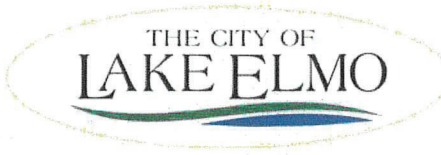


Date Received: _____
Received By: _____
Permit #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

LAND USE APPLICATION

- Comprehensive Plan Zoning District Amend Zoning Text Amend Variance*(see below) Zoning Appeal
- Conditional Use Permit (C.U.P.) Flood Plain C.U.P. Interim Use Permit (I.U.P.) Excavating/Grading
- Lot Line Adjustment Minor Subdivision Residential Subdivision Sketch/Concept Plan
- PUD Concept Plan PUD Preliminary Plan PUD Final Plan Wireless Communications

Applicant: Henry Elgersma
Address: 393 Cleveland Ave S, Saint Paul, MN 55105
Phone # 515-441-2594
Email Address: henry@jcorp.biz

Fee Owner: Upper 33rd, LLC
Address: 393 Cleveland Ave S Saint Paul, MN 55105
Phone # 515-441-2594
Email Address: henry@jcorp.biz

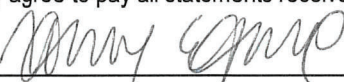
Property Location (Address): N/A
(Complete (long) Legal Description: SUBDIVISIONNAME ELMO PARK LOT 10 BLOCK 2 SUBDIVISIONCD 37200
LOTS 11&12 & E1/2 OF LT 13 002 ELMO PARK ADD SUBDIVISIONNAME ELMO PARK LOT 11 BLOCK 2 SUBDIVISIONCD 37200
PID#: 1302921320051, 1302921320052

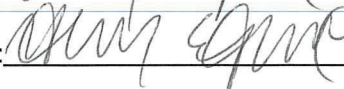
Detailed Reason for Request: _____
CUP Submittal to build new 4-unit townhouse project on Upper 33rd St

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

No variance requests

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant:  Date: 10/28/2022

Signature of fee owner:  Date: 10/28/2022

CITY OF LAKE ELMO
OCT 28 2022
RECEIVED



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

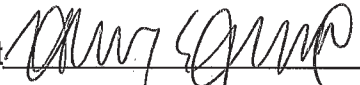
ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant  Date 28 October 2022

Name of applicant Henry Elgersma Phone 515-441-2594
(Please Print)

Name and address of Contact (if other than applicant) _____



Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant Henry Elgersma
(Please Print)

Street address/legal description of subject property SUBDIVISIONNAME ELMO PARK LOT 10 BLOCK 2 SUBDIVISIONCD 37200
LOTS 11&12 & E1/2 OF LT 13 002 ELMO PARK ADD SUBDIVISIONNAME ELMO PARK LOT 11 BLOCK 2 SUBDIVISIONCD 37200


Signature

28 October 2022
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

CONDITIONAL USE PROCEDURE¹ FOR THE CITY OF LAKE ELMO

The Lake Elmo City Code was established to protect current and future residents from the negative impacts of improper development and to ensure a positive future for the city. A conditional use permit is the mechanism that allows the city to examine proposed uses to ensure they are compatible with the proposed site and surrounding properties. As outlined in LEC 105.12.290. It is important to understand that a proposed use may be acceptable in some locations but unacceptable in others.

The Planning Commission will review the request at one of their meetings (held on the 2nd and 4th Monday of every month³) and forward a recommendation onto City Council (1st and 3rd Tuesday of every month³). Applicants are advised to attend both the Commission meeting and the Council meeting and be open to questions that might be posed regarding the request.

