

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, MAY 11, 2026

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: April 27, 2026

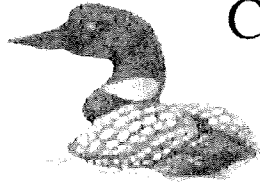
PUBLIC HEARING: None

NEW BUSINESS:

1. Rich and Becky Gersdorf are requesting Sketch Plan approval for Ham Lake Estates, at 16000 Hastings Street NE (PID: 17-32-23-41-0005) (6 Single Family Residential lots).

COMMISSION BUSINESS:

1. City Council Update



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 PLANNING COMMISSION MINUTES MONDAY, APRIL 27, 2026

The Ham Lake Planning Commission met for its regular meeting on Monday, April 27, 2026, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Dave Ringler, Jeff Entsminger, Lorrie Albers and Michael Frid

MEMBERS ABSENT: Commissioner Kyle Lejonvarn and Erin Dixson

OTHERS PRESENT: City Attorney, Mark Berglund; Building and Zoning Official Mark Jones; City Planner, Matt Holzworth; and Deputy City Clerk, Dawnette Shimek

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

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

APPROVAL OF MINUTES:
Motion by Entsminger, seconded by Ringler, to approve the minutes of the March 23, 2026 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:
Dave Erickson of KE Properties LLC, requesting to rezone of a certain parcel of land from R-AH (Affordable Housing District) to R-1 (Single Family Residential) for one single family lot in Section 32

Mr. Erickson was present and stated that he is requesting the rezoning of a property at 1016 Bunker Lake Boulevard NE from R-AH (Affordable Housing District) to R-1 (Single Family Residential). Mr. Erickson stated that after initial affordable housing options changed, the applicant was looking to rezone the lot back into one Single Family Residential lot after discussions with Anoka County regarding the requirements of additional subdivision of the property.

Chair Pogalz acknowledges the staff report provided a recommendation of approval from Deputy City Clerk Shimek.

Commissioner Ringler inspected the assigned property and stated the parcel was suitable for the requested rezone request.

Chair Pogalz opened the public hearing at 6:05 p.m. and asked for public comment.

Tom Tubbs, 937 136th Lane NE, Ham Lake, MN, expressed concern as a resident of Majestic Greens Townhomes about what will happen with the back end of the lot and if there will be installing a fence along the backside of the property and if they would be taking down trees.

Chair Pogalz stated that the property owner can do what they want on the property.

Chair Pogalz asked for further comment and with there being none, closed the public hearing at 6:08 p.m.

Motion by Ringler, seconded by Entsminger, to recommend approval of the request of Dave Erickson of KE Properties LLC, requesting rezoning of certain parcels of land from R-AH (Affordable Housing District) to R-1 (Single Family Residential) for 1 single family lot (1016 Bunker Lake Boulevard NE – PIN 30-32-23-32-0002) in Section 32. All present in favor, motion carried. *This application will be placed on the City Council's Monday, May 6, 2026 agenda.*

To consider the revocation of the Conditional Use Permit (CUP) for Ryan Beltrand to operate North Central Motors, LLC at 17159 Highway 65 NE (PID #08-32-23-13-0005)

Mr. Beltrand was present and stated that the property is 75% rented out and most of the problem vehicles belong to tenants. Chair Pogalz explained that the property owner is responsible for all tenants. Chair Pogalz confirmed with Mr. Beltrand that he has received letters of contact from the city stating that his property is out of compliance. Mr. Beltrand stated that he agrees that his property is not in compliance. Chair Pogalz asked for the progress of the property currently. Commissioner Ringler stated that as the holder of the Conditional Use Permit and not being willing to revoke non-compliant tenants' leases on the property puts Mr. Beltrand in this position to lose the Conditional Use Permit entirely. Commissioner Ringler recommended that Mr. Beltrand should consider revoking the leases of those in non-compliance. Chair Pogalz confirmed with Building and Zoning Official Jones on the long history of the property on compliance and that Mr. Beltrand has been made aware of the outstanding violations. Building and Zoning Official Jones expressed concerns by the City of Ham Lake Fire Chief. Chair Pogalz listed four of the major conditions that are out of compliance with the property and the disregard for permit requirements. Chair Pogalz refers to Attorney Berglund for any additional information the commissioners may need. Attorney Berglund stated that there is a history of different holders of the Conditional Use Permit for the property over time and explains the steps that have been taken by the city to get to the point of revocation. Chair Pogalz asked for questions from the commissioners. Commissioner Ringler asked if there is an opportunity to put a set time to get the property into compliance. Chair Pogalz refers to both Attorney Berglund and Building and Zoning Official Jones for comment on what the process is now that the revocation process has started. Attorney Berglund explained that process to the commissioners on the revocation process of the permit.

