLAND C	37A	904.6	903.6	1	
												38A	901.7	901.7	COURSE	
												39A	904.7	903.5		
												40A	908.6	904.6		
8	1	168,098	N/A	5,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2002	901.63	900.98	N/A	N/A
												2004A	904.20	902.70		
												2004B	903.80	902.47		
												2004C	904.00	903.00		
												2004D	904.30	906.00		
												4000	904.37	903.20		
												4201	908.29	903.62		
9	1	129,262	N/A	10,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	814	907.35	FILL	N/A	N/A
												4832	905.94	904.27		
												4833	904.97	903.80		
												4909	905.27	901.94		
												3216	905.79	904.29		
												3217	905.21	904.21		
												3218	905.09	904.00		
												3219	905.30	904.30		
												3229	904.95	903.95		
												3230	904.97	903.97		
												4510	905.55	903.72		
												2511	904.94	903.61		
												2512	905.59	904.09		

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

**A. ISTS Area** Each lot must contain at least 7,500 square feet of contiguous area which is reserved for both the ISTS originally constructed and a future ISTS. The ISTS Area need not be contiguous to the Eligible Building Area or the Yard Area, but the entire ISTS Area must exist at an elevation at least one foot above Unsuitable Soils, and must contain Undisturbed Soils or soils which meet the requirements of Rule 7090 of the Minnesota Pollution Control Agency for ISTS construction standards. The ISTS Area may be irregular in shape, provided they do not encroach into areas reserved by easement or otherwise for roadway, drainage or utility purposes, and provided that all of the area can be reasonably used for ISTS construction without the need for variances.

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

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

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


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

**E. Low Floor Elevations**

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

NOTES: \* INDICATES DROPPED QUANTITY ELEVATIONS BASED UPON 12 COURSE BASHMENT  
 (W) INDICATES STATIC GROUNDWATER SATURATION  
 LOW FLOORING LISTED ARE REFLECTING THE REAR YARD LOW OPENING

**POUND CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.**



**PLOWE ENGINEERING, INC.**  
 8776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014

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

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

*Adam Gunkel*  
**ADAM GUNKEL**

DATE: 08.21.2024 LIC. NO. 43963

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

*John E. Ebra*

Date: 08/21/2024 License No. 41578

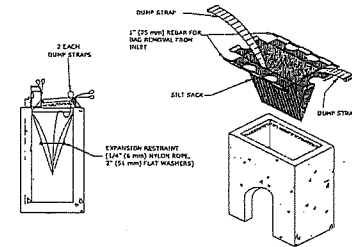
DRAWN BY:	CHK	JOB NO.:	DATE:
J	04/24/24	CITY COMMENTS	CHK
2	07/12/24	CITY COMMENTS / NEW BORINGS	MND
3	08/21/24	CITY COMMENTS	MND
NO.	DATE	DESCRIPTION	BY

**E. G. RUD & SONS, INC.**  
 1871 1977 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

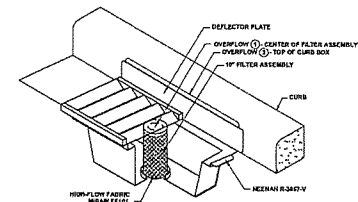


# ENCHANTED ESTATES FOURTH ADDITION

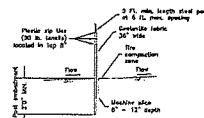
CITY OF HAM LAKE, ANOKA COUNTY, MN  
STORMWATER POLLUTION PREVENTION PLAN (SWPPP)



**SILT SACK**  
N.T.S.



**WIMCO INLET PROTECTION**  
N.T.S.

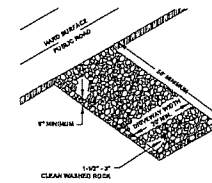


**GENERAL SILT FENCE NOTES:**

Refer to MNDOT memo, 2007-01-0006.  
Silt fence shall be installed along the perimeter (in a land horizontal plane).  
Curve the end of the silt fence (represented as that it contains the muddy water).  
Maximum curving angle shall be 90 degrees.  
The slope facing land should exceed 300 feet.  
Follow slope grade/length guidelines:

SLOPE GRADE	MAX. LENGTH
1:1	100 FT.
2:1	200 FT.
3:1	300 FT.
4:1	400 FT.
5:1	500 FT.

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



**ROCK CONSTRUCTION ENTRANCE**  
N.T.S.



**PLOWER**  
ENGINEERING, INC.  
572 LAKE DRIVE  
SUITE 118  
LIND LAKE, MN 55114

PHONE: 953 241-4210  
FAX: (953) 391-4970

DRAWN BY: AG  
CHECK BY: MDA

JOB NO: 22-2014  
DATE: 02/20/14

REV.	DATE	DESCRIPTION
1	02/20/14	ISSUE FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY: ADAM O'NEILL  
DATE: 02/21/2014  
LIC. NO. 03915

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

SHEET  
**C1.2**

Filing Fee \$150.00  
 PD CK# 5015

ANOKA COUNTY HIGHWAY DEPARTMENT  
 URBAN RESIDENTIAL DRIVEWAY/ACCESS PERMIT

PERMIT NUMBER  
 D05-135

THIS APPLICATION MUST BE ACCOMPANIED BY A SKETCH OR SITE PLAN.

APPLICANT <i>Roger Haugen</i>		PROPERTY OWNER <i>Same as Applicant</i>	
ADDRESS <i>4056 Constance Blvd. N.E.</i>		ADDRESS	
CITY/STATE/ZIP <i>Ham Lake, MN. 55304</i>		CITY/STATE/ZIP	
PHONE <i>763-434-6582</i>	FAX	PHONE	FAX
ADDRESS OF WORK SITE <i>Outlot D</i>		IN THE CITY/TOWNSHIP OF <i>Ham Lake</i>	

I, We, the undersigned, herewith accept the terms and conditions of the regulations as laid down by the County of Anoka and agree to fully comply therewith to the satisfaction of the Anoka County Highway Department. The County of Anoka, its officials and employees shall be held harmless, by the permittee, from any demands, claims, or suits arising out of the granting of this permit.

Date 9-12-05 Applicant's Signature *Roger Haugen*

BELOW THIS LINE FOR HIGHWAY DEPARTMENT USE ONLY

LOCATION OF DRIVEWAY: <input type="checkbox"/> NORTH <input type="checkbox"/> EAST <input type="checkbox"/> CSAH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> WEST <input checked="" type="checkbox"/> CR			
ON THE SIDE OF Number <u>60</u> (AKA) <u>Constance Blvd</u>			
SITE REVIEWS COMPLETED: SITE REVIEW COMPLETED BY ACHD ? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SITE PLAN APPROVED BY CITY/TOWNSHIP ? <input type="checkbox"/> YES <input type="checkbox"/> NO BUILDING PERMIT ISSUED ? <input type="checkbox"/> YES <input type="checkbox"/> NO	PROPERTY IS: <input checked="" type="checkbox"/> PLATTED <input type="checkbox"/> UNPLATTED <input type="checkbox"/> LOT SPLIT	RIGHT OF ACCESS DEDICATION: <input type="checkbox"/> YES <input type="checkbox"/> NO (If YES, County Board action required)	
PROPOSED WIDTH OF DRIVEWAY (Min.=12', Max.=22', Recommended=16') <u>14'</u>			
TYPE OF SURFACE <input checked="" type="checkbox"/> BITUMINOUS <input type="checkbox"/> CONCRETE <input type="checkbox"/> GRAVEL/SAND <input type="checkbox"/> OTHER			
IS CULVERT NEEDED ? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO LENGTH <u>TBD</u> DIAM. _____ APRONS _____ BANDS _____			
CULVERT PURCHASED FROM ? <input type="checkbox"/> ACHD <input type="checkbox"/> OTHER		MAILBOX SUPPORT PURCHASED FROM ? <input type="checkbox"/> ACHD <input type="checkbox"/> OTHER	
PAID ? <input type="checkbox"/> YES <input type="checkbox"/> NO CHECK NO _____		PAID ? <input type="checkbox"/> YES <input type="checkbox"/> NO CHECK NO _____	
DELIVERY DATE REQUESTED _____		DELIVERY DATE REQUESTED _____	
AMOUNT \$ _____		AMOUNT \$ _____	
TOTAL DUE TO ACHD <u>\$ 150.00</u>			

AUTHORIZATION OF PERMIT

In consideration of the applicant's agreement to comply in all respects with regulations of the ACHD covering such operations, permission is hereby granted for the work to be done as described in the above application. Said work to be done in accordance with the general conditions listed above and the special conditions required as hereby stated: (SEE REVERSE SIDE OF THIS FORM FOR SPECIAL CONDITIONS). It is expressly understood that this permit is conditioned upon replacement of and restoration of the County Highway and its right of way to its original or to a satisfactory condition.

RESTRICTIONS: *To be located within 30' of the west property line. Safety grates & aprons. 6:1 slopes. Green space between neighbor to the west. Any existing access to be removed and grade & slope restored.*

Approved by *Douglas W. Fischer* Issued by RB Date 9-12-05  
DOUGLAS W. FISCHER (Initial)

Distribution: White - Applicant Yellow - Highway Department Permit Office Pink - Other

DETACH AND RETURN THIS STUB UPON COMPLETION

SEND TO:

PERMIT NUMBER \_\_\_\_\_  
 DATE OF COMPLETION \_\_\_\_\_  
 NAME OF APPLICANT \_\_\_\_\_

PERMIT SECTION  
 ANOKA COUNTY HIGHWAY DEPT.  
 1440 BUNKER LAKE BLVD.  
 ANDOVER, MN. 55304

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

### **9-360 Variances**

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

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

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

### **9-370 Accessory Buildings and Farm Buildings**

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

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



# GRADING PLAN

FOR:

ROGER AND SUE HAUGEN  
4056 CONSTANCE BLVD.  
HAM LAKE, MN 55304

TEL: (763) 434-6582  
ex. septic

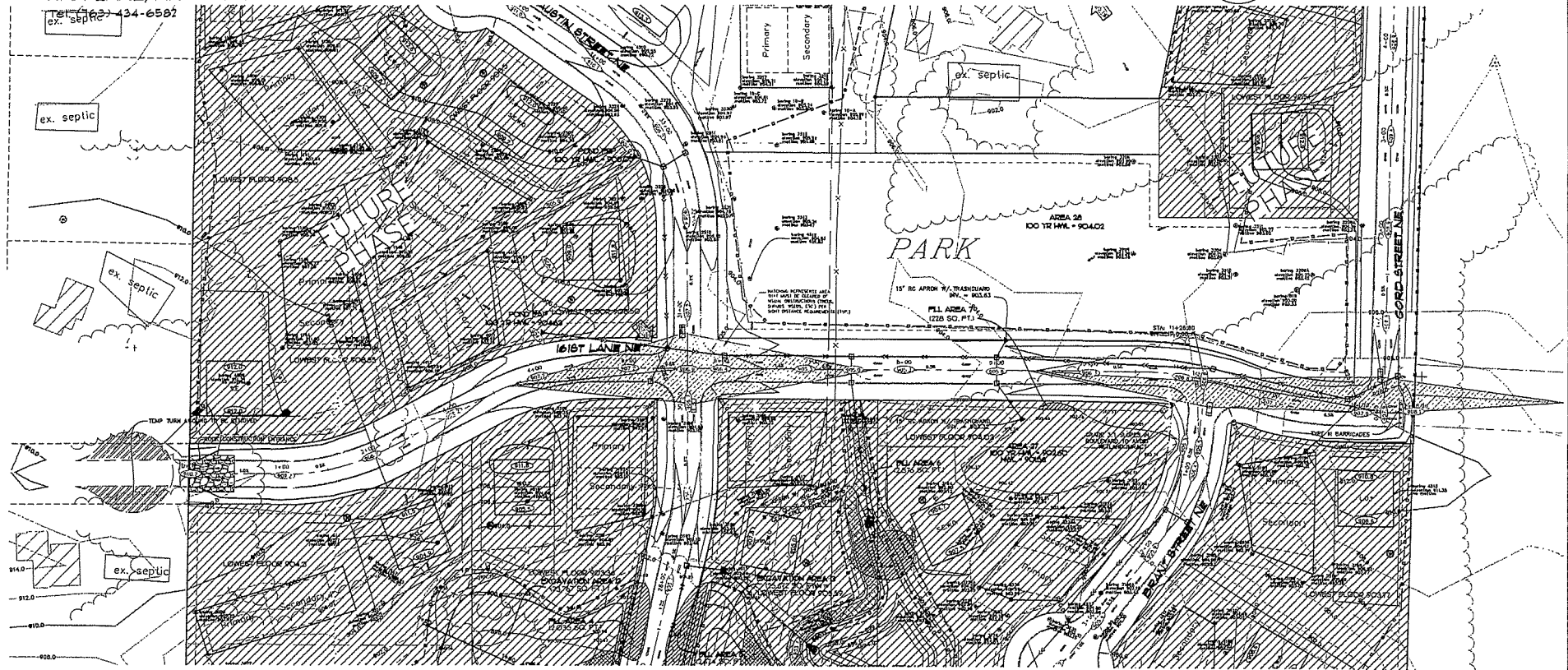
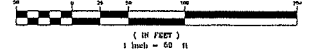
# ENCHANTED ESTATES FIRST ADDITION

