



City of Lake Elmo

3800 Laverne Avenue North
Lake Elmo, Minnesota 55042

(651) 777-5510 Fax: (651) 777-9615

www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, February 13, 2012, at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. November 7, 2011
 - b. January 23, 2012
4. Public Hearing
 - a. LOT SIZE AND WIDTH VARIANCES – 5577 LAKE ELMO AVENUE NORTH: Steven Weber has submitted an application for variances to allow the subdivision of an existing 5.11 acre parcel at 5577 Lake Elmo Avenue into two separate lots. The applicant has asked the Planning Commission to continue this hearing until the next meeting as he is unable to attend the scheduled public hearing.
5. Business Items
 - a. PROJECT UPDATES. Staff will present a verbal update to the Planning Commission on current projects, including the Village and I-94 work groups.
6. Updates (Verbal)
 - a. City Council Updates.
 - i. Durand Septic System Variance; Approved on 2/8/12
 - ii. Lighting Ordinance Update: Gave consent for Planning Commission to begin working on an update to the lighting ordinance.
 - iii. MnDOT Landscaping Grant: Authorized submittal of application to participate in the MnDOT Community Roadside Landscaping Partnership Program
 - b. Staff Updates
 - c. Commission Concerns
7. Adjourn

**City of Lake Elmo
Planning Commission Meeting
Minutes of November 7, 2011**

Chair Van Zandt called to order the meeting of the Lake Elmo Planning Commission at 7:01 p.m. COMMISSIONERS PRESENT: Van Zandt, Fliflet, Ziertman, Haggard, Obermueller, Williams, Pelletier (7:40). COMMISSIONERS ABSENT: Hall, Bidon. STAFF PRESENT: Planning Director Klatt

Agenda

M/S/P, Williams/Ziertman, move to approve the agenda as amended. Vote: 6-0

Minutes – 9/12/11; 9/26/11; 10/12/11; 10/24/11

Van Zandt noted that the first part of the September 12, 2011 meeting should be identified as a workshop. M/S/P, Fliflet/Ziertman to approve the minutes of the September 12, 2011 meeting as amended. Vote 5:0 with Williams abstaining.

M/S/P, Williams/Haggard, to approve the minutes of the September 26, 2011 meeting as presented. Vote 5:0 with Ziertman abstaining.

M/S/P, Fliflet/Ziertman., to approve the minutes of the October 12, 2011 meeting as presented. Vote 4:0 with Williams and Haggard abstaining.

M/S/P, Williams/Fliflet, to approve the minutes of the October 24, 2011 meeting as presented. Vote 4:0 with Obermueller and Haggard abstaining.

Public Hearing- *Lake Elmo Sod Farm Interim Use Permit*

Klatt presented information concerning an application from the Lake Elmo Sod Farm, 456 Manning Avenue North, for an interim use permit to continue the operation of a seasonal sales lot from which to sell Christmas Trees that are grown off-site. He noted that Staff is recommending approval of the request and that the Interim Use Permit (IUP) have an ending date of 5 years from the date of adoption or upon sale of the property to an outside party.

Anthony Myhra, representing the Lake Elmo Sod Farm, responded to a question concerning parking on the site. He noted that the highest number of vehicles ever parked on the site was 25; and that other than a very limited number of peak hours, they do not have a large amount of traffic coming on to their property.

Haggard asked when the tree sales would start. Myhra indicated that they would begin their sales the day after Thanksgiving, and that all of the deliveries would be made with one truck.

Williams suggested a five-year term for the interim use; Myhra responded that this time limit would be acceptable.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 7:34 P.M.

No one spoke during the public hearing.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 7:34 P.M.

M/S/P, Williams/Fliflet, to recommend approval of the interim use permit pursuant to the staff findings and with a requirement that the applicant comply with the City's sign regulations for agricultural businesses. Williams noted that the renewal period would be for five years or until the property is transferred, whichever occurs first. Fliflet asked to clarify that the expiration date would be January 2017 and Williams concurred with this change. Fliflet and Williams also agreed to add a statement that the interim use permit would apply only to the sale of Christmas Trees and not to any of the sod farm activity. Vote: 6:0.

Public Hearing – Krueger Tree Farm Interim Use Permit

Klatt presented the staff report and recommendation concerning a request for an interim use permit by the Krueger Tree Farm, 4452 Lake Elmo Avenue North, to allow the sale of Christmas Trees that are grown off-site to supplement the sale of trees that are grown on their farm.

Neil Krueger, representing the Krueger Tree Farm, stated that they have been growing trees for 30 years on this site, and that it has been pretty much the same operation during that period of time. He noted that they are looking to keep the tree farm in the family, and that the City should be promoting family farms in its rural areas. He further noted that Lake Elmo is looking to retain its rural character, and that the tree farm is a good fit for the open space.

Krueger asked that the City do a better job of involving people that are impacted by regulation changes and to improve the communication with residents on such matters. He expressed concern regarding the proposed time limits for the interim use permit, noting that it can take 10-12 years to grow a tree before it is ready for sale. Krueger requested a renewal period of 20 years rather than the 10 that had been recommended by staff.

Deb Krueger, representing the Krueger Tree Farm, distributed a packet of information to the Planning Commission concerning the tree farm. She stated that there is a significant difference between their operation and one that trucks produce in from other sites. Krueger indicated that they would like to put their land under a conservation easement and that they would be looking at participating in a transfer of development rights program if one is developed for the Village Planning Area.

Fliflet suggested that a sale or transfer within the immediately family should be allowed without a need to renew the interim use.

The Commission generally discussed the issues associated with a longer renewal period, and any potential issues with setting a different review time frame for some permits. Klatt noted that the Commission does have the discretion to set different review periods, but that it should clarify the differences that warrant a longer or shorter term.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 8:08 P.M.