Chair Pogalz opened the public hearing at 6:22 p.m. and asked for public comment, and with there being none, closed the public hearing at 6:22 p.m.

Chair Pogalz stated that the conditions of the CUP are grossly unmet. Chair Pogalz asked commissioners for further questions. Commissioner Albers commented on clarification of the ownership of the buildings on the property. Building and Zoning Official Jones responded on the history of the property with the city. Commissioner Entsminger stated that the Conditional Use Permit is for the entire property and not just individual units on the property. Building and Zoning Official Jones confirmed that is correct.

Motion by Pogalz, seconded by Entsminger, to recommend approval of the revocation of the Conditional Use Permit for Ryan Beltrand to operate North Central Motors, LLC at 17159 Highway 65 NE (PID #08-32-23-13-0005). All present in favor, motion carried.

Attorney Berglund explained that the property owner or the individual tenants could apply for a new CUP following revocation.

NEW BUSINESS:

Jeff Harstad and Heather Wollan (JHHW, LLC) of Allstate Distribution, requesting a Certificate of Occupancy to operate an office/warehouse and fabrication business at 13928 Lincoln Street NE

Mr. Harstad was present and stated that the 22,000 sq. ft. commercial building on Lincoln Street NE is classified as an office/warehouse. The current property has 30 parking spaces with 6 different bays 3,600 square feet each. Mr. Harstad stated that there is an interest in a machine shop that is considered manufacturing with different parking requirements. The property owners explained that they wanted to ensure that allowing the business to move in would meet parking requirements. Chair Pogalz confirmed the location and asked commissioners for any questions.

Commissioner Entsminger conducted an inspection of the property and stated that the property was sufficient for the proposed new business.

Chair Pogalz refers to the staff report from Building and Zoning Official Jones with proposed conditions and recommendations for approval of the request.

Motion by Entsminger, seconded by Pogalz, to recommend approval of the Certificate of Occupancy for Jeff Harstad and Heather Wollan (JHHW, LLC) of Allstate Distribution, to operate and office/warehouse and fabrication business at 13928 Lincoln Street NE, subject to no outside storage, maximum building occupancy load of 30 at any time and shall be the owner's responsibility to enforce, at change of ownership, it shall be the owner's responsibility at time of sale to disclose max occupancy load of 30, no parking on the city street, and meeting all State, County and State requirements. All present in favor, motion carried.

Patrick McKelvey (not present) of Best Siding Company Inc./TGP Baseball and Softball Academy, LLC requesting a Certificate of Occupancy to operate a Training Facility at 1310 154th Avenue NE

Chair Pogalz gave a brief overview of the application and the staff report provided by Building and Zoning Official Jones recommending approval of the request.

Commissioner Ringler met with the applicant and discussed the septic and parking requirements.

Chair Pogalz referred to Building and Zoning Official Jones on if the city does spot check to make sure properties are in compliance. Building and Zoning Official Jones explained that the city is complaint driven. Building and Zoning Official Jones state how the certificate of occupancy change will ensure that the occupant is compliant with the requested use. Commissioner Frid stated concerns about a precedent being set by approving a change in the use. Building and Zoning Official Jones state that the city can maintain control of the property with the certificate of occupancy and the city may revoke the Certificate of Occupancy if the use changes.

Motion by Ringler, seconded by Frid, to recommend approval of the Certificate of Occupancy for Patrick McKelvey of Best Siding Company, Inc./TGP Baseball and Softball Academy, LLC, to operate a training facility at 1310 154th Avenue NE, subject to no outside storage, maximum building occupancy load of 22 posted and shall be the owner's responsibility to enforce, at change of ownership, it shall be the owner's responsibility at time of sale to disclose max occupancy load of 22, minimum 22 parking stalls, one meeting accessibility code, parking stalls properly marked and maintained, all parking on an approved surface, no parking on the city street or grass, and meeting all State, County and State requirements. All present in favor, motion carried.