MATCH LINE: SEE SHEET 1

NORTH



GRAPHIC SCALE



## SILT FENCE

- SET PILES AND EXCAVATE 4" x 4" TRENCH 18" DEEP ALONG THE LINE OF POSTS.
  - STAPLE WIRE FENCING TO THE POSTS.
  - ATTACH THE FILTER FABRIC TO THE WIRE FENCE & EXTEND IT INTO THE TRENCH.
  - BACKFILL & COMPACT THE EXCAVATED SOIL.
- 

MATCH LINE: SEE SHEET 3

## LEGEND

- 10.0' DENOTES EXISTING ELEVATION
- 10.0' DENOTES PROPOSED ELEVATION
- DENOTES EXISTING CONTOUR
- DENOTES PROPOSED CONTOUR
- DENOTES DIRECTION OF DRAINAGE
- DENOTES SILT FENCE
- DENOTES EXISTING TREELINE
- DENOTES PROPOSED STORM SEWER
- DENOTES RESTRICTED ACCESS
- DENOTES PROPOSED WELL LOCATION
- DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES SOIL BORING BY ART DWH (763) 434-0288
- DENOTES TREE PROTECTION / GRADING LIMITS
- DENOTES WETLAND
- DENOTES WETLAND FILL
- DENOTES WETLAND MITIGATION

## EROSION CONTROL / REVEGETATION SPECS.

- PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCES WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS BEING NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
- ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
- AS EACH AREA OUTSIDE THE STREET IS GRABED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH STRAIGHT SET BISE WITHIN TWO WEEKS AFTER ROUGH GRADING.
- MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.

## NOTES

- 2 FOOT CONTOUR INTERVAL, N.G.V.D.
- Wetland Fill = 21,378 sq. ft.
- Wetland Mitigation = 88,798 sq. ft.
- Ponding Area = 198,172 sq. ft.
- Elevated Wetland Area = 58,724 sq. ft.
- C.D.E. Credit for wetlands 17,18,21, and 22 = 35,968 sq. ft.
- Wetland Delimited by Earth Science Associates, Inc.
- Topographic information gathered by UNKINBURD, and adjusted based on field measurements by E.G. Rud and Sons, Inc.
- All match points and pavement patches to be shown at full depth.

GRADING/PONDING CALCULATIONS, AND STORM SEWER DESIGN BY FLOWE ENGINEERING, INC.

SITE PLANNING FLOWE ENGINEERING, INC. 9180 LEXINGTON AVENUE NE, CIRCLE PINES, MN 55074 (763) 785-1042

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 Minnesota.

*[Signature]*  
DATE: 7-8-05 LICENSE NO. 93263

## CERTIFICATION

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]*  
Minnesota Lic. No. 41578 Date 8-8-05

**E. G. RUD & SONS, INC.**  
Land Surveyors  
9180 LEXINGTON AVENUE NE  
CIRCLE PINES, MN. 55014-3625  
Tel. (763) 786-5556 Fax (763) 786-6007  
www.egrud.com



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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



## **NOTICE OF PERMIT APPLICATION STATUS**

**Project:** Enchanted Estates Fourth Addition

**Date:** August 27, 2024

**Applicant:** Roger Haugen  
4056 Constance Blvd NE  
Ham Lake, MN 55014

**Permit Application#:** P-24-013

**Purpose:** creation of 9 new single-family lots

**Location:** Austin St NE & 161st Ln NE, Ham Lake

At their meeting on 08/26/2024 the Board of Managers of the Coon Creek Watershed District **Approved with Conditions** the above referenced project with 3 conditions and 2 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. Submittal of the required \$10 administrative fee that is missing from the application and review fee check.
2. Submittal of a performance escrow in the amount of \$3,850.00.
3. Update the erosion and sediment control plan to include the following:
  - a. Provide a note that soils and soils stockpiles will be stabilized within 24 hours of inactivity.
  - b. A note that streets will be swept clean of sediment by the end of each workday.

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. 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*

Erin Margl  
Watershed Development Coordinator

cc: File P-24-013  
Eileen Weigel, Stantec  
Tom Collins, City of Ham Lake  
Jennifer Bohr, City of Ham Lake

Notwithstanding the foregoing, if Developer defaults in any obligation under this Agreement, City may withhold building permits and certificates of occupancy until all such defaults are cured.

#### **5. Maintenance of Improvements**

At such time as Developer has completed all of the Work Items, Developer shall request acceptance of the Work Items by City. City shall accept Work Items if properly completed, upon recommendation of the City's Engineer, which acceptance shall be conditioned on Developer posting security acceptable to the City to guarantee that the quality of all Work Items will be maintained by Developer for a period of one year following the date of acceptance. The security shall be in the sum of \$ 147,420.00, and shall be in a form consistent with Ham Lake City Council Resolution 03-24. Developer shall promptly complete all repairs or maintenance to all Work Items during the maintenance period, as directed by the City's Engineer. The security shall be the same security as is submitted for performance under paragraph 3 above.

#### **6. Damage to Property of Others**

Developer shall take care to insure that neither Developer nor any employee, subcontractor (whether or not retained directly by Developer) or other agent performing work on the project shall cause any damage to the property of others, including City owned or maintained streets or utilities. In the event that such damage occurs, Developer shall make immediate repairs or restitution. Both the Developer's performance security and maintenance security shall be available to City in the event that repairs or restitution has not, in the sole judgment of City, been promptly made. Developer shall also maintain a policy of public liability insurance in a sum of not less than \$300,000 aggregate coverage, insuring against such perils, and shall, upon execution of this Agreement, furnish a certificate of insurance documenting the existence of such coverage for a policy period of not less than one year from the date hereof. If a general contractor is engaged by Developer, the certificate of insurance may be furnished by the general contractor, but the furnishing of insurance by Developer's general contractor shall in no way relieve Developer of ultimate responsibility for compliance with this paragraph.

#### **7. Payment of Deposits, Fees and Deferred Assessments**

Developer shall be required to make the cash deposits or other payments<sup>1</sup> checked below, at the times indicated:

**X** **A. Parkland Dedication Fee** The City's codes on Parkland Dedication require that up to 10% of the area within the plat be dedicated as parkland, or that a cash payment of \$2,100.00 per lot be given at the time of platting. The plat contains a 3.01 acre park, in a plat embracing 116.3 acres. The amount of parkland that would be dedicated if the full dedication occurred would therefore be 11.63 acres. Developer shall be credited with having made 26% of its park dedication obligation through the dedication of the 3.01 acre park in this plat phase. The remaining 74% of Developer's parkland obligation shall therefore be made in cash. Payment shall be made at the

<sup>1</sup> Regardless of whether or not sub-paragraph 7 E below is checked, if any portion of the property being platted is subject to deferred assessments, but discovery of the omission to collect such assessments is not made until after the plat is released for recording, Developer shall nonetheless be responsible for the immediate payment thereof.

time of platting, and the amount of parkland dedication fee shall be 74% of the amount that would otherwise be due if no actual parkland were dedicated. For this phase, the parkland dedication fee shall be \$44,512.00, which is 74% of the parkland dedication fee that would be due, multiplying the 28 lots in this phase by \$2,100.00 per lot (\$58,800.00). City has not included Lot 1, Block 8 in the computation of park dedication fees, since this lot is a current parcel of record, is not owned by Developer, and was included in the plat at City's request in order to obtain dedicated road right of way by platting. As Outlots C,D,E and F are replatted, City will charge a Park Dedication fee for each lot platted in each Outlot, and City has not charged each Outlot for a Park Dedication fee in this agreement. The Park Dedication fee charged at the time of the replatting of Outlots shall be the fee in effect at the time the replat is submitted to the City, and not the current rate of \$2,100.00 per lot. The fee shall be computed by multiplying the number of lots in the replat by the then current per-lot parkland dedication fee, and then by multiplying this product by .74.

**X B. Developer Escrow** Developer has deposited with City a minimum of \$1,000.00 to defray municipal costs in reviewing the plat, including engineering, legal and administrative costs. Developer shall continue to be responsible for all such municipal expenses through the period of time in which a maintenance bond is required, and, should Developer's current escrow balance be depleted, Developer will remit any required amounts within 10 days after invoice by City. The obligation to remit such sums shall be considered maintenance, and the Developer's maintenance security shall guarantee payment.

**X C. Street Light Electrical Service** A street light program fee in the sum of \$30,061.00 shall be due upon execution of this Agreement, which sum shall be remitted by City to CONNEXUS to place the street lights in the plat within the municipal street lighting service system. A street light electrical service fee in the amount of \$4,950.00 shall be due upon execution of this Agreement, to be used to defray estimated municipal costs and administrative expense for electrical service to the street lighting standards in the plat until private homeowners take over payments. As certificates of occupancy are issued for new homes, it is understood that CONNEXUS will begin billing to individual homes for ongoing electrical service.

**X D. Drainage Improvement Fund** Developer acknowledges that Developer's plat has increased the need for ditching, ponding or other drainage improvements outside of the plat, namely flowage and ditching easements benefiting or using County Ditches 44-3-1 and 44-9-1, as noted in that certain correspondence from RFC Engineering dated August 23, 2005. As each lot in the plat is sold, Developer shall be required to pay the sum of \$200.00 to be dedicated to a special municipal fund, for eventual use to help in paying for said drainage improvements. A short form of this Development Agreement shall be executed contemporaneously with this Agreement, and shall be recorded with the Anoka County Recorder immediately after the plat is recorded. The recordation of the Short Form Development Agreement shall constitute a lien upon the lots in the plat, which lien shall be deemed satisfied upon recording of an affidavit from the Ham Lake City Administrator acknowledging that payment of the Drainage Improvement Fund deposit has been made.

**E. Deferred Assessments** The property being platted is subject to Deferred Assessments in the amount of \$ \_\_\_\_\_. This sum must be paid in full at the time of release of the plat for recording.

**Art Dunn Assoc. , Inc.**  
**Soil Testing and Septic**  
**Design**

14967 Crane St. N.W  
Andover MN. 55304  
763-434-0288

Jason Rud  
E.G. Rud & Sons, Inc.  
9180 Lexington Ave.  
Circle Pines, MN 55014

Feb. 10, 2005


Dear Jason:

I apologize for not getting this into your hands today, but I was out of town and could not provide this certification today as requested. I am faxing this to both you and to RFC engineering so that no additional delay will occur on City approval of this project. I understand that there have been several minor changes to the proposed subdivision of Enchanted Estates in the City of Ham lake since I certified the suitability of each lot to construct standard on-site septic systems as required by City codes. The October 14, 2004 review and correspondence from RFC regarding this project did not indicate that certification was an outstanding issue.