No one spoke during the public hearing.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 8:08 P.M.

The Commission asked what would happen to the interim use permit if the sales activity changed. Klatt noted that certain activities on the site are permitted or would otherwise retain grandfathered rights that would not be impacted by the interim use.

M/S/P Fliflet/Ziertman, to recommend approval of the interim use permit for Krueger Tree Farm to allow the sale of Christmas Trees that are grown off-site to supplement the sale of trees that are grown on their farm, with the following changes to the conditions as recommended by staff: 1) change whichever is greater to whichever is earlier, 2) require a renewal of the interim use permit only upon the sale to an outside party, and 3) specify that the permit expires in January of 2032. Fliflet requested an amendment to the motion that was accepted by Ziertman to specifically note in the permit that supplementing of trees shall be allowed throughout the duration of the permit regardless of the frequency of this activity. Vote with amendment: 6:0.

Staff Updates

Klatt noted that the next meeting has been cancelled due to the Thanksgiving holiday.

Adjournment

Meeting adjourned at 8:32 PM

Respectfully submitted,

Kyle Klatt
Planning Director

**City of Lake Elmo
Planning Commission Meeting
Minutes of January 23, 2012**

Chairman Van Zandt called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: Haggard, Hall, Obermueller, Pelletier, Van Zandt, and Williams. Absent: Fliflet and Ziertman. STAFF PRESENT: Planning Director Klatt.

Commissioner Williams moves to amend agenda item 4b, as it will include a presentation from Martin Voss, a lighting engineer from 3M.

M/S/P, Van Zandt/Hall, move to approve the agenda as amended, Vote: 6-0.

Minutes- *November 14, 2011*

M/S/P, Hall/Obermueller, move to accept the minutes from the Planning Commission meeting on 11/14/2011, Vote: 6-0.

Minutes- *January 9, 2012*

M/S/P, Williams/Hall, move to accept the minutes from the Planning Commission meeting on 1/9/2012, Vote: 5-0. Abstained: Haggard.

Public Hearing- *None*

Business Item – *Fire Department Presentation*

Fire Chief Greg Malmquist made a presentation to the Planning Commission regarding the operation of the Lake Elmo Fire Department, as well as challenges posed to the fire department related to planning. These challenges include the width of streets, designs of driveways, cul-de-sacs with center islands, and a lack of visibility of street addresses.

Chief Malmquist wanted to highlight that the design of many driveways make it difficult for the fire trucks to access the homes. In addition, lack of maintenance of overhead trees cause problems for access as well.

Regarding other challenges, Chief Malmquist noted that the large front-yard setbacks of homes in Lake Elmo make it difficult for the ladders top reach the top of some homes. For this reason, purchasing a 100' ladder truck has been in the conversation. In addition, there has been a lack of fire hydrants in many residential developments. These hydrants must be placed every 500'.

Chairman Van Zandt noted that the lack of visible address numbers makes it difficult to find your way to certain homes in Lake Elmo. He felt that visible signs should be mandated to make it easier for emergency response vehicles.

Commissioner Pelletier asked about the procedure regarding the review of new development in terms of fire-related issues.

Planning Director Klatt noted that the Fire Chief does review all major development projects.

Chairman Van Zandt noted that the members of the Planning Commission should be cognizant of how plans affect the Fire Department.

Commissioner Williams noted that proactive support for the Fire Department should be written into code for the areas slated for future development in the Village Area and South of 10th St. Area.

Chairman Van Zandt inquired as to what authority the City has to make sure that residents trim their trees along their driveways.

Chief Malmquist noted that one way or another, the Fire Department will get the job done. Whenever there is a call to residential homes, the Fire Department takes those opportunities to educate residents about how their property affects emergency response.

Commissioner Hall asked whether the Lake Elmo Fire Department responds to calls outside of Lake Elmo.

Chief Malmquist noted that they do respond to mutual aid calls per agreement with neighboring Fire Departments.

Commissioner Obermueller asked whether there are any opportunities to find used 100' ladder trucks to save money.

Chief Malmquist noted that the Fire Department typically does not find good opportunities for used ladder trucks because the maintenance costs are so high on old trucks.

In addition, Chief Malmquist noted that they methods of current light-weight construction are strong, but are extremely susceptible to fire due to the materials.

Business Item – *Outdoor Lighting Ordinance*

Planning Director Klatt made a presentation to the Planning Commission highlighting various concerns related to the current exterior lighting ordinance. These concerns include a lack of clarity when it is required to submit a light plans, residential decorative lighting, temporary lighting, and night-time lighting.

Chairman Van Zandt noted that the City should keep up on the latest technology and advances in lighting for the purpose of energy conservation and performance.

Martin Voss, an electrical engineer at 3M specializing in LED lighting, made himself available to answer any questions posed by the Planning Commission. In addition, he reviewed current types of available light technologies. He stressed the fact that LED lighting can be focused and not increase light pollution.

Commissioner Pelletier asked whether Mr. Voss knows anything about lighting as it relates to City Code.

Mr. Voss noted that he is willing to work with the City on potential demonstration projects for new lighting products. These products are able to focus light very specifically and not light up unintended areas that should remain dark.

Commissioner Williams noted that the City should pursue an exterior lighting ordinance that focuses on performance standards as opposed to specific technologies.

Commissioner Haggard asked whether all LED light emit blue colored lights.

Mr. Voss noted that LED can have a similar color to an incandescent bulbs. However, these lights are not as efficient as the blue colored LED's.

M/S, Van Zandt/Williams, move to recommend a future amendment to the light ordinance in order to act proactively before future development and limit bad outcomes.