Note: State mandated requirements for public hearing notifications do not allow the City to accelerate the review process

At a minimum, the following materials must be submitted to the City before the City deems an application complete:

Sub: Req: Item:

- 1. **A completed land use application form** signed by **all** property owners along with payment of the proper filing fee.
- 2. **Written statements** providing information regarding your proposal. Please provide a separate answer for each of the lettered items listed below. Answers must be submitted in both hard copy and electronic form.
 - a. A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
 - b. A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description(s);
 - c. A narrative regarding the history of the property (current and past uses) and any pre-application discussions with staff.
 - d. A specific written description of the proposed use(s).
 - i. Incorporate information describing how the use will work on the proposed site including proposed site changes, existing open spaces, landscaping, traffic circulation, transition areas to adjacent properties, individual uses for existing and proposed structures, and effects on natural areas (wetlands, forests, etc.) both on-site and in the general vicinity of the project.
 - ii. Provide specific details about the use including the number of employees, hours of operation, maximum number of animals (if applicable), proposed development schedule, etc.
 - e. Provide justification that the proposed use meets the following findings:
 - i. The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or City.
 - ii. The use or development conforms to the City of Lake Elmo Comprehensive Plan.
 - iii. The use or development is compatible with the existing neighborhood.

¹ The information provided in this document is intended to be a correct statement of the law as set forth in the Lake Elmo City Code and the laws of the State of Minnesota. However, the applicant should refer to the actual sources and consult with their own legal advisor regarding applicability to their application. In providing this information, the City makes no representations nor provides any legal advice or opinion.

² Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request.

³ Please note that meeting dates are subject to change due to holidays, lack of quorum, etc. Please contact City Hall to confirm all dates and times.

- | <u>Sub:</u> | <u>Req:</u> | <u>Item:</u> |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Verification of Ownership (a copy of a current title report, purchase agreement, etc.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Address Labels: A certified list of property owners located within three hundred fifty (350') feet of the subject property obtained from a certified by a licensed abstractor through Washington County (see attached form) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Three (3) copies of a certified survey or to-scale site plan depicting the lot upon which a conditional use permit is requested. The large number of copies <u>is</u> necessary given the number of people who receive the planning commission and city council packets. The survey/site plan shall be at a readable and measurable engineering scale, be composed of one or more sheets not smaller ⁴ than 11x17, be pre-folded for distribution, and include the following information ⁵ |
| <input checked="" type="checkbox"/> | | Location, <u>Floor Area</u> , and Building Envelope of Existing & Proposed Structures |
| <input checked="" type="checkbox"/> | | Lot Lines |
| <input checked="" type="checkbox"/> | | Parcel Size in Acres & Square Feet |
| <input checked="" type="checkbox"/> | | Building Setbacks (Front/Rear/Side/Lake): closest point of building to each property line |
| <input checked="" type="checkbox"/> | | Actual elevations for Garage Floor, Basement Floor, Foundation Top, & Building Height |
| <input checked="" type="checkbox"/> | | Lowest Floor Elevation if any part of property is in flood plain |
| <input checked="" type="checkbox"/> | | All Water Features: Floodplain, Floodway Delineations, Ordinary High Water Mark Elevations, Wetlands, Watercourses, Reservoirs, Ponds, & Other Bodies of Water |
| <input checked="" type="checkbox"/> | | Existing topographic character of land showing contours at 2' intervals |
| <input checked="" type="checkbox"/> | | Proposed topographic character at 2' intervals |
| <input checked="" type="checkbox"/> | | Flow arrows indicating direction of drainage |
| <input checked="" type="checkbox"/> | | General location of wooded or heavily vegetated areas |
| <input checked="" type="checkbox"/> | | All Adjacent Structures Within 100 Feet of Property |
| <input checked="" type="checkbox"/> | | All Easements (Road, Utility, Drainage, etc.) |
| <input checked="" type="checkbox"/> | | Public Right-of-Way Name (street name) |
| <input checked="" type="checkbox"/> | | Proposed driveway location and proposed driveway grades |
| <input checked="" type="checkbox"/> | | Wells & Neighboring Wells if New Drainfield is Installed |
| <input checked="" type="checkbox"/> | | Septic System & Drainfield, or Sanitary Sewer Connection |
| <input checked="" type="checkbox"/> | | Percolation Test & Soil Boring Holes (if applicable) |
| <input checked="" type="checkbox"/> | | Hardcover Calculations--% and square footage of: |

⁴ If your survey must be larger than 11x17 to be fully legible and to scale, we ask that three (3) copies be in the large format, with the remainder reduced to 11x17.