I have reviewed the Livability Plan for this project dated 2/2/05, and reaffirm my previous certifications that there is at least 7500 ft<sup>2</sup> of undisturbed area on each lot that is at least 12" above mottled soils and is suitable for use to install standard on-site septic systems. These areas must be protected from site development activities to ensure their integrity. The Certification is, as always, based on the assumption that soils between the borings are representative of those encountered in each test hole.

Once again, my apologies, and if additional correspondence is needed, please let me know.

Sincerely,



Art Dunn

cc: RFC



# CITY OF HAM LAKE

## PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

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

Date of Application 6-4-2024 Date of Receipt 6-4-2024

Receipt # 99863

Meeting Appearance Dates:

Planning Commission 6-24-2024

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

Please check request(s):

*Tabled 6-24-24*

Metes & Bounds Conveyance

Commercial Building Permit

Sketch Plan

Certificate of Occupancy

Preliminary Plat Approval\*

Home Occupation Permit

Final Plat Approval

Conditional Use Permit (New)\*

Rezoning\*

Conditional Use Permit (Renewal)

Multiple Dog License\*

Other \_\_\_\_\_

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

Development/Business Name: Magnuson Estates

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

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

PIN # 09-32-23-21-0002

Current Zoning R-A

Proposed Zoning R-1

Notes: 2 lot minor plat

Applicant's Name: GARY D. MAGNUSON

Business Name: NONE

Address 17220 NASSAU ST. N.E.

City HAM LAKE

State MN

Zip Code 55304-4949

Phone 763-434-5819

Cell Phone \_\_\_\_\_

Fax \_\_\_\_\_

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

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

SIGNATURE Gary Magnuson

DATE 6-4-2024

\*\*\*\*\*

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission 9-9-24

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

PROPERTY TAXES CURRENT

YES

NO



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

**To: Members of the Planning Commission**

**From: Mark Jones, Building and Zoning Official**

**Item/Title/Subject: Minor Plat of Magnuson Estates**

**Introduction/Discussion:**

Gary Magnuson applied for city approval of a subdivision through a minor plat creating two-lots pursuant to Article 10-101 in June of this year. The plat was reviewed by the Planning Commission on June 24, 2024. The Planning Commission tabled the matter as an accessory building on the eastern side of the parcel did not meet front yard setback requirements. Mr. Magnuson was informed he needs to demo the building or move it to come into compliance with front yard setback requirements. I met Mr. Magnuson on his property to verify the distance of the building from the property line. I found it to be 24-feet from the property line. City Code requires buildings in the front yard setback to be 30-feet from the property line. I have had several conversations with Mr. Magnuson about this matter since. To date, no action has been taken on this issue.

The Magnuson homestead has been in existence since at least the 1960's. In reviewing old aerial photos, access to the parcel, via dirt or gravel roadways, became available in approximately the early 1980's. The 1985 aerial photo shows the Magnuson family having a driveway to the east accessing Nassau Street NE. In 1991 and 1992, Wisen's 11<sup>th</sup> Addition and Wisen's 12<sup>th</sup> Addition were platted, and Nassau Street was paved.

The accessory building, currently within the front yard setback, has been there for many years. This accessory building was a corn crib originally that was converted to a garage. A permit was not requested for the conversion to a garage. In 1988, Mr. Magnuson applied for a permit to construct a 30-foot by 40-foot accessory building south of the dwelling unit. A permit was issued to him for the accessory building with the condition that all existing old buildings be taken down when the new accessory building was completed.

Residents may have pre-existing, non-conforming structures on their parcels. However, when an application is submitted to the City for new permits, plat approval, etc. all parcels must be brought into compliance with current City Code requirements.

**Recommendation:**

I recommend to the Planning Commission to deny the application for subdivision through a minor plat at this time, as well as any requested zoning change. Presently Mr. Magnuson is not in compliance with city code. If Mr. Magnuson wishes to reapply for the subdivision through two-lot minor plat, he will first need to bring the property into compliance with City Code, which shall include the removal of any accessory buildings not meeting setback and size requirements.



# CITY OF HAM LAKE

2932

## APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

		CONTRACTOR CITY LIC. NO.	SURCHARGE FEE <u>4.00</u>
1. SITE ADDRESS <u>17220 NASSAU ST</u>		2. DATE <u>7/26/88</u>	PERMIT FEE <u>68.50</u>
3. LEGAL DESCRIPTION (Obtainable from Assessor's Office) LOT _____ BLOCK _____ ADDITION _____			PLAN CHECK FEE _____
			PENALTY FEE _____
			TOTAL FEE <u>72.50</u>
			ZONING DISTRICT <u>R-1</u>
4. OWNER (Name) (Address) (Tel. No.) <u>PARY MAGNUSON SAME 434-4757</u>			FIRE ZONE _____
5. ARCHITECT (Name) (Address) (Tel. No.)			AGGREGATE FLOOR AREA <u>1200</u>
6. CONTRACTOR (Name) (Address) (Tel. No.)			FLOOR AREA RATIO _____
7. TYPE OF WORK NEW CONSTRUCTION <input checked="" type="checkbox"/> ALTERATIONS <input type="checkbox"/> ADDITION <input type="checkbox"/> FINISH ATTIC <input type="checkbox"/> FINISH BASEMENT <input type="checkbox"/> PORCH <input type="checkbox"/> GARAGE <input type="checkbox"/> REROOF <input type="checkbox"/> RESIDE <input type="checkbox"/> MISC. _____			OFFSTREET PARKING SPACES REQ. _____ SPACES ON PLAN _____
REMARKS: <u>30x40 FRAME GARAGE ON FLOATING SLAB</u> <u>EXISTING OLD BLDG TO BE TAKEN DOWN WHEN NEW BLDG IS</u>			LOADING BERTHS NUMBER REQ. _____ NUMBER PROVIDED _____ SIZE OF EACH _____
8. BUILDING USE <u>PRIVATE STORAGE</u>		9. OCCUPANCY <u>COMPLETE</u>	NUMBER OF OCCUPANTS OR SEATS OCCUPANTS _____ SEATS _____
10. SIZE OF STRUCTURE (Height) (Width) (Depth) <u>30 40 1</u>	11. NO. OF STORIES <u>1</u>	12. ESTIMATED COST <u>8000.00</u>	MATERIAL FILED WITH APPLICATION SOIL TESTS <input type="checkbox"/> PILING LOGS <input type="checkbox"/> PLANS & SPECS. <input type="checkbox"/> SETS _____ SURVEY <input type="checkbox"/> COPIES _____
13. COMPLETION DATE	14. PROPERTY DIMENSIONS WIDTH _____ DEPTH _____	15. NO. OF FAMILIES (If Applicable)	PROPOSED GRADE FOUNDATION IN RELATION TO CURB OR CROWN OF STREET:
16. BUILDING TYPE <u>WOOD FRAME</u>	17. PROPERTY AREA SQ. FT. <u>640</u>	18. LOT AREA PER FAMILY SQ. FT. _____	CERTIFICATE OF OCCUPANCY ISSUED _____ DATE _____ BY _____
19. FRONT YARD FT. _____	20. REAR YARD FT. _____	21. SIDE YARDS (1) FT (2) FT. ET. (1x2) FT.	
22. FLOOR AREA APPORTIONMENT USE.			
_____ SQ. FT.			
_____ SQ. FT.			
_____ SQ. FT.			
AGGREGATE FLOOR _____ SQ. FT.			
MEETS STATE ENERGY CONSERVATION CODE		YES <input type="checkbox"/> NO <input type="checkbox"/>	

**ACKNOWLEDGEMENT AND SIGNATURE**

The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of Ham Lake to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the ordinances of the City of Ham Lake, The State of Minnesota, and rulings of the Building Department.

George Magnuson  
SIGNATURE

Don Anderson  
APPROVED



**NEW BUSINESS:**

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

Mr. Gary Magnuson was present. Mr. Magnuson stated he wants to sell part of his property. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated this application is for a minor subdivision and the preliminary and final plat review will be done together at a future meeting. Engineer Krugler stated the proposed subdivision is adjacent to Crosstown Boulevard NE which will require a 15-foot bike path easement adjacent to the drainage and utility easement of Lot 1. Engineer Krugler stated the Lot 1 septic area must be located outside of the trail easement. Engineer Krugler stated there are two existing accessory buildings on Lot 2; the accessory building closest to Nassau Street NE on Lot 2 is within the 30-foot front-yard setback and exceeds the accessory building size allowed in a front yard so it will need to be removed. (Per a site visit by Building Official Jones on June 25, 2024, the building does not exceed building size allowed in the front yard but is within the front-yard setback.) Engineer Krugler stated a septic compliance inspection will be required for the existing septic system. Engineer Krugler stated the applicant needs to submit plans to the Coon Creek Watershed District to determine if a permit is needed. Commissioner Dixson asked if there are any parkland requirements. Engineer Krugler stated the parkland requirement will be fulfilled by dedicating land for the bike path easement. Chair Pogalz asked Mr. Magnuson if he was aware of the items mentioned by Engineer Krugler. Mr. Magnuson stated he was not. There was discussion about the accessory building on Lot 2 that exceeds the size allowed in the front yard. Mr. Magnuson was somewhat taken aback with the requirement to remove the accessory building closest to Nassau Street NE. It was determined Building Official Jones would meet Mr. Magnuson onsite to measure the building and explain actions that need to be taken for this plat. **Motion by Pogalz, seconded by Lejonvarn, to table Sketch Plan Approval for the minor plat of Magnuson Estates as submitted by Gary Magnuson until Mr. Magnuson has been able to meet with Building Official Jones and consult further with his surveyor about requirements for this plat and obtain pictures of the building that is in the 30-foot front-yard setback of the proposed minor subdivision. All present in favor, motion carried.**

Commissioner Entsminger removed himself from the table due to being the applicant with ownership interest in the next agenda.

Jeff Entsminger, Entsminger Enterprises, LLC, requesting Sketch Plan approval for a minor plat located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16

Mr. Jeff Entsminger stated he is interested in purchasing the property. (Sale of the property is contingent on receiving City approval of the plat.) Mr. Entsminger stated he purchased the parcel addressed as 16337 Mankato Street NE and moved a house onto the parcel last year. Mr. Entsminger stated he wants to create and sell three lots along Constance Boulevard NE and combine the larger outlot with the 16337 Mankato Street NE parcel. Commissioner Lejonvarn asked Mr. Entsminger if access to the back lot would be via 164<sup>th</sup> Avenue NE. Mr. Entsminger stated the outlot will be adjoined to 16337 Mankato Street NE and access would be via the Mankato Street NE easement; most of the outlot is in a flood zone. Mr. Entsminger stated there is an old farmhouse

## Memorandum

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

---

### **Introduction:**

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

### **Discussion:**

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

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

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

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

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

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

**Recommendations:**

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



# Preliminary Plat of MAGNUSON ESTATES

CITY OF HAM LAKE  
ANOKA COUNTY, MN

Bearings are based on the Anoka County coordinate system (NAD83 EADS). For the purpose of this plat, the north line of the W 1/2 of the NE 1/4 of the NW 1/4 is assumed to bear South 88 degrees 20 minutes 44 seconds East.

### SOILS CHART

Map symbol & soil name	Hydrologic group	Water table depth (ft)
Znd: Zimmaron fine sand, 1 to 6 percent slopes	A	>80
Lxk: Line heavy fine sand, 0 to 4 percent slopes	A/D	15
Inc: Incell fine sandy loam	A/D	0

\* Data from USDA Web Soil Survey

### SCHEDULE OF LIVABLE AREAS FOR LOTS

Block	Lot	Total Lot Area (Ac)	Livable Area (Ac)*
1	1	1.72	1.82
1	2	4.21	2.78

\*Note: For the purpose of this plat, livable area is defined by line consisting of least 20,000 square feet of land which line shows the 100 year flood contour and not encroaching this essential creek.