Commissioner Obermueller recommends that the amendment make some mention of limiting light trespass. In addition, the residents of Lake Elmo should be made aware of these issues through the City Newsletter.

Commissioner Pelletier asked whether a public hearing would be appropriate.

Planning Director Klatt felt that the ordinance amendment is not developed enough to hold a public hearing.

Commissioner Williams wanted to obtain some feedback from the City Council to find out whether or not they support the Planning Commission's efforts to amend the exterior lighting ordinance.

Planning Director Klatt noted that he can make an update at the next City Council meeting.

M/S/P, Van Zandt/Hall, move to approve the previous motion as amended, Vote:6-0.

Greg McGrath, 1509 15th St. Ct. N., noted that he has experienced many challenges with exterior lighting regardless of what the ordinance states. He noted that code enforcement remains a concern.

City Council Updates- *Comprehensive Plan Amendment and Rezoning for 5577 Lake Elmo Ave.- Withdrawn by the Applicant*

Staff Updates- *Buberl/Nass/Bidon Property Detachment*

Klatt reported that the Buberl/Nass/Bidon property detachment petition was approved by the Office of Administrative Hearings, and that effective as of January 3, 2012 this property was no longer part of Lake Elmo.

Commission Concerns- *None*

Adjournment

The meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Nick M. Johnson
Interim City Planner

Planning Commission
Date: 2/13/12
PUBLIC HEARING
Item: 4a

ITEM: Lot Area and Size Variances – 5577 Lake Elmo Avenue

SUBMITTED BY: Kyle Klatt, Planning Director *K.K.*

REVIEWED BY: Nick Johnson, Interim City Planner

SUMMARY AND ACTION REQUESTED

The Planning Commission is being asked to consider a variance request from Steven Weber, 12729 22nd Street North, West Lakeland, MN to allow the subdivision of a 5.11-acre lot at 5577 Lake Elmo Avenue into two new lots of 2.27 and 2.84 acres in size. One of the newly created lots would contain an existing home, while a new buildable lot would be created on the northerly portion of the site. A variance has been requested from the minimum lot size requirement of 10 acres in a RR – Rural Residential zoning district and the minimum width requirement of 300 feet for lots in this district (the proposed lot widths would be 195 and 95 feet respectfully).

The applicant has previously requested a Comprehensive Plan and Zoning Map Amendment on the same property, but has withdrawn that request in favor of the current variance application.

The applicant has stated that he will not be able to attend the February 13, 2012 meeting, and has requested that the Commission continue the hearing on this matter until its next meeting on February 27, 2012.

ADDITIONAL INFORMATION:

Given the applicant's request and desire to appear at the public hearing on this matter, Staff has not prepared a detailed report and will do so prior to the next meeting. Mr. Weber's application materials are attached for review and consideration by the Council in advance of future discussions on this application.

RECOMMENDATION:

Staff is recommending that the Planning Commission continue the public hearing concerning the request by Steven Weber to allow the subdivision of a 5.11-acre lot at 5577 Lake Elmo Avenue into two new lots of 2.27 and 2.84 acres in size until its February 27, 2012 meeting.

ORDER OF BUSINESS:

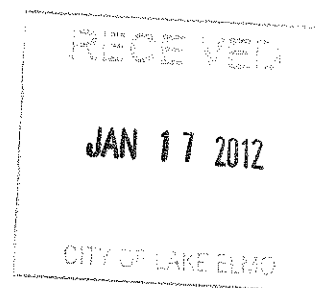
- Introduction.....Planning Director
- Report by staffPlanning Director
- Questions from the Commission Chair & Commission Members
- Applicant CommentsChair facilitates
- Questions of the Applicant Chair & Commission Members
- Open the Public HearingChair
- Continue the Public Hearing.....Chair

- Action by the Planning Commission..... Chair & Commission Members

ATTACHMENTS:

1. Application Form
2. Legal Description
3. Application Narrative
4. Location Map
5. Septic Site Evaluation Report
6. Washington County Comments
7. Aerial Photograph

Variance Request - Development Application
5577 Lake Elmo Avenue, PIN 01.029.21.23.0001
Property Owner: Steven Weber
January 13, 2012



- Tab 1. Application (§154.017(C))
Schedule A. Legal Description (§154.017(C)(2))
Schedule B. Detailed Reason for Request (§154.017(C)(5))
- Tab 2. Plat Drawing of the Area
- Tab 3. Rough Mark-Up of Proposed New Property Line with
Proposed Driveway and Homestead Drawn (§154.017(C)(4))
- Tab 4. Rough Mark-Up from Percolation Test (§154.017(C)(4)(iii))
- Tab 5. Correspondence Received from Washington County
Regarding Proposed New Driveway
- Tab 6. Address Labels of Nearby Property Owners (§154.017(C)(6))
(Obtained from Washington County – Receipt Included)
- Tab 7. Tax Search Printout Showing Ownership Information (§154.017(C)(3))

Fee \$ _____

City of Lake Elmo DEVELOPMENT APPLICATION FORM

- | | | |
|--------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Variance * (See below) | <input type="checkbox"/> Residential Subdivision Preliminary/Final Plat |
| <input type="checkbox"/> Zoning District Amendment | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> 01 - 10 Lots |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> 11 - 20 Lots |
| <input type="checkbox"/> Flood Plain C.U.P. Conditional Use Permit | <input type="checkbox"/> Residential Subdivision Sketch/Concept Plan | <input type="checkbox"/> 21 Lots or More |
| <input type="checkbox"/> Conditional Use Permit (C.U.P.) | <input type="checkbox"/> Site & Building Plan Review | <input type="checkbox"/> Excavating & Grading Permit |
| | | <input type="checkbox"/> Appeal |
| | | <input type="checkbox"/> PUD |

APPLICANT: Steven John Weber, 12729 22nd St. N., West Lakeland, MN 55082
(Name) (Mailing Address) (Zip)

TELEPHONES: (651)337-0541 (952)851-8862 (612)619-6595 (952)767-3878
(Home) (Work) (Mobile) (Fax)

FEE OWNER: Same as above
(Name) (Mailing Address) (Zip)

TELEPHONES: Same as above
(Home) (Work) (Mobile) (Fax)

PROPERTY LOCATION (Address and Complete (Long) Legal Description): _____

5577 Lake Elmo Avenue, Lake Elmo, MN 55042
P.I.N. # 01.029.21.23.0001

Legal description attached as Schedule A.