COMMISSION BUSINESS:

City Council Update

Deputy City Clerk Shimek stated that all items from the Planning Commissions previous meeting were approved by the City Council. A Planning Commissioner will not be attending the City Council's May 4, 2026 meeting.

ADJOURNMENT:

Motion by Entsminger, seconded by Ringler, to adjourn the Planning Commission meeting at 6:51 p.m. All present in favor, motion carried.

Matt Holzworth, City Planner



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

(763) 434-9555 info@hamlakemn.gov

PLANNING REQUEST



Date of Application 4/2/26

Date of Receipt 4/2/26

Receipt # 105455

Amount \$ 4200.00

Meeting Appearance Dates:

Planning Commission 5/11/2026 City Council _____

Please check request(s):

- Metes & Bounds Conveyance \$500.00
- Sketch Plan \$700.00 per lot/unit
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning* \$400.00
- Multiple Dog License* \$400.00
- Commercial Building Permit \$1,000.00
- Certificate of Occupancy
- Home Occupation Permit \$200.00
- Special Home Occupation Permit \$400.00
- Conditional Use Permit* New or Amend.\$1,000.00
- 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: HAM LAKE ESTATES

Address/Location of property: 16000 HASTINGS STREET NE

Legal Description of property: (SEE ATTACHED)

PIN # 17-32-23-41-0005 Current Zoning R-A Proposed Zoning R-1

Notes: _____

Applicant's Name: RICH & BECKY GERSDORF

Business Name: _____

Address 16000 HASTINGS ST NE

City HAM LAKE State MN Zip Code 55304

Phone 612-868-6419 Email rich.ctr@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 Rebecca Gersdorf DATE 4-2-26

- FOR STAFF USE ONLY -

Action By: Planning Commission _____ Property Taxes Current YES NO
City Council _____ Any Active/Deferred Assessments YES NO

**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  Rebecca Hershey

COMPANY/TITLE: _____

DATE: 4-2-26

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

The undersigned, RICH & BECKY GERSDORF, 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:

Type of Application

acknowledges that the sum of \$ 4,200.00, 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  Rebecca Gowdy Dated 4-2-26


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.

I am aware of the application being submitted by the applicant and approve the request.

Property Owner Signature _____ Dated _____

Memorandum

Date: May 7, 2026
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: Ham Lake Estates

Introduction:

The proposed six-lot residential development is located on 33.9-acre parcel (PID 17-32-23-41-0005) 16000 Hastings Street. The property is currently zoned Rural Single Family Residential (R-A) and the proposed zoning is Single Family Residential (R-1). A 500-scale zoning map, 600-scale aerial map and a 200-scale half section map are attached.

Discussion:

The proposed six-lots residential development are located within the 33.9 acres of parcel 17-32-23-41-0005. Ham Lake is classified as a recreational Development Lake per Resolution 92-35 of the shoreland ordinance. Pursuant to Section 12-5.21(A) of the Shoreland Ordinance, required setbacks are 75 feet for sewer systems and 100 feet for structures from the Ordinary High-Water Elevation (OHWL) of Ham Lake is 897.45. All current and future buildings and septic meet this requirement. In accordance with Section 12-5.52(A), impervious surface coverage of each lot shall not exceed 25 percent of the total lot area. Compliance with this standard will be verified at the time of individual building permit review.

The majority of the non-wetland portion of the development is identified as a Dry Prairie Barrens Subtype community according to the Minnesota DNRs Natural Communities and Rare Species of Anoka and Ramsey Counties map. The Natural Resources Inventory and Assessment (NRIA) that was completed in 2008 by the Anoka Conservation District (included as Appendix S of the Storm Water Pollution Prevention Plan) classifies this area similarly, the relevant NRIA section is attached.

There is an existing 3,000-square-foot accessory structure is located on the proposed Lot 6, which consists of approximately 18.07 Acres. Accessory structures of this size are permitted on parcels exceeding 5.0 acres. The extension of Davenport Street will result in a cul-de-sac roadway length of approximately 1,020 feet which meets the requirements of Article 10-430 k.

Based on correspondence with Public Works Superintendent John Witkowski, parkland dedication fees are recommended in lieu of parkland or trail dedication. The developer will be required to contribute \$200 per lot to the drainage fund and pay a parkland dedication fee of \$2,500 per lot.