### Property Description:

The West 1/2 of the NE 1/4 of the NW 1/4 of Section 8, Township 32, Range 23, EXCEPT part of ROSE CREST, ALSO EXCEPT Road, subject to easements of record

### Survey Notes:

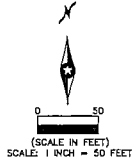
- This survey was performed without the benefit of a site report. No search for easements or restrictions was made by the surveyor. We reserve the right to update this survey upon receipt of this documentation.
- Contours were created using RTK GPS Methods (DAVD 05).
- An official watershed delineation was not performed. Owner sets that a wetland delineation was not required at this time. Soil boring information that was completed by ARK Septic, LLC may show a different house type and low floor may be accessible. Soil borings were not provided to us.
- House type and lowest floor are suggested at this time. Soil boring information that was completed by ARK Septic, LLC may show a different house type and low floor may be accessible. Soil borings were not provided to us.
- Subject property is located within Zone X (unshaded) area determined to be outside the 0.2% (100 year) annual chance floodplain per Map Number 2700030215E, Effective Date December 10, 2015.

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

Signed: *Craig Wenzmann*  
Craig A. Wenzmann  
Date: 4/5/24 Lic. No. 47468

### TYPICAL HOUSE PLAN

- 517.0 SUGGESTED GARAGE FLOOR ELEVATION
- 500 SUGGESTED BUILDING TYPE
- 312.0 SUGGESTED LOW FLOOR ELEVATION
- 500 = INDICATES SLAB ON GRADE

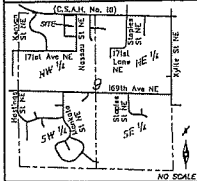


### LEGEND:

- Denotes electrical cabinet
- Denotes septic manhole
- Denotes telephone pedestal
- Denotes cell towers by ARK Septic, LLC
- Denotes well
- Denotes air conditioning
- Denotes right pole
- Denotes propane tank
- LS 8617 Denotes Daniel Hill, LS
- LS 1224 Denotes Willey Ciba, LS
- Denotes blumhouse surface
- Denotes concrete surface
- Denotes gravel surface
- Denotes wood fence
- Denotes barbed wire fence
- Denotes easement
- Denotes right of way
- Denotes major contour
- Denotes minor contour
- Denotes existing outflow
- Denotes building setback line
- Denotes soil type boundary
- Denotes pole classification type

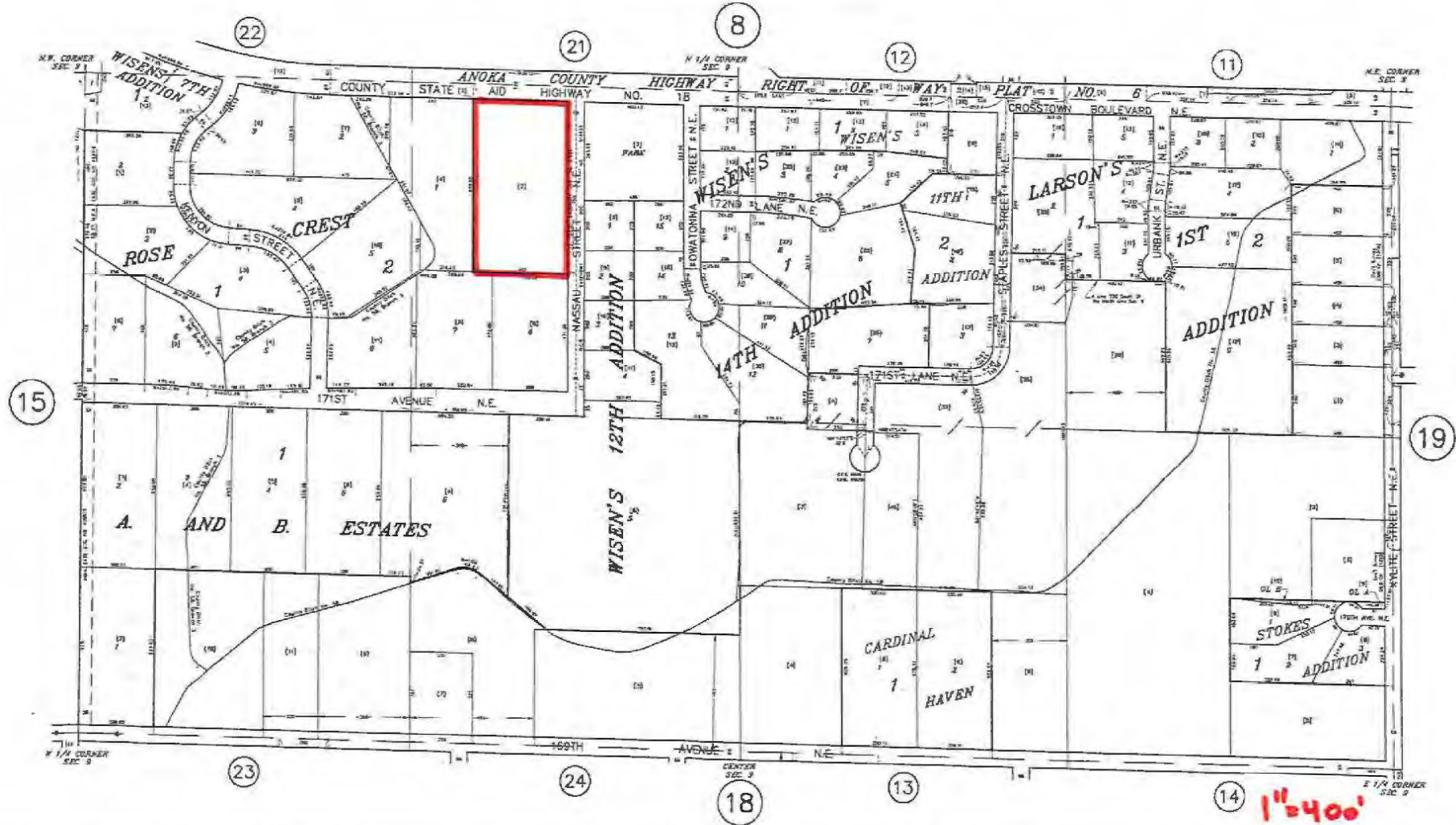
### VICINITY MAP

Sec. 8, Twp. 32, Rng. 23  
Anoka County, MN



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

CITY OF HAM LAKE



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

QUARTER QUARTER INDEX

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

PROPERTY IDENTIFICATION NUMBER

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

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: (1)  
EXAMPLE OF PIN NUMBER: 09-12-23-11-000

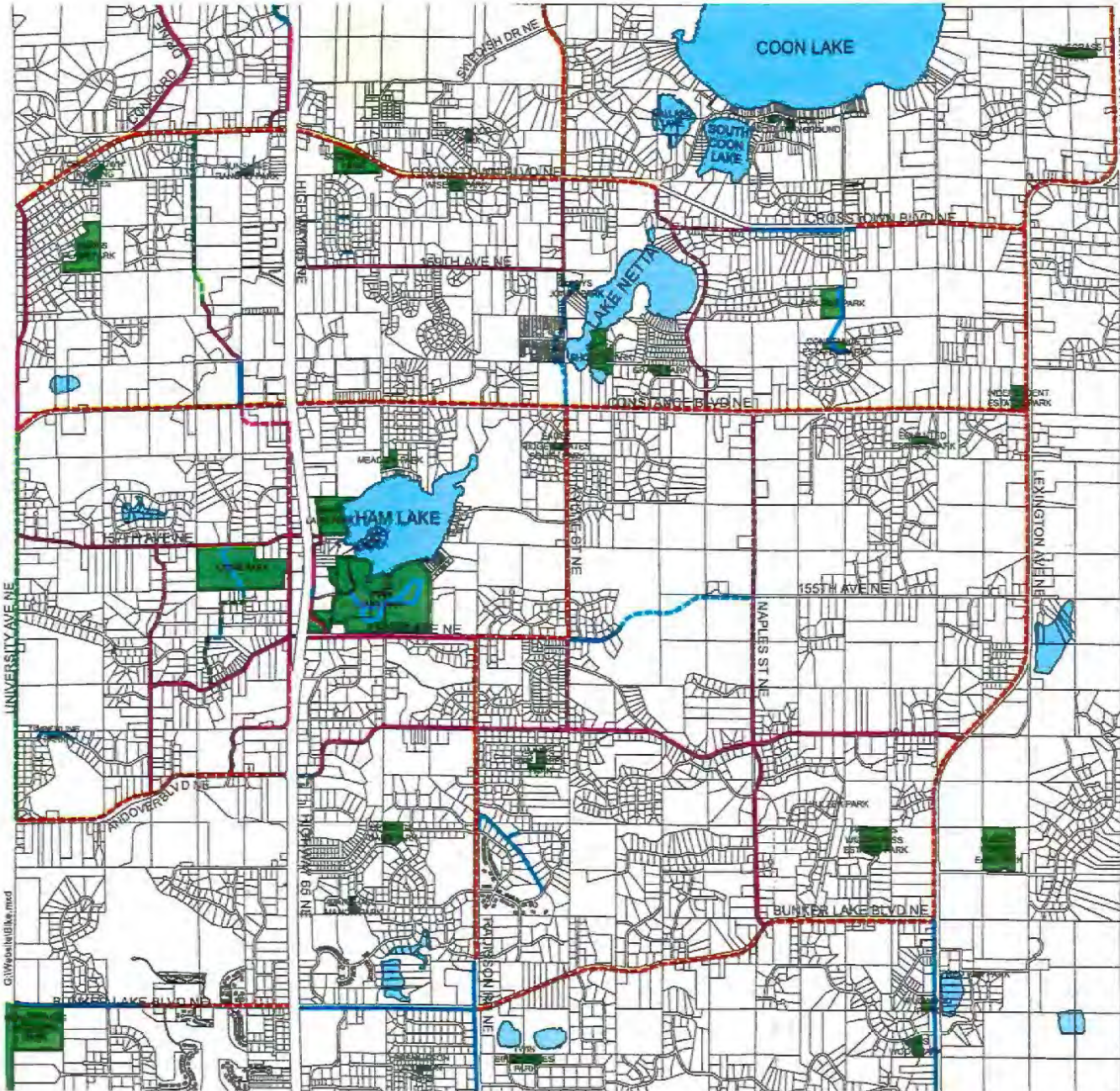

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES, AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.







1" = 300'

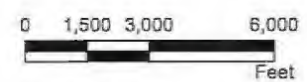



**HAM LAKE,  
MINNESOTA**

**BIKE FACILITIES MAP**

**Legend**

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



MAP DATE:

6/4/2024



G:\Wepole\Bike.mxd

Anoka County Parcel Viewer



Parcel Information:  
Aptor, Acres: 5.82179231  
Combination: JULIE BRAASTAD  
16-00-05-24-002 Parc  
17220 NASSAU ST NE  
HAM LAKE  
MN 55004

Owner Information:  
MAGNUSON GARY  
17220 NASSAU ST NE  
HAM LAKE  
MN  
55004



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

requirements on the uses being dictated by the land use restrictions as stated by the operative documents. The City's review of any requested change in the land use restrictions imposed shall not be limited to compliance with parking and ISTS issues.

**10-600 Variances**

The City Council shall have the power to authorize variances from the requirements of Article 10, and to attach such conditions to the variance as it deems necessary to assure compliance with the purpose of this Code. A variance may be permitted if the following requirements are met:

- a) There is an unusual physical hardship to the land that would prevent the reasonable usage of the land without a variance, and all the conditions of sub-paragraph b), c) and d) below are met.
- b) The variance is in harmony with the general purpose and intent of the Code and is consistent with the Comprehensive Plan.
- c) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- d) The variance, if granted, will not alter the essential character of the locality.

**Table 10-1: Lot Standards**

Standards	I-P (Industrial Park) CD-1,CD-2, CD-3,CD-4 (Commercial Development)	I-1 (Light Industry)	GF (Government Facilities)
Lot Size	1 acre	1 acre	1 acre
Lot Width **	200 ft.	200 ft.	200 ft.
Front Yard Setbacks *	30 ft.	30 ft.	30 ft.
Side Yard Setbacks	10 ft.	30 ft.	10 ft.
Rear Yard Setbacks ***	20 ft.	20 ft.	10 ft.