DETAILED REASON FOR REQUEST: _____

See Schedule B

*VARIANCE REQUESTS: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the Applicant must demonstrate a hardship before a variance can be granted. The hardship related to this application is as follows:
See Schedule B

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances 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.

Steven J. Weber 1/13/12
Signature of Applicant Date

Signature of Applicant Date

Schedule "A" Legal Description

All that part of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 29 North Range 21 West, Washington County, Minnesota described as follows: Commencing at the Southwest corner of said Southwest 1/4 of the Northwest 1/4; thence North 01 degrees 31 minutes 43 seconds West (recorded as N 00 degrees 00' 46" W) along the West line of said Southwest 1/4 of the Northwest 1/4, a distance of 334.70 feet to the North line of the South 334.70 feet of said Southwest 1/4 of the Northwest 1/4, and the point of beginning of this description; thence continuing North 01 degrees 31 minutes 43 seconds West (recorded as N 00 degrees 00' 46" W), a distance of 494.71 feet; thence North 87 degrees 32 minutes 27 seconds East (recorded as N 89 degrees 03' 24" E) a distance of 618.20 feet to the West line of the East 695.22 feet of said Southwest 1/4 of the Northwest 1/4; thence South 01 degrees 19 minutes 29 seconds East, along said West line of the East 695.22 feet, a distance of 502.85 feet to the North line of the South 334.70 feet of said Southwest 1/4 of the Northwest 1/4; thence South 88 degrees 17 minutes 37 seconds West, along said North line of the South 334.70 feet, a distance of 616.33 feet to the point of beginning, together with an easement for roadway purposes over and across the North 50.00 feet of the South 334.70 feet which lies West of the East 695.22 feet of said Southwest 1/4 of the Northwest 1/4, excepting therefrom the North 209.00 feet of the South 639.40 feet of the West 417.42 feet of said Southwest 1/4 of the Northwest 1/4

SCHEDULE B

Variance Request Application
5577 Lake Elmo Avenue
PIN 01.029.21.23.0001
Owner: Steven Weber

Detailed Reason for Request:

Summary of Request.

Applicant property owner requests a partition of the existing 5.11 acre parcel into two new parcels, 2.27 and 2.84 acres in size, with one single family residential unit allowed on each parcel. All existing and intended future use would conform to the zoning requirements of R-1.

Practical Difficulties.

The applicants submits that the strict enforcement of the city code zoning restrictions in regard to the affected property would cause practical difficulties because of circumstances unique to the property under consideration. The requested use would be in keeping with the spirit and intent of the chapter. The applicant proposes to use the property in a reasonable manner not permitted by an official control. Namely, the applicant wished to use the property in a way not inconsistent with the dwelling unit density allowed under the comprehensive plan, and with dwelling density in conformity with the majority of the surrounding parcels. In short, the proposed usage if the variance were granted would be consistent with the surrounding lot sizes, shapes, density, and usage.

Unique Circumstances.

The existing parcel is very odd in its shape. It is unknown to applicant why the parcel was configured as it is. One of the members of the family of the original seller of the property around 1978 reports that it was shaped as it is to comply with a then existing 5 acre code requirement. At any rate, the parcel as it exists is a little over 5 acres and, if a map is oriented to the North, is in the shape of a backwards C or a horseshoe. The two ends of the horseshoe front onto Lake Elmo Avenue. On the South prong of the horseshoe there is an existing single family home, with a driveway crossing over a City easement allowing access to Lake Elmo Avenue. There is no other access. The north prong of the horseshoe is not developed. In the interior of the horseshoe shape there are two 1 acre parcels owned by a single property owner (one home on two one acre parcels owned by the occupant of the home). If one were traveling north on Lake Elmo Avenue, one would see the north portion of the parcel at issue, with a driveway and a single family home, then a neighbors parcel, with a driveway accessing two parcels, then the south portion of applicants parcel, without a driveway or access.

The existing configuration of the parcel is inconsistent with the surrounding lot sizes, shapes, density, and usage. The majority of surrounding lots are 1 to 2 acres in size, each with one single family home. Applicant proposes a new boundary line between the north and south portions of the existing parcel, allowing the north parcel to be developed with a single family residential unit, rendering both the existing and new parcel consistent with the surrounding parcels and use.

Character of the locality: The proposed densities of the site would be consistent with surrounding land use and would not alter the character of the locality.

The existing density of the parcels surrounding applicants parcel is in the range of 1 residential unit per one or two acres. Additionally, directly on the other side of Lake Elmo Avenue, in Discover Crossing, the residential lot sizes appear to be .75 acres.