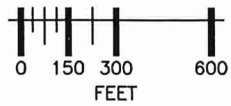
Recommendations:

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



HAM LAKE

53P



sections 12-4.12 shall be as defined in section 12-2.744 and as shown on the Official Zoning Map.

12-4.12 Lakes

		Protected Waters	
A.	Natural Environment Lakes		Inventory I.D.#
	Little Coon Lake	2-48W	
	Mallard Lake	2-49W	
	Sec. 9	2-51W	
	Sec. 30 & 31	2-74W	

		Protected Waters	
B.	Recreational Development Lakes		Inventory I.D.#
	Lake Netta	2-52P	
	Ham Lake	2-53P	

		Protected Waters	
C.	General Development Lakes		Inventory I.D.#
	Coon Lake	2-42P	

12-4.2 Land Use District Descriptions

12-4.21 All land adjacent to any natural environment lake, recreational lake, or general development lake shall be classified as C-A (Conservation/Agriculture), RS-1 (Residential Shoreland-1), RS-2 (Residential Shoreland -2), ML-PUD (Marginal Land Planned Unit Development) as those classifications are established by Article 9 of the Ham Lake City Code. Uses permitted in such zoning districts shall be as prescribed in Article 9. Areas which meet the definition of "Shoreland" as found in Article 12-2.743, but which are not zoned RS-1, RS-2, C-A or ML-PUD, shall be subject to the restrictions and conditions of this Article 12.

12-5.0 - ZONING AND WATER SUPPLY/SANITARY PROVISIONS

12-5.1 Lot Area and Width Standards

The lot area (in square feet) and lot width standards (in feet) for single family dwellings shall be the same as for R-1 Single Family Residential as found in Table 9-2 of Article 9 of the Ham Lake City Code, for RS-1 and RS-2 zones. For C-A and ML-PUD zones, the standards found in Table 9-2 of Article 9 for those classifications shall apply.

12-5.2 Placement, Design, and Height of Structures.

12-5.21 Placement of Structures on Lots. When more than one

setback applies to a site, structures and facilities must be located to meet all setbacks. Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone. Structures shall be located as follows.

A. Structure and On-site Sewage System Setbacks (in feet) from Ordinary High Water Level*.

Classes of Public Waters	Setbacks*		
	Structures Unsewered	Structures Sewered	Sewage Treatment System
Lakes			
Natural Environment	150	150	150
Recreational Development	100	75	75
General Development	75	50	50

*One water-oriented accessory structure designed in accordance with Section 12-5.22 of this ordinance may be set back a minimum distance of ten (10) feet from the ordinary high water level.

B. Additional Structure Setbacks. The following additional structure setbacks apply, regardless of the classification of the waterbody:

Setback From:	Setback (in feet)
(1) top of bluff;	30
(2) unplatted cemetery;	50
(3) right-of-way line of federal, state, or county highway; and	50
(4) right-of-way line of town road, public street, or other roads or streets not classified.	20

C. Bluff Impact Zones. Structures and accessory facilities, except stairways and landings, must not be placed within

discharge to public waters.

- B. Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized and protected as soon as possible and facilities or methods used to retain sediment on the site.
- C. When development density, topographic features, and soil and vegetation conditions are not sufficient to adequately handle stormwater runoff using natural features and vegetation, various types of constructed facilities such as diversions, settling basins, skimming devices, dikes, waterways, and ponds may be used. Preference must be given to designs using surface drainage, vegetation, and infiltration rather than buried pipes and man-made materials and facilities.

12-5.52 Specific Standards:

