

**Joan E Tauer**

8633 34th St N, Lake Elmo, MN 55042  
 Shareholder of Animal Inn Pet Resort & Spa Inc.

**Dawn Larson**

1787 46th St, Somerset WI 54025  
 Shareholder of Animal Inn Pet Resort & Spa Inc.

Joan Tauer is the owner of record for the following parcel:

16.029.21.42.0010

Animal Inn Pet Resort & Spa Inc. is the owner of record for following parcels:

16.029.21.43.0012

16.029.21.43.0012

16.029.21.42.0005

16.029.21.42.0001

The names and address of the professional consultants:

1. Surveyor \_\_\_\_\_

Evidence of control of Property:

1. **Need copies of deeds for each parcel**

Present Status

ADDRESS	8633 34TH ST N, LAKE ELMO, MN 55042
PIN	16.029.21.43.0012
OWNER:	ANIMAL INN PET RESORT & SPA INC

PT W1/2-SE1/4 DESC AS FOLL COM AT SW COR OF SD W1/2-SE1/4 THN N00DEG05'47"E ALG W LN SD W1/2-SE1/4 DIST 1827.87FT TO INTER WITH SLY R/W LN ST HWY 5 SD SLY R/W LN DIST 100FT SLY OF MON E BOUND LANE SD ST HWY 5 THN S00DEG05'47"W ALG SD W LN DIST 350FT TO A PT WHICH IS HEREINAFTER IS REFERRED TO AS PT A FOR PURPOSES OF THIS DESC THN N00DEG05'47"E ALG SD W LN DIST 175FT THN N89DEG44'17"E DIST 510FT THN N00DEG05'47"E PARL WITH SD W LN OF W1/2- SE1/4 DIST 174FT TO ITS INTER WITH SD SLY R/W LN OF ST HWY 5 THN N89DEG51'00"E ALG SD SLY R/W LN DIST 143.21FT TO ITS INTER WITH E LN OF W 653.20FT OF SD W1/2 OF SE1/4 THN S00DEG05'47"W ALG SD E LN DIST 350.4FT THN CONT S00DEG05'47"W ALG SD E LN DIST 34.03FT THN N89DEG46'16"E DIST 68.61FT TO POB OF PRCL TO BE DESC THN S89DEG46'16"W DIST 68.61FT THN N00DEG05'47"E DIST 34.03FT THN S89DEG46'16"W DIST 63.2FT TO ITS INTER W E LN OF W 590FT SD W1/2 -SE1/4 THN N00DEG05'47"E ALG E LN DIST 1.64FT TO INTER WITH LN THAT BEARS N89DEG44'17"E FROM SD PT A THN S89DEG44'17"W ALG SD LN DIST 140.01FT TO PT WHICH IS DIST 450FT ELY FROM SD PT A AS MEAS ALG SD LN THN S00DEG05'47"W DIST 250FT THN S89DEG44'17"W DIST 450FT TO INTER WITH SD W LN OF W1/2 OF SE1/4 THN S00DEG05'47"W ALG SD W LN DIST 269.51FT TO INTER WITH NLY R/W LN OF CNW RR THN N87DEG00'59"E ALG SD NLY R/W LN DIST 720.78FT TO INTER WITH WLY R/W LN OF CNW RR N02DEG59'01"W ALG SD WLY R/W LN DIST 100FT TO INTER WITH NLY R/W LN SD CNW RR THN N01DEG18'54"E DIST 349.78FT TO POB SUBJ TO EASE SECTION 16 TOWNSHIP 029 RANGE 021