*All setbacks refer to the minimum distance between a given lot line and any building, other structure, or curb line or pavement edge of any driveway, aisle, sidewalk or parking lot.*

EXCEPTION: Non-residential structures or uses shall not be located or conducted closer to any lot line of any other lot in any "R" or "PUD" District than the distances specified in the following schedule:

- Twenty Feet Off-street parking spaces and access drives for non-residential uses, churches, schools, and public or semi-public functions, recreational

facilities, entertainment facilities, motels, all business uses, and all industrial uses.

*\*\*For lots wholly abutting the turnaround circle portion of a cul-de-sac street, the Lot Width may be 60 feet as measured at the right-of-way line. For lots partially abutting the turnaround circle portion of a cul-de-sac street, the total of that frontage plus the remaining frontage on the street must total 200 or more feet.*

*\*\*\*Commercial Condominiums under Article 10-550(D) of this Code may have a Rear Yard Setback of 10 feet.*

Standards	R-A (Rural Res)	R-1 (Single-Family Res)	RS-1 & RS-2 (Shoreland Res.)
Lot Size	1 acre	1 acre	1 acre
Lot Width **	200 ft.	200 ft.	200 ft.
Front Yard Setbacks *	30 ft. *	30 ft. *	30 ft.
Side Yard Setbacks *****	10 ft.	10 ft.	10 ft.
Rear Yard Setbacks *****	10 ft. – Accessory Buildings, 50 ft. for All other structures	10 ft. – Accessory Buildings, 50 ft. for All other structures	10 ft. – Accessory Buildings, 50 ft. for All other structures
<b>Standards</b>	<b>PUD (Planned Unit Dev.)</b>		
Lot Size	1 acre		
Lot Width **	200 ft.		
Front Yard Setbacks *	30 ft.		
Side Yard Setbacks	10 ft.		
Rear Yard Setbacks	50 ft.		
<b>Standards</b>	<b>R-AH (Aff. Housing)</b>	<b>Townhomes</b>	<b>Other</b>
Lot Size	Sufficient for Sewerage	50'x 50'**** or 1 A.	***
Lot Width	***	***	***
Front Setback *	***	***	***
Side Setback	***	***	***
Rear Setback	***	***	***

<b>Standards</b>	<b>R-2 (Multiple Family Residential)</b>
<b>Lot Size</b>	3 acres or more for two unit buildings; four acres or more for three unit buildings; five acres or more for four unit buildings. For buildings having more than four units, five acres plus one acre for every unit in excess of four units.
<b>Lot Width</b>	300 ft.
<b>Front Yard Setbacks *</b>	30 ft.
<b>Side Yard Setbacks</b>	10 ft.
<b>Rear Yard Setbacks</b>	50 ft.

\* 50 Ft. when abutting any State or County Highway

\*\* For lots located on cul-de-sacs the width may be 60 feet at the right-of-way line.

\*\*\* As approved by the City Council

\*\*\*\* If used in connection with Common Areas owned by Association

\*\*\*\*\* For corner lots, the lot owner, at the time of application for the first building permit on the lot, may choose which of the non-road frontage lot lines shall be considered the side yard and which shall be the rear yard, regardless of which road provides the driveway access. Once this selection is made, this choice shall apply to all future building permits on this lot. For corner lots abutting two streets, both street lines shall be considered front yard, not side yard, lot lines for purposes of applying the setback requirements.

Physical Standards for RS-1 and RS-2 lands shall be identical with CD-1 or CD-2 Standards for Commercial Uses, I-1 Standards for Industrial Uses, R-A Standards for Residential Agricultural Uses, PUD Standards for planned Unit Development Uses, all subject to any modification imposed by Article 12 of this Code.

Updated through Ord 21-02, 22-04

**NEW BUSINESS:**

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

Mr. Gary Magnuson was present. Mr. Magnuson stated he wants to sell part of his property. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated this application is for a minor subdivision and the preliminary and final plat review will be done together at a future meeting. Engineer Krugler stated the proposed subdivision is adjacent to Crosstown Boulevard NE which will require a 15-foot bike path easement adjacent to the drainage and utility easement of Lot 1. Engineer Krugler stated the Lot 1 septic area must be located outside of the trail easement. Engineer Krugler stated there are two existing accessory buildings on Lot 2; the accessory building closest to Nassau Street NE on Lot 2 is within the 30-foot front-yard setback and exceeds the accessory building size allowed in a front yard so it will need to be removed. (Per a site visit by Building Official Jones on June 25, 2024, the building does not exceed building size allowed in the front yard but is within the front-yard setback.) Engineer Krugler stated a septic compliance inspection will be required for the existing septic system. Engineer Krugler stated the applicant needs to submit plans to the Coon Creek Watershed District to determine if a permit is needed. Commissioner Dixon asked if there are any parkland requirements. Engineer Krugler stated the parkland requirement will be fulfilled by dedicating land for the bike path easement. Chair Pogalz asked Mr. Magnuson if he was aware of the items mentioned by Engineer Krugler. Mr. Magnuson stated he was not. There was discussion about the accessory building on Lot 2 that exceeds the size allowed in the front yard. Mr. Magnuson was somewhat taken aback with the requirement to remove the accessory building closest to Nassau Street NE. It was determined Building Official Jones would meet Mr. Magnuson onsite to measure the building and explain actions that need to be taken for this plat. **Motion by Pogalz, seconded by Lejonvarn, to table Sketch Plan Approval for the minor plat of Magnuson Estates as submitted by Gary Magnuson until Mr. Magnuson has been able to meet with Building Official Jones and consult further with his surveyor about requirements for this plat and obtain pictures of the building that is in the 30-foot front-yard setback of the proposed minor subdivision. All present in favor, motion carried.**

Commissioner Entsminger removed himself from the table due to being the applicant with ownership interest in the next agenda.

Jeff Entsminger, Entsminger Enterprises, LLC, requesting Sketch Plan approval for a minor plat located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16

Mr. Jeff Entsminger stated he is interested in purchasing the property. (Sale of the property is contingent on receiving City approval of the plat.) Mr. Entsminger stated he purchased the parcel addressed as 16337 Mankato Street NE and moved a house onto the parcel last year. Mr. Entsminger stated he wants to create and sell three lots along Constance Boulevard NE and combine the larger outlot with the 16337 Mankato Street NE parcel. Commissioner Lejonvarn asked Mr. Entsminger if access to the back lot would be via 164<sup>th</sup> Avenue NE. Mr. Entsminger stated the outlot will be adjoined to 16337 Mankato Street NE and access would be via the Mankato Street NE easement; most of the outlot is in a flood zone. Mr. Entsminger stated there is an old farmhouse

## Memorandum

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

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### **Introduction:**

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

### **Discussion:**

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

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

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

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

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



Meeting Date: September 16, 2024

**CITY OF HAM LAKE**

**STAFF REPORT**

**To: Mayor and Councilmembers**  
**From: Mark E. Berglund, City Attorney**  
**Subject: Evergreen Estates Letter of Credit Draw**

**Introduction/Discussion:** The Evergreen Estates residential development project preliminary plat was approved by the City Council on May 3, 2021. The Developer for this project is Evergreen Development Company, LLC (“Developer”). City Council approval of the project was contingent upon the Developer deeding trail easements over five of the lots:

Lot 1, Block 1; Lot 11, Block 4; Lot 8, Block 5; Lot 9, Block 5 and Lot 10, Block 5.

The Council approval documents are pages 160 thru 202 of the May 3, 2021 City Council packet - <https://www.ci.ham-lake.mn.us/sites/default/files/packets/cp05032021.pdf>. The required easements were obtained for all the lots except for Lot 8, Block 5. This lot is no longer owned by the Developer as it has been sold and built upon by Shawn Christensen (“Owner”). The Developer has attempted to secure the required trailway easement from the Owner but has been unsuccessful.

A required Letter of Credit was provided by the Developer, Irrevocable Letter of Credit Number 163992702, from The Bank of Elk River dated August 31, 2021, in the original amount of \$304,200.00 (“LOC”). The LOC was reduced by agreement between the Developer and the City to \$167,460.00 on July 28, 2022. The LOC was provided to ensure the full performance of the Development Agreement.

It is apparent that to ensure the required trailway easement is secured the City is going to need to take action, either through direct negotiation with the Owner or legal action. As a result, the City is going to incur costs, fees and other expenses including, but not limited to, attorney fees, engineering fees and appraisal fees because of the Developer’s failure to secure the required trailway easement. The Developer is responsible for paying these costs. The total cost is unknown currently. If the City draws the full amount of the LOC, any amount that remains can be returned to The Bank of Elk River after the City has secured the required trailway easement.

The project was accepted at the November 6, 2023, City Council meeting, which commenced the one-year warranty period. The LOC expires on November 1, 2024. A certified copy of a resolution of the City Council stating the condition of default and authorizing the City Administrator to draw upon the LOC is necessary to do so.

**Recommendation:** I recommended that a resolution be passed authorizing that action be taken by the City Administrator to draw upon the Letter of Credit with The Bank of Elk River in the full

amount of \$167,460.00 to ensure that the City obtains the required railway easement under the terms of the Development Agreement with Evergreen Development Company, LLC. The Developer will be refunded any remaining balance after the easement is obtained and all engineering and attorney fees as well as other costs associated with doing so are paid.

**RESOLUTION NO. 24-XX**  
**A RESOLUTION TO DRAW UPON THE EVERGREEN DEVELOPMENT COMPANY**  
**LLC LINE OF CREDIT WITH THE BANK OF ELK RIVER FOR THE PROJECT**  
**KNOWN AS EVERGREEN ESTATES**

**WHEREAS**, on August 31, 2021 the City entered into a Development Agreement with Evergreen Development Company LLC (“Developer”) to develop the project known as Evergreen Estates (“Development”);

**WHEREAS**, to ensure that the obligations of the Developer under the terms of the Development Agreement were met by the Developer, the Developer provided a Line of Credit to the City, Irrevocable Letter of Credit Number 163992702, from The Bank of Elk River dated August 31, 2021 in the original amount of \$304,200.00 (“LOC”);

**WHEREAS**, the LOC was reduced by agreement between the Developer and the City to \$167,460.00 on July 28, 2022;

**WHEREAS**, the Plat for the Development included the requirement that a trail easement be given to the City over 5 of the lots in the development as follows:

Lot 1, Block 1; Lot 11, Block 4; Lot 8, Block 5; Lot 9, Block 5 and Lot 10, Block 5.

**WHEREAS**, the City Council approved the Plat contingent upon these easements being deeded to the City by the Developer;

**WHEREAS**, the City has received the required easements from the Developer over all of the lots with the exception of Lot 8, Block 5;

**WHEREAS**, Lot 8, Block 5 was issued a building permit prior to the Developer deeding the required easement over this parcel and is no longer owned by the Developer;

**WHEREAS**, the Developer has attempted to secure the required easement after the fact from the property owner and has been unsuccessful;

**WHEREAS**, the Development was accepted by the City at the November 6, 2023 City Council meeting, which commenced the one-year warranty period;

**WHEREAS**, the City is holding a \$167,460 Letter of Credit as and for Maintenance Security for the Development;

**WHEREAS**, the Developer’s failure to deed the required trailway easement of the above parcel is by no fault of the City;

**WHEREAS**, to ensure the requirement of the Developer to provide the required trailway easement is met, the City will have to take legal action and will draw upon the Line of Credit in the amount of \$167,460.00 to cover the costs to obtain the required trailway easement;

**NOW THEREFORE**, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAM LAKE, MINNESOTA AS FOLLOWS:

1. The City Administrator shall issue a draft request in the amount of \$167,460.00 to The Bank of Elk River at 630 Main Street, Elk River, MN 55330.
2. The City Administrator shall send a certified copy of this Resolution to The Bank of Elk River at 630 Main Street, Elk River, MN 55330.
3. Evergreen Development Company LLC shall reimburse the City for attorney and engineer fees as well as any other costs associated with the City obtaining the required trail easement over Lot 8, Block 5, Evergreen Estates;

Passed by the City Council of Ham Lake, Minnesota this 16th day of September, 2024.