The proposed partition would result in two new parcels, approximately 2.27 and 2.84 acres each, with each anticipated to contain one residential dwelling unit. The existing parcel makes contact with 8 other parcels (ignoring the City Easement to the South). 7 of these 8 parcels are smaller than the two new proposed parcels. The two parcels surrounded on three sides by applicant's lot, the ones on the interior of the "horseshoe," are each one acre in size. (lots 01-029-21-23-0006 and 0007). The two parcels to immediate north are 2 acres (01-029-21-23-0011) and 1 acre (01-029-21-23-0002). The three parcels to the south are 1 acre (01-029-21-23-0010), 1 acre (01-029-21-23-0009) and 1.2 acres (01-029-21-23-0005).

The proposed land use and zoning would be in substantial conformity with the policies goals and standards of the Comprehensive Plan

Future land use map for the City of Lake Elmo Comprehensive Plan, 2005-2030, shows the area designated as RAD - 0.45 DU/Acre. Petitioner understands this to mean a maximum dwelling unit density of .45 per acre. The proposed use and development is consistent as the new south parcel would contain one residence on 2.27 acres (0.44) and the north parcel would contain one residence on 2.84 acres (0.35).

The soil has been perk tested and the size of the proposed parcels and soil type allow for a suitable septic system.

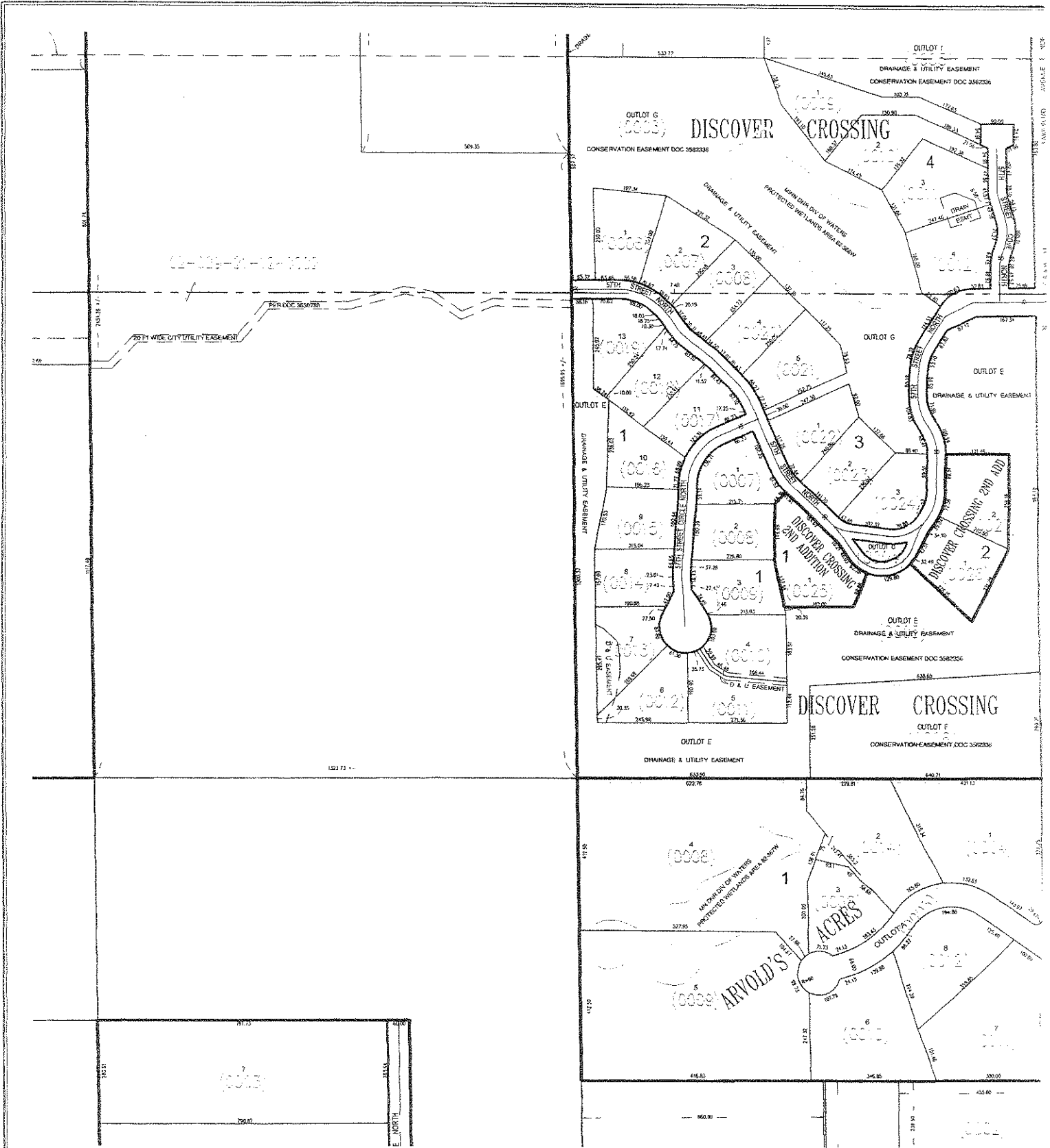
The proposed variance would have no impact on an adequate supply of light and air to adjacent properties.

The proposed use under a variance would not substantially increase the congestion of public streets.

The County will issue a permit for a new driveway for the proposed new north lot to access Lake Elmo Avenue. The County has not indicated any danger or hazard created by the new drive.

The County suggested that if feasible a driveway across the City Easement currently running on the south side of the south parcel would be preferable. The logistics of this appear difficult, but applicant is open to that suggestion if the City requires.

The proposed use under the variance would do nothing to diminish or impair property values in the neighborhood.