PIN 16.029.21.42.0005  
 OWNER ANIMAL INN PET RESORT & SPA, INC

PT W1/2-SE1/4 DESC AS FOLL COM AT SW COR SD W1/2-SE1/4 THN N00DEG05'47"E ALG W SD W1/2-SE1/4 DIST 1827.87FT TO ITS INTER WITH SLY R/W LN ST HWY 5 SD SLY R/W LN DIST 100FT SLY OF MON E BOUND LN ST HWY 5 THN S00DEG05'47"W ALG SD W LN DIST 350FT TO PT WHICH IS HEREINAFTER REF TO AS PT A FOR PURPOSES OF THIS DESC THN N00DEG05'47"E ALG SD W LN DIST 175FT THN N89DEG44'17"E DIST 510FT TO POB OF PRCL TO BE DESC THN N00DEG05'47" PARL WITH SD LN OF W1/2-SE1/4 DIST 174FT TO INTER WITH SLY R/W LN ST HWY 5 THN N89DEG51'00"E ALG SD SLY R/W LN DIST 143.21FT TO INTER WITH E LN OF W 653.2FT SD W1/2 SE1/4 THN S00DEG05'47"W ALG SD E LN DIST 350.4FT THN S89DEG46'16"W DIST 63.2FT TO INTER WITH E LN OF W 590FT OF SD W1/2-SE1/4 THN N00DEG05'47"E ALG SD E LN DIST 1.64FT TO INTER WITH A LN THAT BRS N89DEG44'17"E FROM SD PT A THN S89DEG44'17"W ALG SD LN DIST 80.01FT TO INTER WITH A LN THAT BEARS S00DEG05'47"W FROM POB THN N00DEG05'47"E DIST 175FT TO POB SUBJ TO EASE SECTION 16 TOWNSHIP 029 RANGE 021

Address 8611 34TH ST N, LAKE ELMO, MN 55042

PIN 16.029.21.42.0010

Owner TAUER DONALD J & JOAN E

PT OF W1/2-SE1/4 SD SEC COM AT SW COR OF SD W1/2 OF SE1/4 THN N00DEG05'47"E WACO SYS AND ALG W LN OF SD W1/2 OF SE1/4 DIST 1827.87FT TO INTER WITH SLY R/W ST HWY 5 SD SLY R/W IS LOCATED 100FT SLY OF MON EASTBOUND LANE SD ST HWY 5 THN S00DEG05'47"W ALG SD W LN DIST 350FT TO POB OF PRCL TO BE DESC THN N00DEG05'47"E ALG SD W LN DIST 175FT THN N89DEG44'17"E DIST 510FT THN S00DEG05'47"W PARL WITH SD W LN OF W1/2-SE1/4 DIST 175FT TO INTER WITH A LN THAT BEARS N89DEG44'17"E FROM SD POB THN S89DEG44'17"W ALG SD LN DIST 510FT TO POB SUBJ TO EASE EXCEPT: PT W1/2-SE1/4 SD SEC DESC AS FOLL COM AT SW COR OF SD W1/2-SE1/4 THN N00DEG05'47" E DIST 1827.87 FT TO INTER WITH SLY R/W LN ST HWY 5 SD SLY R/W LN IS LOC 100FT SLY OF MON E BOUND LANE ST HWY 5 THN S00DEG05'47"W ALG W LN DIST 350FT TO POB OF PRCL OF LAND TO BE DESC: THN N00DEG05'47"E ALG SD W LN DIST 175FT THN N89DEG44'17"E DIST 170.20FT THN S06DEG02'37"W DIST 176.06FT TO ITS INTER WITH LN THAT BEARS N89DEG44'17"E FROM POB THN S89DEG44'17"W DIST 151.95FT TO POB SECTION 16 TOWNSHIP 029 RANGE 021

Address 8611 34TH ST N, LAKE ELMO, MN 55042

PIN 16.029.21.42.0001

Owner ANIMAL INN PET RESORT & SPA INC

SECTION 16 TOWNSHIP 029 RANGE 021 THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TORNSHIP 29 NORTH, RANGE 21 WEST OF THE 4TH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 43 MINUTES 26 SECONDS WEST, ALONG SAID WEST LINE A DISTANCE OF 520.78 FEET, TO A POINT HEREINAFTER REFERRED TO AS "POINT A", THE

POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 89 DEGREES 02 MINUTES 38 SECONDS EAST A DISTANCE OF 450.00 FEET; THENCE SOUTH 0 DEGREES 43 MINUTES 20 SECONDS EAST A DISTANCE OF 250.00 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 38 SECONDS WEST A DISTANCE OF 450.00 FEET, TO SAID WEST LINE; THENCE NORTH 0 DEGREES 43 MINUTES 29 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT ABOVE REFERENCED "POINT A"; THENCE NORTH 89 DEGREES 02 MINUTES 30 SECONDS EAST A DISTANCE OF 510.00 FEET, TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE NORTH 89 DEGREES 02 MINUTES 38 SECONDS EAST A DISTANCE OF 80.00 FEET; THENCE, NORTH 0 DEGREE 43 MINUTES 28 SECONDS WEST A DISTANCE OF 350.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 5; THENCE SOUTH 89 DEGREES 02 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET, TO THE INTERSECTION WITH A LINE BEARING NORTH 0 DEGREES 43 MINUTES, 28 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 43 MINUTES 28 SECONDS EAST A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH A 35.00 FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 THE NORTH LINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS: BEGINNING AT THE ABOVE REFERENCED "POINT A"; THENCE NORTH 89 DEGREES 02 MINUTES 38 SECONDS EAST A DISTANCE OF 900 FEET AND SAID LINE THERE TERMINATING.

PIN 16.029.21.43.0006

Owner ANIMAL INN PET RESORT & SPA INC

PT W1/2-SE1/4 DESC AS FOLLOWS: COM AT SW COR SD W1/2-SE1/4 THN N00DEG05'47"E BRG ORIENTED TO WACO COORD SYS NAD83 ALG W LN SD W1/2-SE1/4 DIST 1827.87FT TO INTER WITH SLY R/W LN ST HWY 5 SD SLY R/W LN DIST 100FT SLY OF MON E BOUND LN SD ST HWY 5 THN S00DEG05'47"W ALG SD W LN DIST 175FT THN N89DEG44'17"E DIST 510FT THN N00DEG05'47"E PARL WITH SD W LN OF W1/2-SE1/4 DIST 174FT TO INTER WITH SD SLY R/W LN ST HWY 5 THN N89DEG51'00"E ALG SD SLY R/W LN DIST 143.21FT TO INTER WITH E LN OF W 653.2FT SD W1/2-SE1/4 THN S00DEG05'47"W ALG SD E LN DIST 384.43FT THN N89DEG46'16"E DIST 68.61FT TO POB OF PRCL TO BE DESC THN S87DEG25'48"E DIST 599.61FT TO PT ON E LN SD W1/2-SE1/4 WHICH IS DIST 1223.88FT S OF NE COR SD W1/2-SE1/4 AS MEAS ALG SD E LN THN S00DEG06'43"W DIST 291.19FT TO INTER WITH NLY R/W LN CNW RR THN S87DEG00'59"W ALG SD NLY R/W LN DIST 607.29FT TO INTER WITH LN THAT BEARS S01DEG18'54"W FROM POB THN N01DEG18'54"E DIST 349.78FT TO POB SECTION 16 TOWNSHIP 029 RANGE 021

**Site History and Existing Conditions:**

- The history of this multi parcel site begins in 1969 when an East Oakdale Township Special Use Permit for a kennel was issued. Throughout the years the site has extended and expanded into several separate tax parcels under different ownerships. The metes and bounds property division (not platting) of this area pre-dates current City platting and zoning regulations. *The property has been used to provide pet care services for the Lake Elmo and surrounding communities for the past 50 years.*
- In 1986, Don & Joan Tauer purchased the main building ("Main Building") and the existing pet care business identified as Site #1 on the CUP issued by the City of Lake Elmo on June 6<sup>th</sup>, 2000.
- In 2000, the owners purchased and renovated the adjoining warehouse building; it is currently called the "Suites Building" and is identified as Site # 2 on the CUP.
- In 2016, they purchased another nearby building that was being used as a Veterinary Hospital. This building is currently not being used and part of this CUP revision application so pet care services can be provided from it.
- Don Tauer has since passed away and daughter Dawn Larson is currently the co-owner with Joan who is ready to retire and Dawn is looking at different business opportunities so the business and property are under contract to be sold.