⁵ Please consult with staff on exactly what to include on your survey. Every application is unique and may require more or less information than what is listed in this handout. Staff reserves the right to require additional information.

- Building coverage
- Driveway and parking
- Public street right-of-way
- Open space and/or landscaped area

- Proposed Treatment of the Perimeter, including Screens, Fences, Walls, & Landscaping
- Location of adjacent Municipal boundaries
- Top and toe of bluffs (if applicable)
- Location, dimensions, and number of off-street parking spaces (including guest, handicapped, bicycle, and motorcycle spaces)
- Location of existing and proposed pedestrian sidewalks. Identify possible vehicular conflicts and indicate the proposed treatment of such
- Administrative Information:
 - Scale & North Point
 - Signature of Surveyor
 - Date of Preparation
 - PID Number
 - Site Address
 - Legal Description
 - Subdivision Name (if applicable)
 - Zoning Classification
 - Parcel Size in Acres & Square Feet
- Other: _____

Sub: Req: Item:

- 6. **Landscape Plan:** Three copies of a Landscape Plan depicting the property in question. Each document shall be at a consistent, readable, and measurable engineering scale, be composed of sheet(s) not smaller⁶ than 11x17, and be pre-folded for distribution. Staff will assist you in determining what is required. The landscape plan will not be considered complete unless all required elements are included.
- Extent and location of all plant materials and landscape features. Please include a plant material schedule with common and botanical names, symbols, sizes, quantities, and total percentage of each species.
- Flower and shrub beds shall be clearly shown and drawn to scaled dimensions. Actual plant quantities must be shown with landscape edge and mulch material identified.

⁶ If your survey or sketch plan must be larger than 11x17 to be fully legible, we ask that that three (3) copies of the plan be in the large format, and an additional three (3) be reduced to 11x17.

- Existing trees must be accurately identified as to location, species, size, and condition; and labeled with intent to remove, protect, or transplant. Transplanted tree locations shall be identified.
- Tree protection specifications as defined in Section 23 of Lake Elmo Code shall be included on all landscape plans in written and graphic form.
- Proposed treatment of all ground surfaces must be clearly indicated (paving, turf, mulch grading, etc). Grass surfaces must be identified as sod or seed with the blend or mix specified.
- Show specific horticultural notes and details insuring the quality, survival, and establishment of plant materials.
- Proposed contours if making changes to existing grading.
- Retaining walls that are used to provide breaks in slopes, protect trees, or accomplish other landscape objectives.
- Any plans to restore, revegetate, or enhance an affected natural area or natural area buffer zone.
- Mitigation plans for any proposed natural area disturbance.
- Other requirements set forth by the City Engineer

22

Sub: Req: Item:

- | Sub: | Req: | Item: |
|--------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Architectural Plans: Three copies ⁶ of architectural plans for all buildings sufficient to convey the basic architectural intent of the proposed improvements. The plans shall be pre-folded for distribution, and include the following information (please consult with staff to determine if any of these informational requirements can be waived): <ul style="list-style-type: none"><input checked="" type="checkbox"/> Architectural elevations (to a verifiable scale) as they will appear after construction.<input checked="" type="checkbox"/> Maximum building height/elevation of all structures.<input checked="" type="checkbox"/> Indication of all typical building dimensions (including doors, windows, eaves, rooflines, pitch, et cetera) on all building elevations.<input checked="" type="checkbox"/> Specifications as to type, color, and texture of exterior surfaces of proposed structures (include color chips and exterior building materials list). |

- A detailed lighting plan insuring that all lighting apparatuses are down shielded as to ensure such do not shine or create glare on abutting properties and surrounding areas (include a specification sheet for all wall fixtures and site plan fixtures).
- Photo metric plan(s) for the site.
- Location of utility meters, HVAC equipment, vaults, irrigation boxes, transformers, and other utility service functions (such as conduits, and vents). Show how this equipment will be screened so that the visual and acoustic impacts of these functions are fully contained and out of view of the adjacent properties and public streets.