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

Attested:

\_\_\_\_\_  
Denise Webster, City Administrator



9/3/2024 -

Council request more info from applicant

# CITY OF HAM LAKE

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

## REQUEST FOR AN APPEARANCE BEFORE THE CITY COUNCIL

Date of Application

8/23/2024

(Appearance formed received by staff on 8/26/24)

Date of City Council appearance

Tuesday, Sept 3

60-day review deadline

APPLICANT'S NAME

Danette Lincoln

STREET ADDRESS

2509 Bunker Lake Blvd NE

CITY, STATE ZIP

Ham Lake MN 55304

PHONE (daytime)

612 419 8622

NATURE OF REQUEST

asking for frontage road variance

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.

*Danette Lincoln*  
Signature of Applicant

8/23/2024  
Date

Please attach any relevant information including maps, diagrams, and/or a descriptive narrative.

This form must be submitted to the City staff by 4:00 p.m. on the Monday prior to the Council meeting at which you will be appearing.


**CITY OF HAM LAKE  
ACKNOWLEDGMENT OF RESPONSIBILITY  
TO REIMBURSE EXPENSES**

The undersigned, Danette Lincoln, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Variance

*Type of Application*

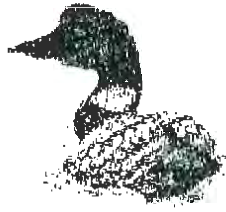
acknowledges that the sum of \$ \_\_\_\_\_, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature  Dated 8/23/2024

The following statement must be signed if the applicant is not the property owner:

\_\_\_\_\_, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

Property Owner Signature \_\_\_\_\_ Dated \_\_\_\_\_



**NOTICE TO ALL APPLICANTS FOR MUNICIPAL  
PERMITS, LICENSES,  
OR OTHER MUNICIPAL ACTION**

- 1. If you are requesting municipal action on any request for any of the above, you will be required to furnish certain information about yourself, the project you are involved in, or other matters pertaining to the subject. Some of the information you are asked to provide is classified by state law as either private or confidential. Private data is information which generally cannot be given to the public but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data.**
- 2. The purpose of this information is to enable the City Staff, Commissions, Council or other government agencies to evaluate relevant factors in considering your request. You are not legally required to provide this information. If you do not provide the requested information, the City may not act upon your request.**
- 3. The information you supply will be public and available to any entity requesting to inspect the information.**

**DATA PRACTICES ADVISORY  
TENNESSEN WARNING**

**REQUIRED BY MINNESOTA STATUTES CHAPTER 13.04**

**SIGNED BY** \_\_\_\_\_

**COMPANY/TITLE:** \_\_\_\_\_

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

8/23/2024

PARID: 33-32-23-14-0004  
ALZAMAN, SAYED

2509 BUNKER LAKE BLVD NE

**Parcel**

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Tax Year: 2024  
 Active/Inactive: Active  
 Property Address: 2509 BUNKER LAKE BLVD NE  
 City State Zip: HAM LAKE MN 55304  
 Multiple Addresses: No  
 NBHD: HL02 -  
 Class: 201 – 1A/1B/4BB RESIDENTIAL SINGLE UNIT  
 Record Type: **ABSTR**  
 Property Use Code: 01 – Residential (less than 4 units)  
 Acres: 3.5  
 Lot Size:  
 Plat: -  
 Lot/Unit:  
 Block/Tract/Outlot:  
 Sect-Twp-Range-Qtr/Qtr: 33 - 32 - 23 - 14  
 Tax District: 117 - 79011A  
 Town/City: 1700-HAMLAKE  
 School District: 0011-AN/HENNSD11  
 Commissioner District: 02 – Julie Braastad  
 TIF Project #: -  
 DNR Water Ind: N – NONE  
 Resd Year Built: 1956  
 Comm Year Built:

**Current Owner**

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Name: ALZAMAN, SAYED  
 In Care Of:  
 Owner Address: 1864 MARSHALL AVE UNIT 2  
 City State Zip: ST PAUL MN 55104  
 % Owned: 100%  
 Owner Type Code 1: O – OWNER

**All Owners**

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Ownership Type	Name	Address
O – OWNER	ALZAMAN, SAYED	1864 MARSHALL AVE UNIT 2 ST PAUL MN 55104
O – OWNER	LINCOLN, DANETTE M	1864 MARSHALL AVE UNIT 2 ST PAUL MN 55104

**Parcel Status**

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Delinquent No



In Redemption	No
Forfeiture Parcel	No
Payment Contract	No
In Bankruptcy	No
Homestead	Yes
Relative	Y
Senior Deferral	No
Use Program	None
Petition Date	
MH Park Name	
MH Pad #	

**Legal**

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Legal	THE W1/2 OF E1/2 OF SE1/4 OF NE1/4 OF SEC 33 TWP 32 RGE 23, EX THAT PRT THEREOF LYG SLY OF CSAH NO 116, AKA BUNKER LAKE BLVD NE, EX RD, SUBJ TO EASE OF REC
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Legal Description	THE W1/2 OF E1/2 OF SE1/4 OF NE1/4 OF SEC 33 TWP 32 RGE 23, EX THAT PRT THEREOF LYG SLY OF CSAH NO 116, AKA BUNKER LAKE BLVD NE, EX RD, SUBJ TO EASE OF REC
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## Denise Webster

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**From:** Tom Collins <TCollins@rfcengineering.com>  
**Sent:** Wednesday, August 23, 2023 12:18 PM  
**To:** Thomas Dietrich  
**Cc:** David Krugler  
**Subject:** RE: 2509 Bunker Lake Blvd NE sub divide into 2 properties  
**Attachments:** portion of half-section - 100-scale.pdf

Tom,

The Bunker Lake Boulevard frontage of the metes and bounds 2509 Bunker Lake Boulevard (<https://gis.anokacountymn.gov/propertysearch/?find=33-32-23-14-0004>) is approximately 355 feet. The subdivision of the lot into 2 parcels would be a Minor Plat, which is 10-101 of City Code Article 10 ([https://www.ci.ham-lake.mn.us/sites/default/files/files/ART%2010%20-%20SUBDIVISION%20REGULATIONS\\_1.pdf](https://www.ci.ham-lake.mn.us/sites/default/files/files/ART%2010%20-%20SUBDIVISION%20REGULATIONS_1.pdf)). You are correct that per Table 10-1 of City Code Article 10 the minimum street frontage is 200 feet. Because the existing parcel does not have a minimum of 400-feet of Bunker Lake Boulevard frontage, the subdivision of the parcel into 2 parcels is not possible with two Bunker Lake Boulevard driveways.

An alternative would be construction of a cul-de-sac. The parcel size per Anoka County GIS is 3.5 acres, so a total of 3 parcels would be allowed to meet the one-acre minimum lot size. A 3-parcel subdivision with a cul-de-sac would also fall under the Minor Plat portion of Article 10. Approval by the Anoka County Highway Department (ACHD) would be required for a cul-de-sac outletting to Bunker Lake Boulevard. The ACHD may not allow a cul-de-sac at this location due to their Access Spacing Guidelines.

Tom

**From:** Thomas Dietrich <TDietrich@ci.ham-lake.mn.us>  
**Sent:** Wednesday, August 23, 2023 11:49 AM  
**To:** Tom Collins <TCollins@rfcengineering.com>; David Krugler <DKrugler@rfcengineering.com>  
**Subject:** 2509 Bunker Lake Blvd NE sub divide into 2 properties

Tom, Dave,

A resident contacted me from this property wanted to know the possibility of sub dividing the lot into 2 so she could build a new house farther back. Current frontage on bunker is approx 380 ft. I believe you need 200 hundred. Is this something that could or could not be done? What would the process involve? Thank you

Tom

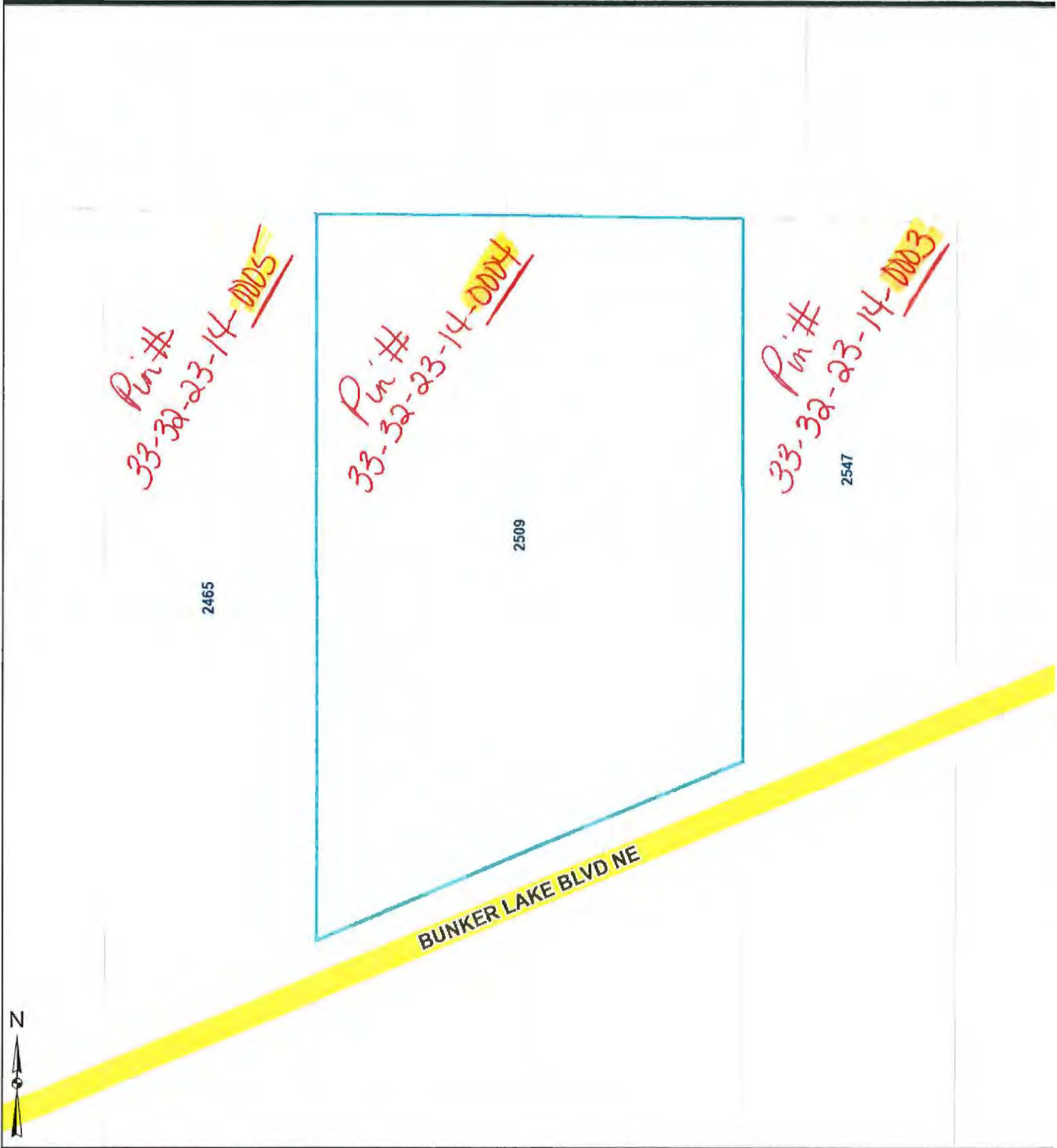
**From:** Dawnette Shimek <[DShimek@ci.ham-lake.mn.us](mailto:DShimek@ci.ham-lake.mn.us)>  
**Sent:** Tuesday, September 10, 2024 7:34 AM  
**To:** Tom Collins <[TCollins@rfcengineering.com](mailto:TCollins@rfcengineering.com)>  
**Subject:** Danette Lincoln Property

Yes, I agree that this is and has been a single lot of record (without combinations or divisions) by reviewing the property id numbers and Anoka County records. Also, the home on the parcel was constructed in 1956. In reviewing the property records, Alzaman Sayed and Danette Lincoln purchased the property from Carol Shope in April 1996. This property does not meet current code requirements to allow it to be divided. The only option I would see would be to construct a road into the property ending with a cul-de-sac, giving each property 200 feet of frontage to meet City requirements. This would give each property 200 feet of frontage and each property would need to minimum 1-acre lot minimum size; the parcel may be able to accommodate 3 parcels because the parcel is 3.5 acres in size. The lot with the existing house would need to prove an area for a secondary septic system. The new lot(s) would need to meet all current livability/ buildability standards.