We have included a numbered map of all parcels to avoid confusion with documentation.

1. **We are requesting for all 5 parcels to be combined into one (1) parcel wholly owned by Animal Inn Pet Resort & Spa, Inc; this would result in less non-conforming use than the existing situation.**

Currently, there are 3 CUPS:

- CUP for the "The Animal Inn" for 2 sites.:
  - Parcels 1 & 3 with Site 1 to be used as boarding for 117 dogs and a storage building
  - Site 2 for Inside boarding of 33 dogs
- CUP for a veterinary hospital
- CUP for the pet cemetery under the wrong owner of record

2. **We are requesting a revision to have 1 CUP for Pet Care Services with all buildings having the same use.**

This would change the current use:

- Parcel 1 has a storage building that we would like to use for pet care services (indoor play area or training space for dogs in our care during inclement weather). Currently, this building is not part of the CUP.
- Parcel 2 has an old defunct veterinary hospital on it with a CUP allowing veterinary services. We are not licensed to provide veterinary services and would like to utilize the building for pet care services; we often turn away customers during the high season and this would enable us to expand our space for boarding, training or grooming so we can accommodate more community members who seek out our services.

- We are also asking to have the Pet Cemetery (mentioned on Resolution R88-9 and on Parcel 4; pln 16.029.21.43.0006) reflect correct ownership and also be included on the one CUP for Animal Inn Pet Resort & Spa Inc. The current, separate, CUP is tied to pln 16.029.21.42.0003, which is incorrect.

For the future, we would like to have the right to add buildings or fenced-in yards with the same consistent use - pet care services. If the parcels were combined, it would allow for better land use planning as we would not be hindered by property lines. The community sees the entire area as one pet care complex regardless of the individual property lines and how the buildings, parking lot, etc. are laid out, the property lines are not noticeable so the change from 5 to 1 parcel will have no visual impact. Additionally, the use will stay consistent; the business that has, and currently is, in operation on the parcels has always provided pet care services. As pet care has grown and modernized, consumers are requesting more services that did not exist in 1969 (when the very first kennel CUP was issued) or even in 2000 when the current CUP was issued by City of Lake Elmo. Historically, kennels provided only 'boarding' services and now pet owners are more specialized requesting daycare, training, spa (grooming) services, etc. This CUP revision would allow us to provide the services members of the community are requesting while being in compliance with the requirements of the CUP. There would be no impact on the neighborhood whether it'd be from a visual or character perspective and would have no impact on noise level or traffic. We are not asking for a higher number of dogs being serviced than what the current CUP dictates, but that we can provide animal services in more buildings on the property and offer related auxiliary pet care services consumers are requesting that are all still within the general 'animal / pet care services' use category.

The proposed revision will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or City of Elmo. The property is already being used for pet care services without any incidents and in compliance with the rules and laws of the state, county and city.

The use or development conforms to the City of Lake Elmo Comprehensive Plan. The buildings on the 5 parcels we are requesting to be combined into one parcel are already part of the land use, were legally built and permitted.

- The use is compatible with the existing neighborhood as it is a long established business and the use (pet care services) will not change.
- There will be no changes in the density of the residence, the existing apartment in the Main Building on parcel 3 continues to be the only residential use.
- There is no proposed financing to do this change.
- There are no "plans or blue prints" at this time.
- We are not changing the way the land is used or the landscaping of the land.
- This is not a housing development.
- There are no covenants in addition to the CUPs.
- Utilities do not need to be changed or added.

\* See Attached definition of "Pet Care Services"

Pet Care Services defined:

**Boarding** – Daily stay (less than a 24-hour period) and Long term – (defined as overnight, greater than 24 hour period).

**Grooming** – Grooming services which does not extend into veterinary services.

**Pet Cemetery** – Providing post mortem services for deceased pets.

**Obedience Training** – Standard obedience training and socializing of dogs.

**Added Services** – This would include services such as playtimes, treats, walks or any other “add-on” services that would add to the betterment of a dog/cat stay.