Sub: Req: Item:

- 8. Utilities & Services Plan:** A plan set detailing the existing and proposed utility systems including sanitary sewers, storm sewers, water, electric, gas lines, telephone lines, fire hydrants, and trash collection areas.
- 9. Electronic file(s) of plan sets.** Staff can generally work with most file formats (we would prefer .jpg or .pdf files).
- 10. Any other information** required by city staff, commissioners, or council members necessary to provide a complete review of the conditional use request. Information deemed critical to the review process not listed in this handout may be requested⁷.
Staff will list other requirements below:

Stormwater, erosion control?

The City may require (or the applicant may choose to submit) evidence that is beyond what is required in any section outlined in this handout. Please be advised that the City reserves the right to impose conditions on an approved conditional use if necessary to avoid a detrimental impact on surrounding properties or the City as a whole.

If you have any questions regarding these requirements, please call City Hall at (651) 747-3900.
Thank You.

⁷ Number of copies, size, and other such administrative details may also be imposed when requiring additional information.



City of Lake Elmo
Escrow Agreement for Municipal Review Services
Deposit Agreement

THIS AGREEMENT is made this 28th day of October 2022, by the Applicant and Owner (hereinafter individually and collectively referred to as "Applicant") in favor of the City of Lake Elmo, a municipal corporation of Minnesota (hereinafter referred to as "City").

A. "Applicant" whose name and address is:

Henry Elgersma
393 Cleveland Ave S, Saint Paul, MN 55105

B. "Owner" whose name and address is:

Upper 33rd LLC
393 Cleveland Ave S, Saint Paul, MN 55105

RECITALS

WHEREAS, the Applicant has applied to the City for approval for one or more of the following: (Select All That Apply)

- Plat (Sketch, Preliminary, Final)
PUD/OP-PUD (Pre-Applicaion, Preliminary, Final)
Vacation
Conditional Use Permit
Interim Use Permit
Comprehensive Plan Amendment
Variance
Minor Subdivision
EAW Review
Zoning Text or Map Amendment
Wind Generator
Wireless Communication Permit (co-location)

WHEREAS, the Applicant acknowledges the receipt of benefit to the property, from the City's technical and compliance review of the application; and

WHEREAS, under authority granted to it, including Minnesota Statutes Chapters 412 and 462, the City will process the application on the condition that the Applicant enter into this Deposit Agreement, which agreement defines certain duties and responsibilities of the Applicant, as well as the City; and the Applicant shall provide cash to the City in the amount satisfactory to the City; and provide security to the City for the payment of all review costs incurred by the City.

NOW THEREFORE, the City and Applicant agree as follows:

1. **Requirement.** The Applicant is required to make the necessary deposits prior to the process of municipal planning, public works, legal & engineering review commences.
2. **Review Process.** Applicant acknowledges and agrees that the City shall commence to review and process the review request checked above at such a time that this Agreement is executed by all parties and the cash required for the specific review is deposited and posted by the City's Finance Department. The City may provide a review completion schedule to the Applicant at the time of deposit. The City reserves the right to modify the schedule based on the completeness of the application, the need for additional information for review, or revisions to the application that may occur during the scheduled review.
3. **Use of Deposited Funds.** The City may draw upon the deposits to pay the costs it incurs in connection with reviewing the application. The City shall determine all of its costs, including both administrative and consulting services, at the rates charged by the City or its consultants, determined according to the City's adopted fee schedule. A copy of the current administrative and consulting rates is attached as Exhibit "A", which rates are subject to change by the City, without notice to the Applicant. Exhibit "A" should not be construed as an exhaustive list of consultants and Applicants shall be responsible for all other consulting fees related to the application. The City shall provide Applicant with the applicable rates for consultants used in the review prior to commencement. This Agreement does not pertain to ancillary charges incurred by reviewing of other governmental bodies, including but not limited to, Soil & Water Conservation Districts, Washington County Government, Water Shed, or any other unit of government that may, by right, have review authority.
4. **Conditions of Deposit.** The following stipulations and conditions shall apply to the deposit account for review services contemplated under this Agreement.
 - a. Payment shall be made to City consultants, included but not limited to legal and planning, in the amounts billed to the City, according to consulting rates in effect at the time of the execution of the agreement. Such consulting deemed necessary for the proper review of the application shall be at a usual and customary rate as it relates to the subject matter of the application for payment as determined by the City.
 - b. The City shall reimburse itself from deposit accounts for all costs and expense incurred by the City in connection with the implementation and enforcement of this Agreement. Reimbursement shall occur on a monthly basis and the City's Finance Department shall notify Applicant of the reimbursement via account reconciliation report.
 - c. The City shall not be responsible for paying any interest on the money deposited under the Agreement.
 - d. If in the discretion of both the City's Finance Department and the Community Development Department, there is deemed to be an inadequate balance in the deposit account to pay for all fees and costs incurred by the City, the City will notify the Applicant for the need for an additional deposit. The total of the additional deposit shall be calculated by City staff based on the amount of work yet to be completed in the review of the application. Applicant