**Washington
County**

PUBLIC WORKS DEPARTMENT
SURVEY AND LAND MANAGEMENT DIVISION

14949 62nd Street North, P.O. Box 6
Stillwater, Minnesota 55082-0006
(651) 430-6875

surveyor@co.washington.mn.us
www.co.washington.mn.us

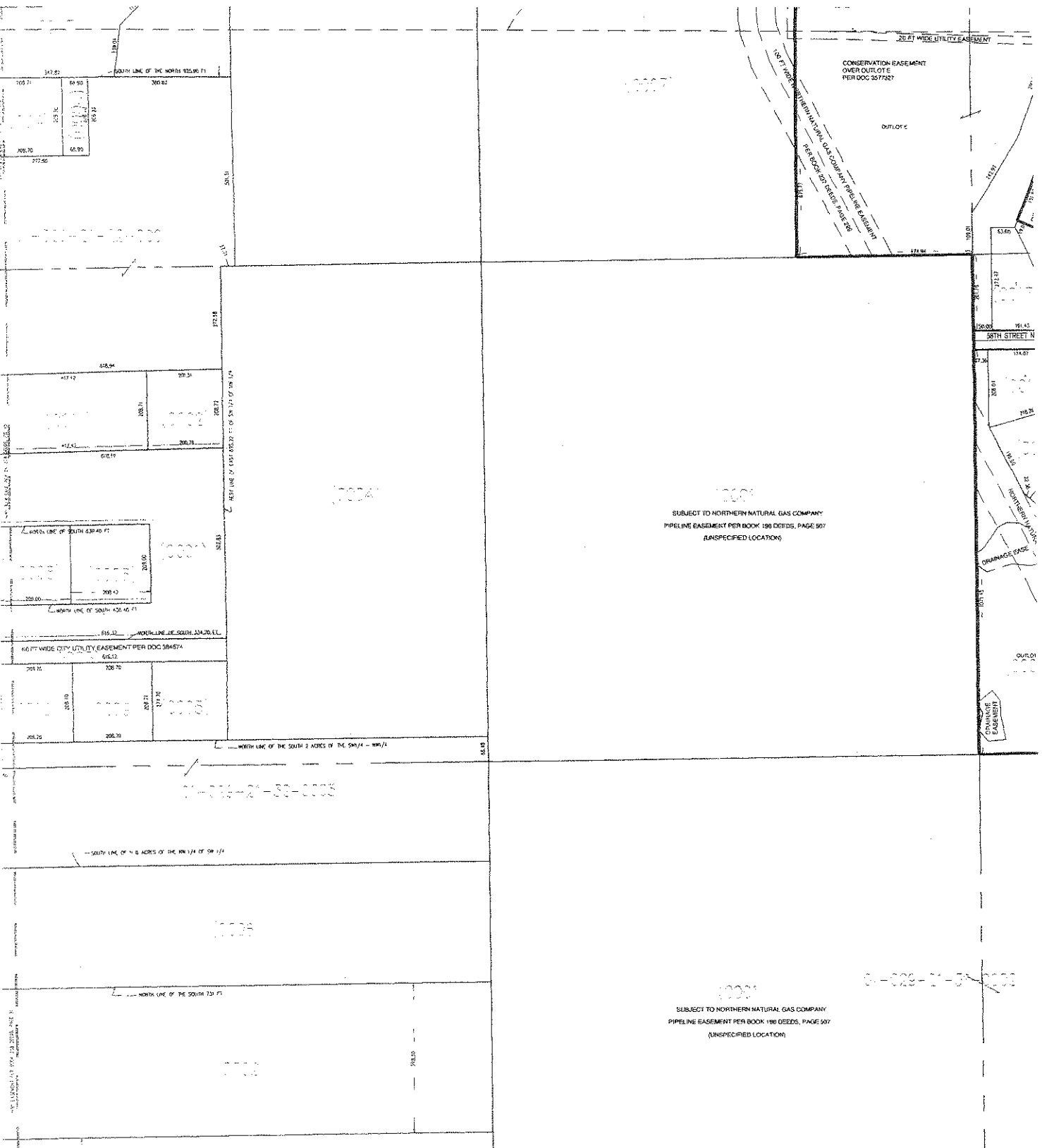
LEGEND

- DNR PROTECTED WATERS
- DNR PROTECTED WETLAND
- DNR PROTECTED WATERCOURSE
- MUNICIPAL BOUNDARY
- PARK BOUNDARY



NORTH

SCALE: 1 inch = 360 feet



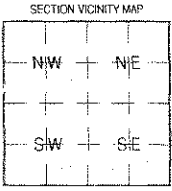
© Copyright 2011, Washington County

SECTION TOWNSHIP-RANGE INDEX

3503021	3603021	3103020
0202921	0602920	
1102921	1202921	0702920



LOCATION OF THIS MAP



PROPERTY IDENTIFICATION NUMBER FORMAT (GEOCODE)

SECTION NUMBER	TOWNSHIP NUMBER	RANGE NUMBER	QUARTER	SPECIFIC PARCEL
##	###	##	##	####

(0001) *LAST FOUR DIGITS OF PROPERTY IDENTIFICATION NUMBER

THIS DRAWING IS THE RESULT OF A COMPILATION AND REPRODUCTION OF LAND RECORDS AS THEY APPEAR IN VARIOUS WASHINGTON COUNTY OFFICES. WASHINGTON COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES.

MAP LAST UPDATED: February 14, 2011
 NO ADDITIONAL CHANGES HAVE BEEN REPORTED TO DATE
 DATE OF CONTOURS: April, 2000 DATE OF PHOTOGRAPHY: None

Ed Eklin Septic System Design & Inspection LLC
2303 County Road F East
White Bear Lake, MN 55110
651.485.2300

November 7, 2011

Steven Weber
2626 E. 82nd St., Suite 105
Bloomington, MN 55425

Dear Steven:

At your request, a site evaluation was performed at the property located at 5577 Lake Elmo Ave. N., Lake Elmo, MN.