**Dawnette Shimek**  
**Deputy City Clerk**  
**Direct Phone Number 763-235-1673**  
**Email Address: [dshimek@ci.ham-lake.mn.us](mailto:dshimek@ci.ham-lake.mn.us)**



2509 Bunker Lake Boulevard NE



**Parcel Information:**

33-32-23-14-0004  
2509 BUNKER LAKE BLVD NE  
HAM LAKE  
MN 55304  
Plat:

Approx. Acres: 3.64269328

Commissioner: JULIE BRAASTAD

**Owner Information:**

ALZAMAN, SAYED  
1864 MARSHALL AVE UNIT 2  
ST PAUL  
MN  
55104



# 2509 Bunker Lake Blvd NE



**Parcel Information:**    Approx. Acres: 3.64269328  
33-32-23-14-0004    Commissioner: JULIE BRAASTAD  
2509 BUNKER LAKE BLVD NE  
HAM LAKE  
MN 55304  
Plat:

**Owner Information:**  
ALZAMAN, SAYED  
1864 MARSHALL AVE UNIT 2  
ST PAUL  
MN  
55104





08-12-2024

To: City of Ham Lake Planning, Attention Jennifer Bohr

Good Morning,

My name is Danette Lincoln, and I moved to the Ham Lake area in 1995. I have witnessed many changes to the area since that time, especially on Bunker Lake Blvd., east of HWY 65, and those changes are a factor in my request for a frontage variance. My property location is 2509 Bunker Lake Blvd., NE, and I am formally requesting a variance regarding the 200 feet of frontage required to divide and build a second home on the property.

My home was built in 1956 and is one of the older homes on Bunker. At that time, it was common to build very close to existing roads; therefore, you will find that my home is also one of the closest in proximity to Bunker. The population increase in Blaine, and the addition of traffic lights on Lexington and Bunker have led to an explosion of traffic on Bunker. Although I do not have the numbers on traffic patterns in 1995, my current conversion with Anoka County Highway Department puts the daily traffic at 4,000 vehicles. I would guess about an 800% increase since the 1990's.

I can no longer, mentally, cope with the traffic noise emanating from Bunker. In addition to the volume of traffic and proximity to the road, excessive speeds have also contributed to a higher volume of noise. The posted speed is 50 mph, however, rarely is this followed or enforced. During summer months, 10 motorcyclists per day, in addition to 2-3 fast cars, have contributed greatly to the noise.

Although the well-being of my mental health is top of mind, I do not discount mine and my husband's physical health as the pollution generated by the emissions of 4,000 vehicles/day will likely have on us.

I, therefore, am asking for a variance to build upon my property so I can have a better quality of life. I have looked into other solutions such as a sound barrier; however, according to the experts, it must be a break free, solid barrier. Due to minimal front yard, height restrictions, and driveway, I cannot realize those requirements. Moving the current house was another thought; however, general contractors said due to home age, modernization, etc. it would not be a feasible idea.

I am attaching a few documents in support of my request. One of which will be property lines as provided by Anoka County. You will see that my request will remain consistent with the area layout as I have two plots in comparison to the one that most neighbors have. The frontage will also be remain consistent with the area. The other documents will address the effects noise pollution has on the mental and physical well-being of an individual.

I want to thank you for taking the time to consider my request.

Danette Lincoln  
612.418.8622

**10-600 Variances**

The City Council shall have the power to authorize variances from the requirements of Article 10, and to attach such conditions to the variance as it deems necessary to assure compliance with the purpose of this Code. A variance may be permitted if the following requirements are met:

- a) There is an unusual physical hardship to the land that would prevent the reasonable usage of the land without a variance, and all the conditions of sub-paragraph b), c) and d) below are met.
- b) The variance is in harmony with the general purpose and intent of the Code and is consistent with the Comprehensive Plan.
- c) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- d) The variance, if granted, will not alter the essential character of the locality.

Table 10-1: Lot Standards

Standards	I-P (Industrial Park) CD-1, CD-2, CD-3, CD-4 (Commercial Development)	I-1 (Light Industry)	GF (Government Facilities)
Lot Size	1 acre	1 acre	1 acre
Lot Width **	200 ft.	200 ft.	200 ft.
Front Yard Setbacks *	30 ft.	30 ft.	30 ft.
Side Yard Setbacks	10 ft.	30 ft.	10 ft.
Rear Yard Setbacks ***	20 ft.	20 ft.	10 ft.

*All setbacks refer to the minimum distance between a given lot line and any building, other structure, or curb line or pavement edge of any driveway, aisle, sidewalk or parking lot.*

**EXCEPTION:** Non-residential structures or uses shall not be located or conducted closer to any lot line of any other lot in any “R” or “PUD” District than the distances specified in the following schedule:

- **Twenty Feet** Off-street parking spaces and access drives for non-residential uses, churches, schools, and public or semi-public functions, recreational facilities, entertainment facilities, motels, all business uses, and all industrial uses.

*\*\*For lots wholly abutting the turnaround circle portion of a cul-de-sac street, the Lot Width may be 60 feet as measured at the right-of-way line. For lots partially abutting the*



turnaround circle portion of a cul-de-sac street, the total of that frontage plus the remaining frontage on the street must total 200 or more feet.

\*\*\*Commercial Condominiums under Article 10-550(D) of this Code may have a Rear Yard Setback of 10 feet.

<b>Standards</b>	<b>R-A (Rural Res)</b>	<b>R-1 (Single-Family Res)</b>	<b>RS-1 &amp; RS-2 (Shoreland Res.)</b>
<b>Lot Size</b>	1 acre	1 acre	1 acre
<b>Lot Width **</b>	200 ft.	200 ft.	200 ft.
<b>Front Yard Setbacks *</b>	30 ft.	30 ft.	30 ft.
<b>Side Yard Setbacks *****</b>	10 ft.	10 ft.	10 ft.
<b>Rear Yard Setbacks *****</b>	10 ft. – Accessory Buildings, 50 ft. for All other structures	10 ft. – Accessory Buildings, 50 ft. for All other structures	10 ft. – Accessory Buildings, 50 ft. for All other structures
<b>Standards</b>	<b>PUD (Planned Unit Dev.)</b>		
<b>Lot Size</b>	1 acre		
<b>Lot Width **</b>	200 ft.		
<b>Front Yard Setbacks *</b>	30 ft.		
<b>Side Yard Setbacks</b>	10 ft.		
<b>Rear Yard Setbacks</b>	50 ft.		
<b>Standards</b>	<b>R-AH (Aff. Housing)</b>	<b>Townhomes</b>	<b>Other</b>
<b>Lot Size</b>	Sufficient for Sewerage	50'x 50'*****or 1 A.	***
<b>Lot Width</b>	***	***	***
<b>Front Setback *</b>	***	***	***
<b>Side Setback</b>	***	***	***
<b>Rear Setback</b>	***	***	***

<b>Standards</b>	<b>R-2 (Multiple Family Residential)</b>
<b>Lot Size</b>	3 acres or more for two unit buildings; four acres or more for three unit buildings; five acres or more for four unit buildings. For buildings having more than four units, five acres plus one acre for every unit in excess of four units.
<b>Lot Width</b>	300 ft.
<b>Front Yard Setbacks *</b>	30 ft.
<b>Side Yard Setbacks</b>	10 ft.
<b>Rear Yard Setbacks</b>	50 ft.

\* 50 Ft. when abutting any State or County Highway

\*\* For lots located on cul-de-sacs the width may be 60 feet at the right-of-way line.

\*\*\* As approved by the City Council

\*\*\*\* If used in connection with Common Areas owned by Association

\*\*\*\*\* For corner lots, the lot owner, at the time of application for the first building permit on the lot, may choose which of the non-road frontage lot lines shall be considered the side yard and which shall be the rear yard, regardless of which road provides the driveway access. Once this selection is made, this choice shall apply to all future building permits on this lot. For corner lots abutting two streets, both street lines shall be considered front yard, not side yard, lot lines for purposes of applying the setback requirements.

Physical Standards for RS-1 and RS-2 lands shall be identical with CD-1 or CD-2 Standards for Commercial Uses, I-1 Standards for Industrial Uses, R-A Standards for Residential Agricultural Uses, PUD Standards for planned Unit Development Uses, all subject to any modification imposed by Article 12 of this Code.

Updated through Ord 21-02, 22-04

Danette,

As you know, your parcel has approximately 350 feet of frontage on Bunker Lake Boulevard NE. Current lot standards require any new parcels that are created to have 200 feet of frontage on an improved road. The attached information was reviewed and discussed by the City Administrator, the City Attorney, City Council members, the Building Official and the City Engineer. Their feedback is your parcel does not have enough frontage on Bunker Lake Boulevard to be divided and the reasons you listed for wanting the City to consider a variance, do not constitute practical difficulties (listed below) as defined by Code.

### **9-360 Variances**

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

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

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

A variance to allow you to split your lot cannot be approved.

Sincerely,  
Jennifer

### ***Jennifer Bohr***

***Building & Zoning Clerk/Deputy City Clerk***

City of Ham Lake

763-434-9555

[www.ci.ham-lake.mn.us](http://www.ci.ham-lake.mn.us)

## Reply to 9-360 Variances

According to the City of Ham Lake code I do not have the necessary 200 feet of frontage road to divide 2509 Bunker Lake Blvd., NE. I have since petitioned to ask for a variance to allow the division. According to the email response I received, "a variance may be permitted if the following requirements are met:"

a) The variance is in harmony with the general purpose and intent of the Code and is consistent with the Comprehensive Plan.

Response: Although I realize the Code requires 200 feet of frontage, I am asking for a variance for that part of existing Code as I believe my proposal is consistent and in harmony with the Comprehensive Plan. As previously requested, I would like an understanding of why 200 feet of frontage was made a requirement to fully understand the general purpose and intent of the Code.

B) There are practical difficulties in complying with the Code, meaning that:

i) The property owner proposes to use the property in a reasonable manner that is otherwise not permitted by the Code; and

ii) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and

iii) The variance, if granted, will not alter the essential character of the locality.

Response:

i) The practical difficulty I have in complying with the Code is that I do not have the required 200 feet of frontage road; however, I do propose to use the property in a reasonable manner.

ii) The circumstances for the variance request have not been created by the landowner. Due to the expansion of Blaine residential builds on Lexington, and the addition of the traffic light at Bunker and Lexington, the volume of traffic has increased exponentially. Traffic has not been managed properly to posted speeds. Semis detour to avoid traffic on Main Street which is also congested due to the number of traffic lights on the stretch over HWY 65. In addition, the private diagnosis, which I will provide if necessary, of my mental health is also something that I did not create.

iii) Considering my lot is double the size of all surrounding properties, dividing the lot will actually be consistent with neighbors and will not alter the character of the local.

# Anoka County Parcel Viewer



2509 bunker lake blvd ne X Q

Show search results for 2509 b...