agrees to make the additional deposit within (10) days of a receipt of such notice. For purposes hereof, receipt of notice shall be deemed made upon the depositing of the notice in the U.S. Mail, postage paid. In the event, the Applicant fails to make the additional deposit with (10) days of receipt of the notice, the City will terminate its review process and not re-commence until the appropriate deposit is made and posted by the City's Finance Department.

- e. No applications will be processed or forwarded to the appropriate governing reviewing body by the City until all amounts due under this Agreement have been paid in full.
5. **Positive Balance in Escrow Accounts.** Upon the happening of any of the following events, the balance in the deposit account less outstanding fees shall be paid to the Applicant within (90) days of receipt by the City of a written request by the Applicant for payment: (1) completion of the development process; or (2) the application is withdrawn by the Applicant; (3) the applicant is denied by the City for any reason.
 6. **Deposit Amounts.** The initial deposit amount contemplated for each the purposes described under the Agreement, which may be revised by the City from time to time, are set forth for Exhibit "B" attached hereto.
 7. **Accounting.** If there has been activity in the account, the City will provide a monthly accounting of all expenses charged against the account or when requested by the Applicant. An accounting will also be provided when the City notices the need for an additional escrow deposit.
 8. **Terms of Breach.** In the event of any terms of this Agreement are breached by the Applicant, including, but not limited to failure to make additional deposits when required by the City, the City may cease processing any application submitted by the Applicant or order the Applicant to cease any further development or progress under the terms of this Agreement, or both. Applicant indemnifies and holds the City harmless from any liability, claim, action or suit by or any obligation to the Applicant arising from or in connection with the City exercising or enforcing the terms and conditions of this Agreement or action on the Application. The Applicant shall pay all costs and expenses, including reasonable attorney fees and suit costs, incurred by the City arising from or in connection with the City any terms and conditions of this Agreement.
 9. **Validity.** If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portion of this Agreement.
 10. **Binding Agreement.** The parties mutually recognize and agree that all terms and conditions of this Agreement shall run with the land herein described and shall be binding upon the heirs, successors, administrators and assigns of the parties referenced in this Agreement.
 11. **Amendments.** The terms of this Agreement shall not be amended without the written consent of the City and all parties hereto.

[Signature Page Follows]



Conditional Use Application – Written Statements

Upper 33rd Street

A) Contact Information

Owners:

Henry Elgersma

393 Cleveland Ave S, Saint Paul, MN 55105

515-441-2594

Ryan McKilligan:

1110 Raymond Ave #3, Saint Paul, MN 55108

651-502-1470

Civil Engineer:

T.J. Rose, P.E.