Since you propose to divide the lot into two parcels, I have established a sewage treatment area of at least 10,000 square feet on the north east part of the property.

It appears that a trench drainfield could be installed in the area and there is plenty of area for a possible house site.

This is a preliminary evaluation of the lot, a sewage treatment design and specific house plans will be needed before a building permit can be issued.

The proposed septic area must not be excavated, compacted or filled and must remain as it is.

This site evaluation must be reviewed and approved by Washington County Public Health.

If you have any questions or concerns, please feel free to call me. I would be glad to help.

Sincerely,



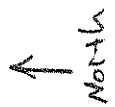
Ed Eklin

MPCA License #3321/Certification #C3268

SEPTIC SYSTEM DESIGNS • PERCOLATION TESTS
SOIL BORINGS • SUB-DIVISION PLANNING

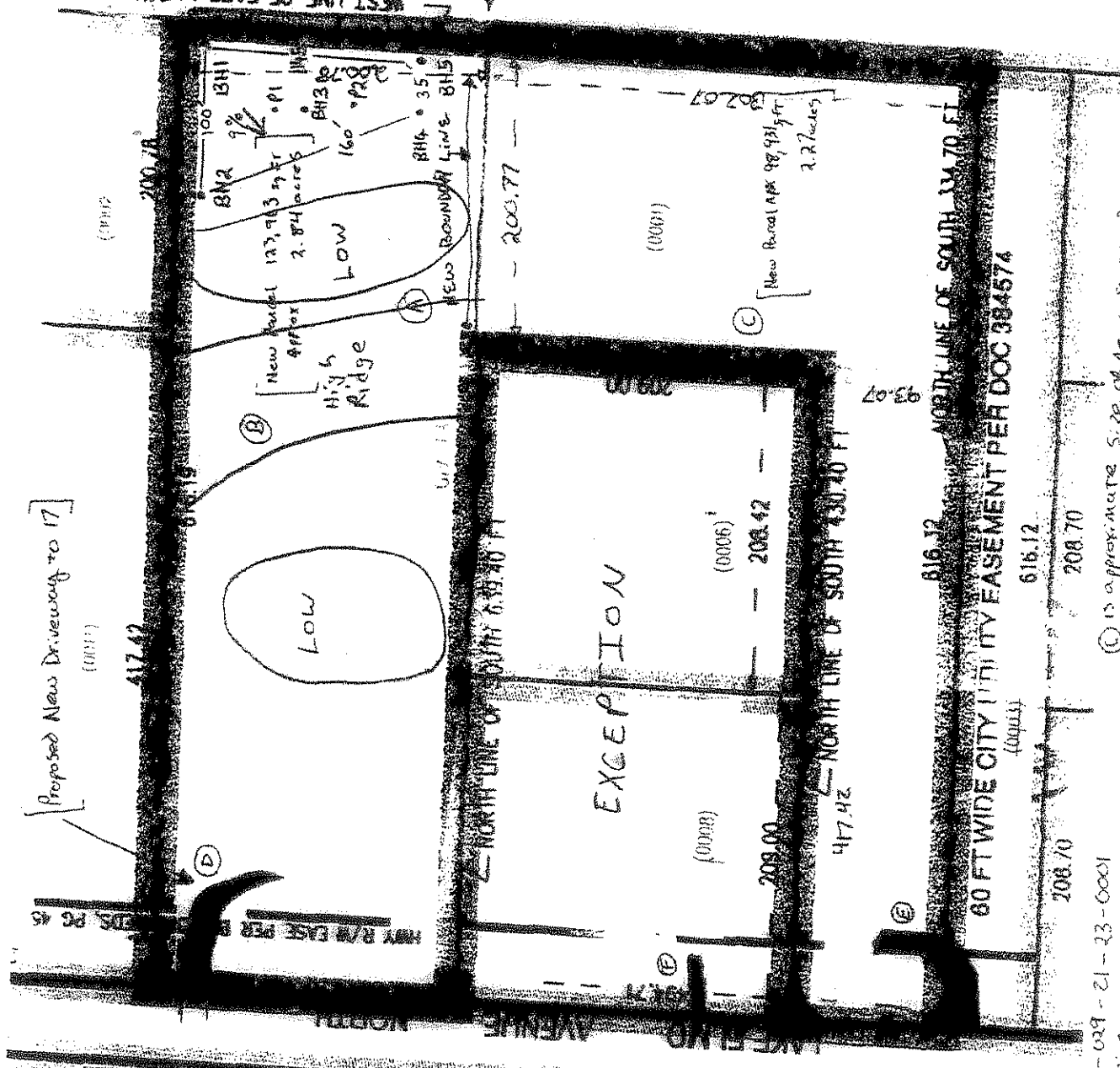
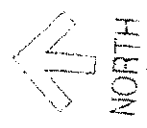
END ADD
102
2

Steven Weber
5577 Lake Elm Ave
Lake Elmo
1" = 100'
Verify septic location



Proposed Property Line

01-029-21-23
(00014)



- (C) is approximate size of new South Parcel
- (D) is proposed new entrance to Lake Elmo Avenue from North Parcel
- (E) is approximate location of existing entrance to Lake Elmo Avenue
- (F) is approximate location of existing entrance

- (1) undivided parcel is 01-029-21-23-0001
- (2) proposed new boundary line
- (3) approximate size of new north parcel (highlighted in yellow)

Proposed New Driveway to 17

ANY R/W EASE PER E... DS, PG 45

(00012)

(00011)

(00011)

(00016)

(00018)