Split Request

2508

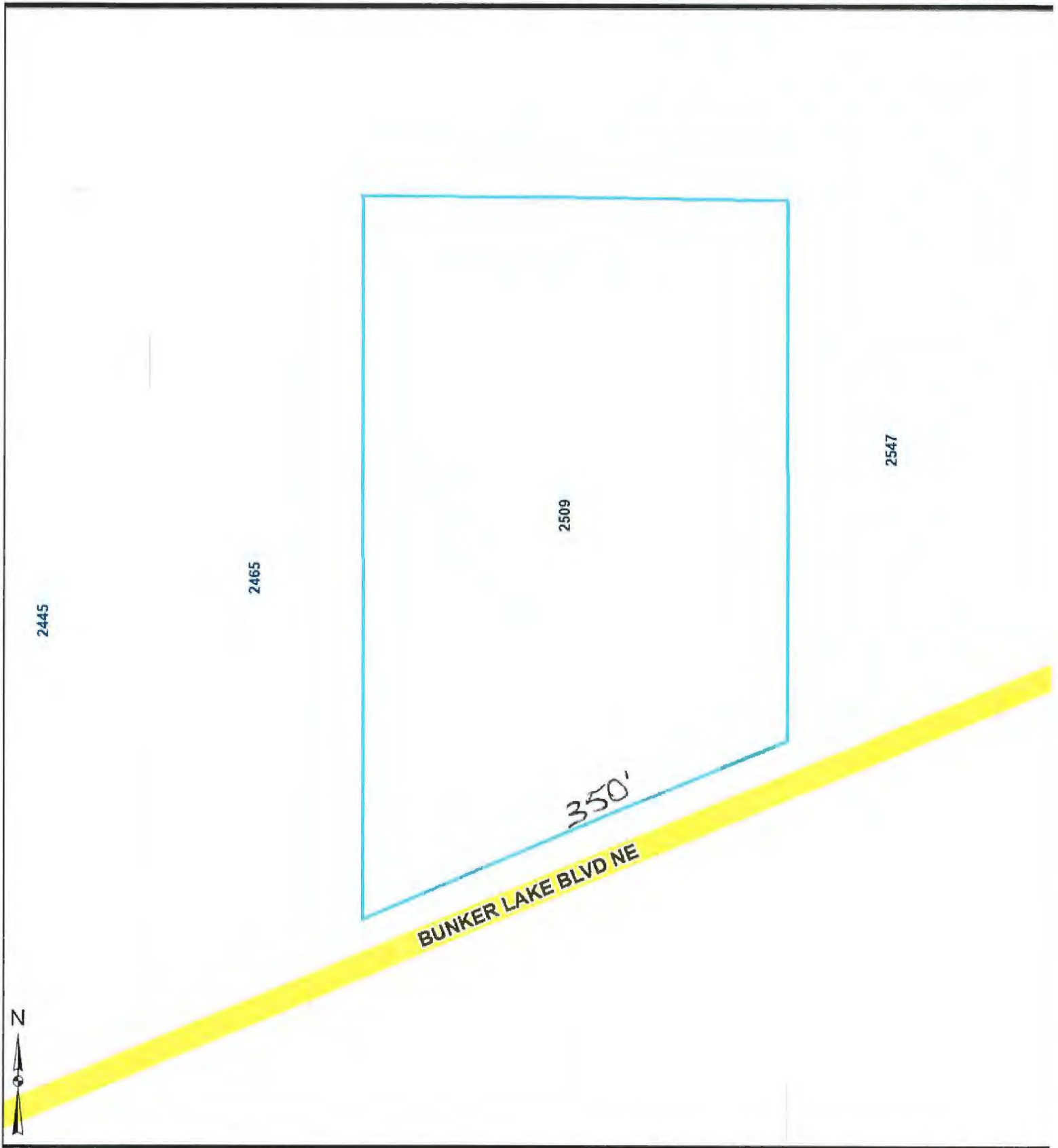
2509

2547

BUNKER LAKE BLVD NE

100ft  
515,875,732 167,900,978 Feet

# Anoka County Parcel Viewer

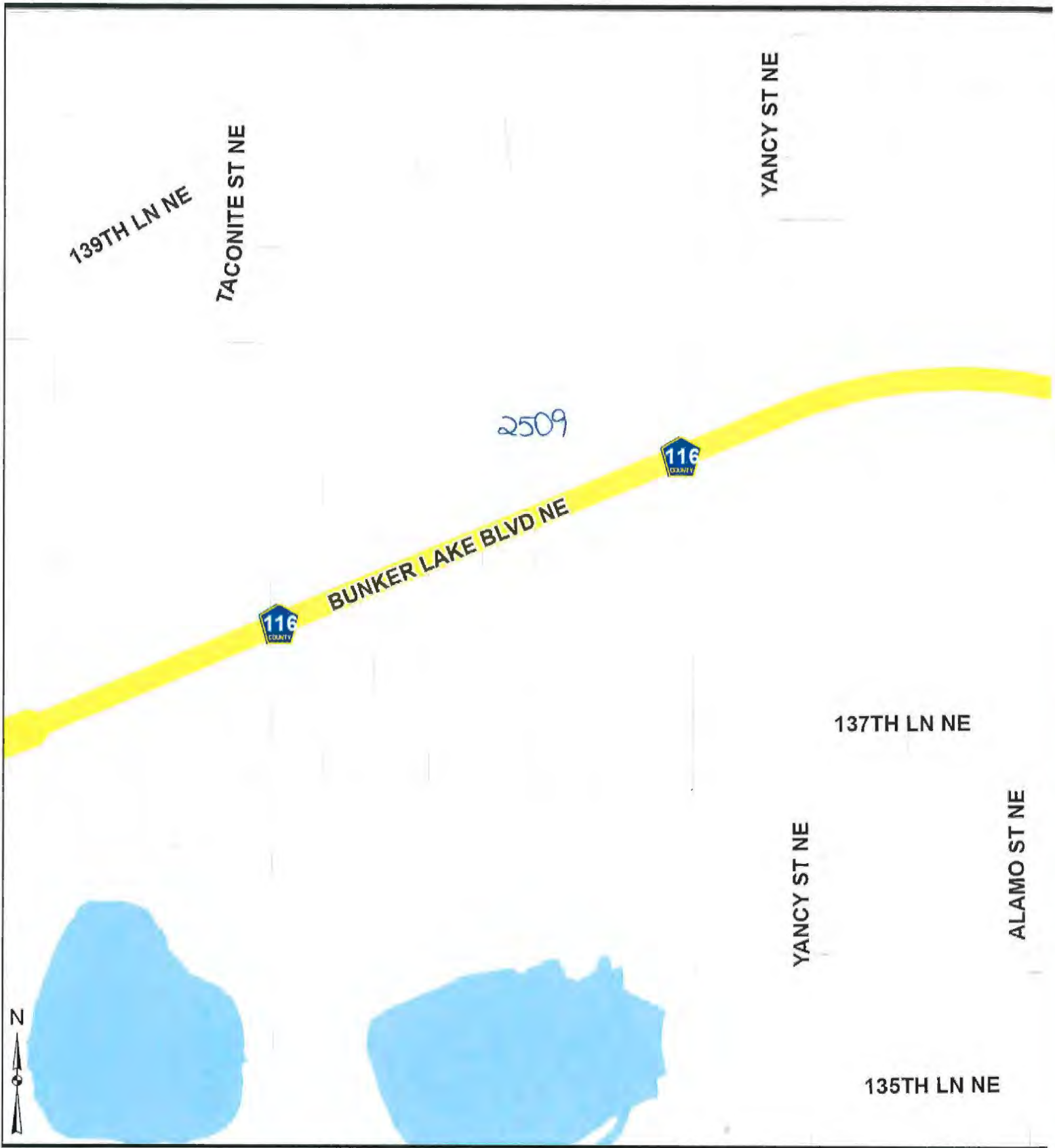


**Parcel Information:**    Approx. Acres: 3.64269328  
33-32-23-14-0004    Commissioner: JULIE BRAASTAD  
2509 BUNKER LAKE BLVD NE  
HAM LAKE  
MN 55304  
Plat:

**Owner Information:**  
ALZAMAN, SAYED  
1864 MARSHALL AVE UNIT 2  
ST PAUL  
MN  
55104



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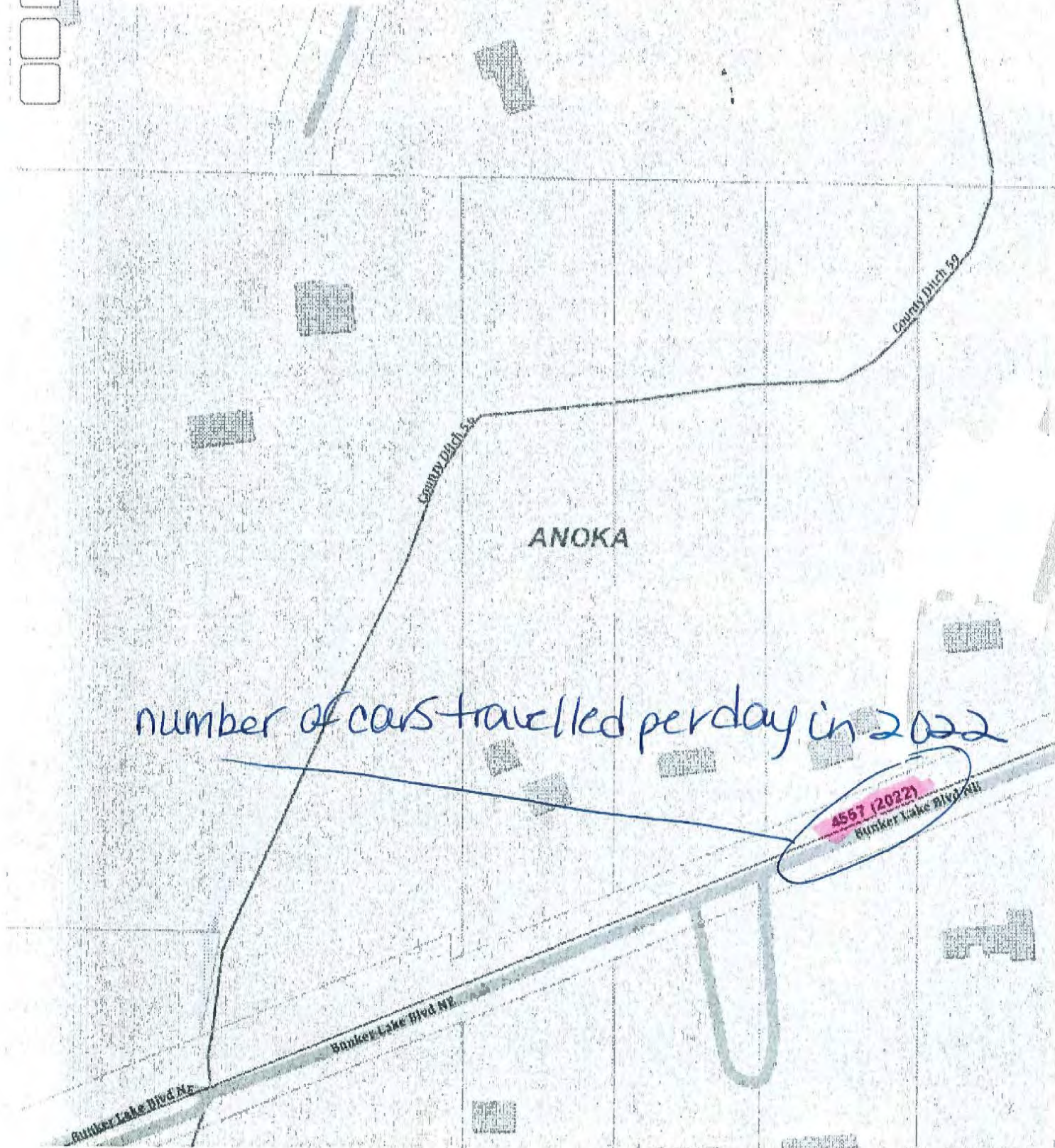
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ST PAUL  
MN  
55104



# Traffic Mapping Application

2509 Bunker Lake Blvd NE, X

Show search results for 2509 B...



100ft

-93.207 45.221 Degrees