3524 Labore Road, White Bear Lake, MN 55110

651-481-9120

Architect:

Henry Elgersma, AIA

393 Cleveland Ave S, Saint Paul, MN 55105

515-441-2594

B) Site Data

No address assigned

V-MX (Village Mixed Use) zoning

12,499 SF (.287 acres) – PID 1302921320052

5,000 SF (.115 acres) – PID 1302921320051

Legal Description:

SubdivisionName ELMO PARK Lot 11 Block 2 Subdivision Cd 37200

SubdivisionName ELMO PARK Lot 10 Block 2 Subdivision Cd 37200

LOTS 11&12 & E1/2 OF LT 13 002 ELMO PARK ADD SUBDIVISIONNAME

ELMO PARK LOT 11 BLOCK 2 SUBDIVISIONCD 37200

C) Property history

Currently a vacant piece of land

D) Proposed use

- i. We are proposing a residential use comprised of four single-family attached dwelling units. The units will each have a main entry facing Upper 33rd Street with open front yards to create an appealing front elevation and connection to the surrounding community. Each unit will have a rear-facing two car garage accessed from a private driveway. One access point for vehicles on the western portion of the site is proposed, with the east side yard being maintained for open space along with the front yard. The proposed building conforms to all setback requirements and leaves ample space between the structure and adjacent properties. Fencing will be provided to screen between the properties to the west and north. There should be minimal impact to any wetland or forest natural areas.
- ii. No employees or hours of operation for residential use. Proposed development schedule would be construction during 2023 construction season with opening late 2023.

E) Justification

- i. The proposed Residential use of Attached Single Family Dwellings is consistent with the context of the adjacent area in terms of overall building height, quality of proposed building, and residential use. The use will not be detrimental to public health, safety, comfort, convenience, or general welfare of the neighborhood or City.
- ii. Lake Elmo 2040 Comprehensive Plan Goals for the Old Village District include encouraging walkable, pedestrian scale buildings, encouraging an increase in households, and supporting development of various housing types throughout the community for various life stages. The proposed density of 4 dwelling units in .402 acres is consistent with the Lake Elmo 2040 Comprehensive Plan which allows a minimum of 5 and up to 10 dwelling units per acre for the Village Mixed Use designation. We believe introducing four high-quality, single family attached homes contributes to these goals by increasing the population to support the nearby businesses on Lake Elmo Ave, contributing to the walkable quality of the neighborhood with pedestrian scaled buildings with entrances that face the street rather than garages, and complying with the density target for the V-MX area. Additionally, creating four high-quality rental units diversifies the housing options that are currently almost entirely owner-occupied, and offers a low-maintenance living option for residents in any stage of life.
- iii. The proposed project's compatibility with the existing neighborhood is established through:



1. Using a mixture of 1-1/2 story and 2 story units which are similar in height to existing housing nearby
2. Using similar materials and color palettes to nearby houses and buildings on Lake Elmo Ave.
3. Utilizing varied pitched roofs and wall planes to tie into the existing massing and shape of nearby homes and the break the building down into smaller parts
4. Using similar window patterning as nearby homes and businesses
5. Creating primary entrances that face the street and sidewalks to encourage pedestrian connection to the neighborhood
6. Locating the garages and vehicular circulation in the rear of the building.

OWNERS AND ENCUMBRANCE REPORT

FILE NO.: UPPER 33RD-2

CURRENT OWNERS:
UPPER 33RD LLC

LEGAL DESCRIPTION:
LOT 10, BLOCK 2, ELMO PARK ADDITION, WASHINGTON COUNTY, MINNESOTA.

ABSTRACT PROPERTY

PROPERTY ADDRESS:
XXX LAKE ELMO

MORTGAGES:
Mortgage Dated March 16th, 2022, Recorded on March 23rd, 2022, as Document No. 4364448, in the amount of \$72,000.00.

JUDGMENTS, FEDERAL TAX LIENS, STATE TAX LIENS:
None found.

NAMES CHECKED: UPPER 33RD LLC

REAL ESTATE TAXES:
Property taxes for the year:2022
Total Tax Amount: \$1,166.00
Base Tax Amount: \$24.80
Payment Status: PAID IN FULL
Tax Classification: NON-
HOMESTEAD


Property Tax Identification No.:
13.029.21.32.0051

DEEDS AND CONVEYANCES:

Warranty Deed to UPPER 33RD LLC, dated MARCH 3RD, 2022, filed MARCH 23, 2022, as Document No. 1364448.