93.07

816.12

616.12

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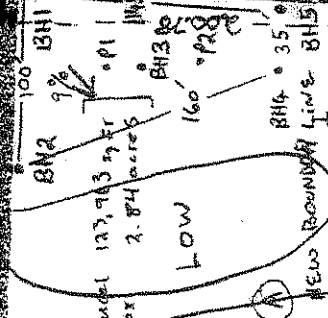
60 FT WIDE CITY UTILITY EASEMENT PER DOC 384574

WEST LINE OF EAST 68523

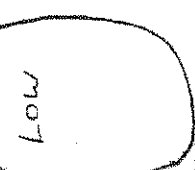
NORTH LINE OF SOUTH 43070 FT

NORTH LINE OF SOUTH 13470 FT

New Parcel Area 98,931 sq ft
2.27 acres



High Ridge



LOW

LOW

200.71

200.77

209.00

417.82

NORTH LINE OF SOUTH 43070 FT

816.12

(locally)

208.70

208.70

(E)

(D)

(B)

(C)

100

9%

123,943 sq ft

2.84 acres

BH3 30° 30' 00"

160'

288.30

160'

288.30

BH4 35° 35' 00"

NEW BOUNDARY LINE BH5

302.07

2.27 acres

98,931 sq ft

New Parcel Area

(00012)

(00011)

(00011)

(00016)

(00018)

93.07

816.12

616.12

208.70

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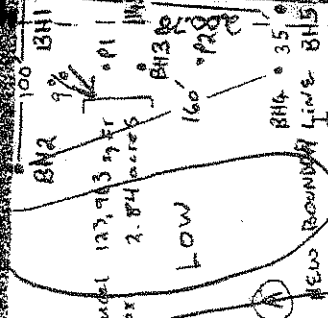
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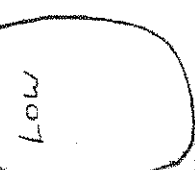
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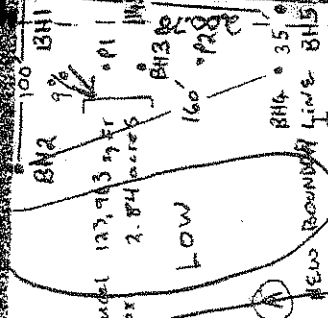
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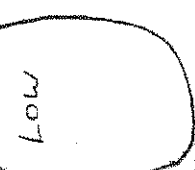
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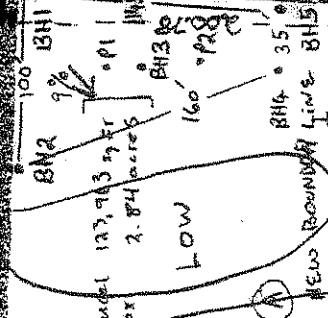
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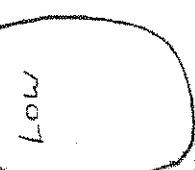
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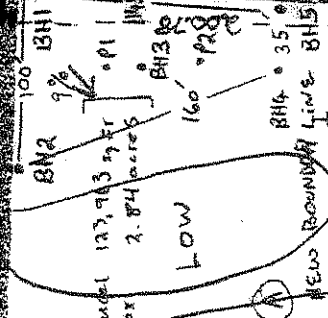
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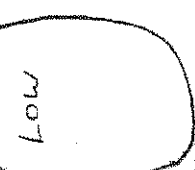
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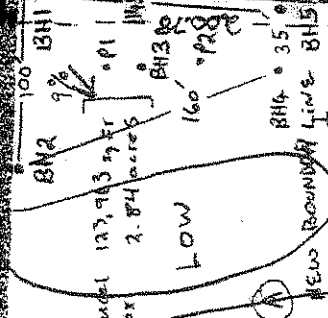
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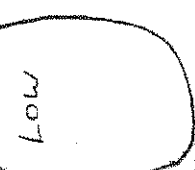
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Public Works Department

Donald J. Theisen, P.E.
Director

Wayne H. Sandberg, P.E.
Deputy Director/County Engineer

November 10, 2011

James W. Delaplain
The Lowry Rose Building
2124 Dupont Avenue South
Minneapolis, MN 55405

**STEVEN WEBER RESIDENTIAL ACCESS REQUEST TO COUNTY STATE AID HIGHWAY 17 (LAKE ELMO AVENUE) CITY OF LAKE ELMO MINOR SUBDIVISION CONCEPT
PID 01-029-21-23-0004**

Dear Mr. Delaplain:

Washington County has reviewed the residential driveway location along Lake Elmo Avenue for a proposed new parcel of record based on a concept plan for a minor subdivision of a 5 acre parcel of property owned by Mr. Steven Weber, in the City of Lake Elmo.

Typically, the county process in cities within Washington County is to respond to formal applications submitted to the local government since we do not have land use authority. Also, when a subdivision is proposed, it is common practice to seek alternative access locations to local streets within a municipality. If those alternatives are not feasible, access to a county highway would be permitted. Alternatives in this case would be to consider a shared driveway and the feasibility of access to the 60 Ft wide City Utility Easement shown on the plan that could be improved to provide local access.

Finally, as you are aware, Washington County requires driveway permits for access to a county road. In this case, once the property owner has gone through the appropriate review and approval process at the local level, the minor subdivision has been recorded and a permit application is filed with our office, an access permit can be issued.

Please feel free to give me a call any questions at 651-430-4313 or email me at carol.hanson@co.washington.mn.us.

Sincerely,

A handwritten signature in cursive script that reads "Carol Hanson".

Carol Hanson
Office Specialist

c: Joe Gustafson, Washington County Transportation Engineer
Ann Pung-Terwedo, Washington County Senior Planner
Kyle Klatt - City of Lake Elmo Community Development Director