EFFECTIVE DATE: 10/3/2022.

The Company's liability for this report is limited to the cost of said report. The report and the legal description given herein are based upon the information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title or an opinion as to the marketability of title to the subject premises.



Kelly LaForce-President

Force Abstracting Incorporated

Parcel Search: October 21, 2022 at 2:01 p.m. by SURVPUB
350 feet surrounding 1302921320052. 31 parcels, 21 labels.

1302921230071
1302921320003
1302921320007
1302921320008
1302921320009
1302921320010
1302921320012
1302921320015
1302921320017
1302921320018
1302921320020
1302921320024
1302921320046
1302921320047
1302921320048
1302921320049
1302921320050
1302921320051
1302921320052
1302921320054
1302921320070
1302921320076
1302921320077
1302921320079
1302921320080
1302921320082
1302921320086
1302921320090
1302921320096
1402921410002
1402921410009

EDWARD THOMAS GORMAN FAMILY LIVING TRS
or Current Resident
12660 12TH ST N
LAKE ELMO MN 55042

MARTIN DANIEL
or Current Resident
10941 32ND ST N
LAKE ELMO MN 55042

DUNN ROBERT B TRS & SUSAN C HOPPER DUNN TRS
or Current Resident
PO BOX 153
LAKE ELMO MN 55042

JECHORT MARK H & JANE E
or Current Resident
11035 33RD ST N
LAKE ELMO MN 55042

DAHLBLOM STEVEN D
or Current Resident
2971 JONQUIL TRL N
LAKE ELMO MN 55042

KOTOWSKI SUSAN & TADEAUS
or Current Resident
3331 KRAFT CIR N
LAKE ELMO MN 55042

UPPER 33RD LLC
or Current Resident
393 CLEVELAND AVE S
SAINT PAUL MN 55105

KOTASEK RANDY T & DENISE V
or Current Resident
3338 LANGLEY CT N
LAKE ELMO MN 55042

SIMICH IV LLC
or Current Resident
1340 PARIS TRL N
STILLWATER MN 55082

JOHNSON ELIZABETH M
or Current Resident
PO BOX 403
LAKE ELMO MN 55042

EVERSON ELIZABETH A
or Current Resident
11075 34TH ST N
LAKE ELMO MN 55042

QWEST
or Current Resident
1025 ELDORADO BLVD
BROOMFIELD CO 80021

STEPHEN R GUSTAFSON TRS
or Current Resident
504 WHITEWOOD DR
BURNSVILLE MN 55337

KNAAK WILLIAM
or Current Resident
11057 33RD ST N
LAKE ELMO MN 55042

SCHILTGEN FARMS INC
or Current Resident
11042 39TH ST N UNIT A
LAKE ELMO MN 55042

LAKE ELMO INN INC
or Current Resident
PO BOX 182
LAKE ELMO MN 55042

EDER JOEL R & JUDITH H
or Current Resident
PO BOX 127
LAKE ELMO MN 55042

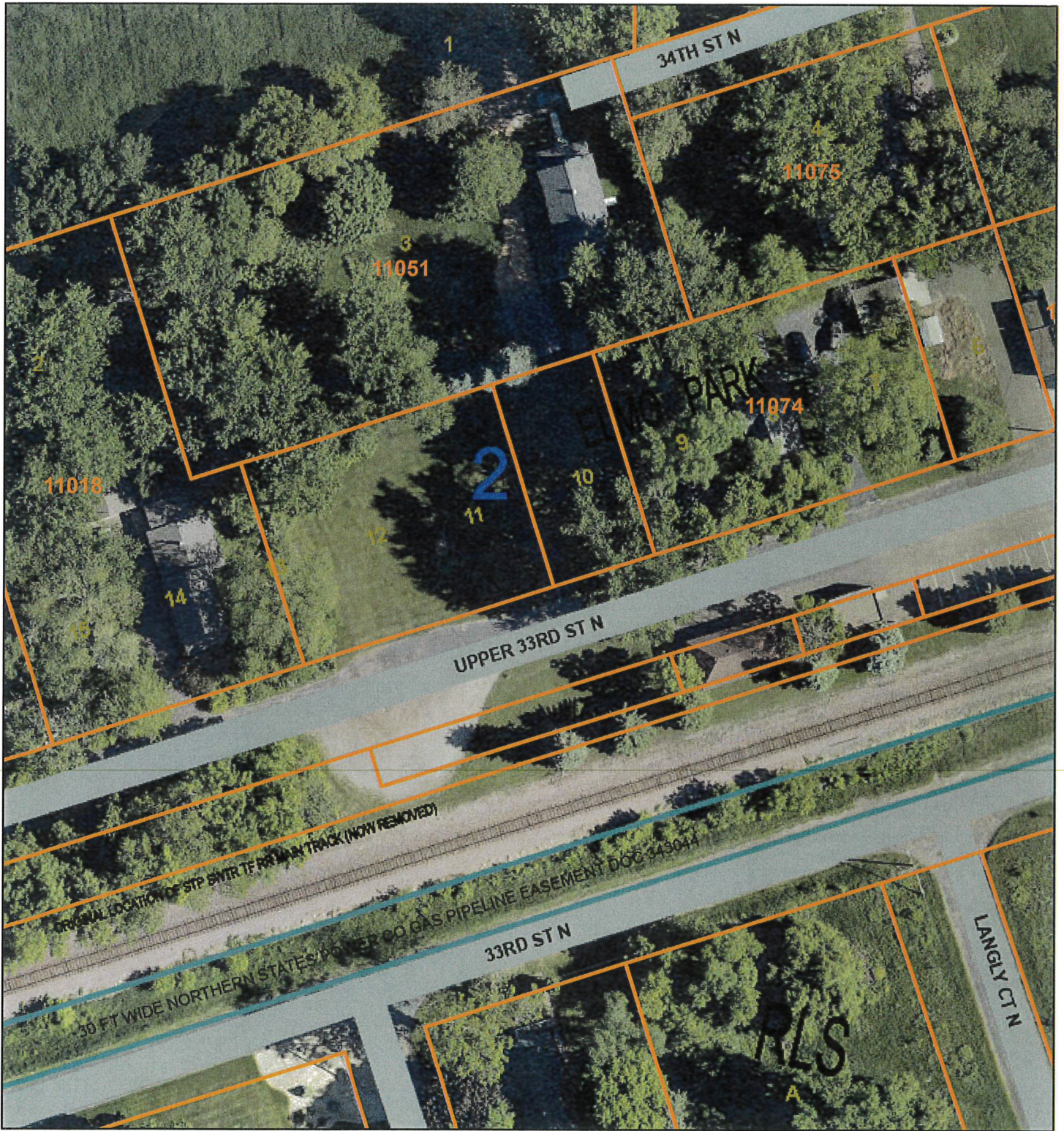
CITY OF LAKE ELMO
or Current Resident
3880 LAVERNE AVE N STE 100
LAKE ELMO MN 55042

JOHN F SCHILTZ TRS
or Current Resident
3076 NORTH VIEW LN
WOODBURY MN 55125

MARTIN JILL M TRS
or Current Resident
11002 UPPER 33RD ST N
LAKE ELMO MN 55042

JOHNSON STEPHEN D
or Current Resident
2915 LAKE ELMO AVE N
LAKE ELMO MN 55042

ArcGIS Web AppBuilder



10/31/2022, 9:00:52 AM

1:1,128

- Parcels
- Easement Lines
- COMPUTED UTILITY_DRAINAGE
- MNWASH038007.sid
 - Red: Band_1
 - Green: Band_2
- MNWASH026009.sid
 - Blue: Band_3
- MNWASH032009.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- MNWASH020009.sid
 - Red: Band_1