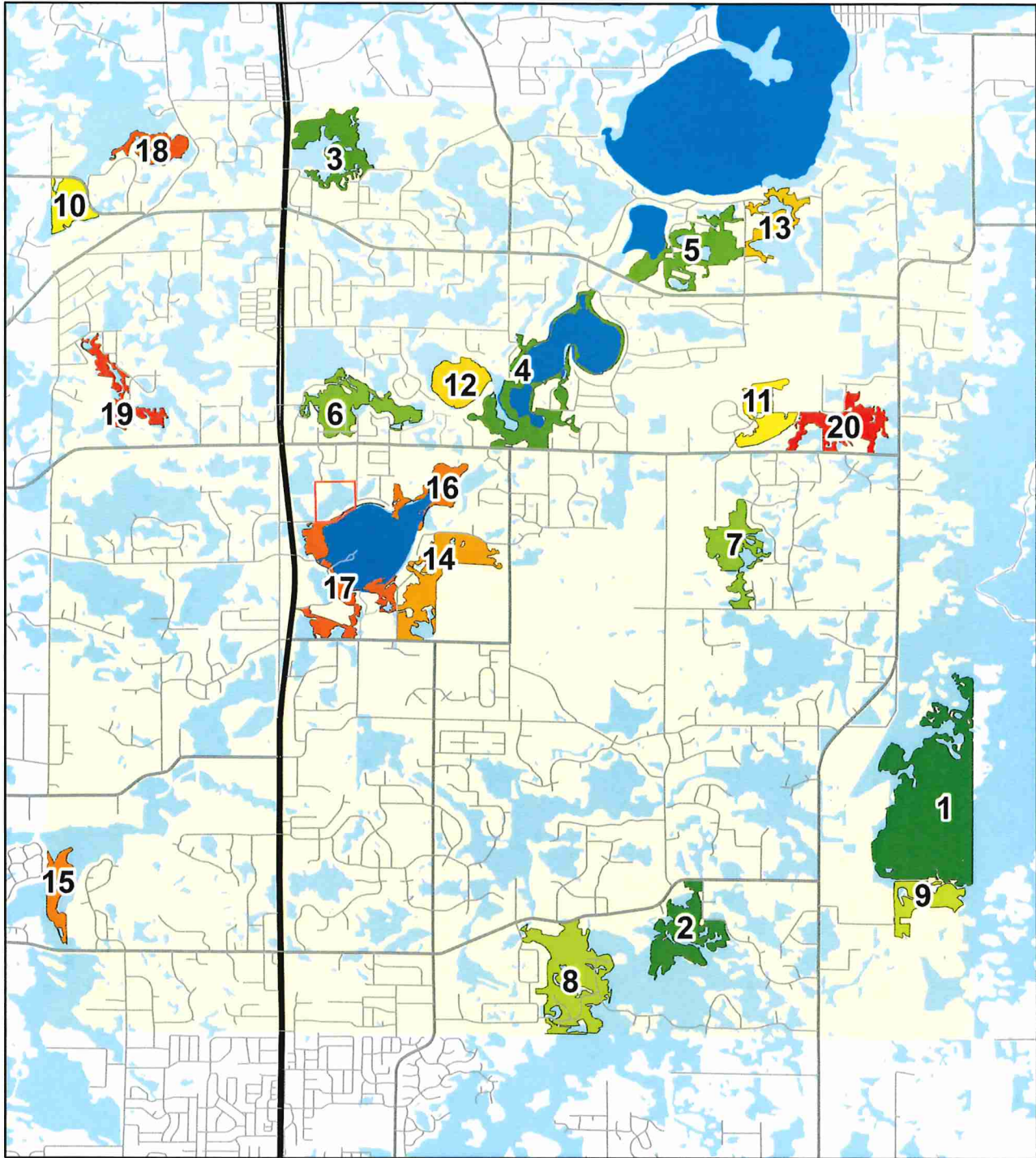
- A. Impervious surface coverage of lots must not exceed 25 percent of the lot area.
- B. When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the field office technical guide of the local soil and water conservation districts.
- C. New constructed stormwater outfalls to public waters must provide for filtering or settling of suspended solids and skimming of surface debris before discharge.

12-5.6 Special Provisions for Commercial, Industrial, Public/Semipublic, Agricultural, Forestry and Extractive Uses and Mining of Metallic Minerals and Peat.

12-5.61 Standards for Commercial, Industrial, Public, and Semipublic Uses.






- A. Surface water-oriented commercial uses and industrial, public, or semipublic uses with similar needs to have access to and use of public waters may be located on parcels or lots with frontage on public waters. Those uses with water-oriented needs must meet the following standards:
 - (1) in addition to meeting impervious coverage limits, setbacks, and other zoning standards in this ordinance, the uses must be designed to incorporate topographic and vegetative screening of parking areas and structures;
 - (2) uses that require short-term watercraft mooring for patrons must centralize these facilities and design

Major Natural Resource Concentrations City of Ham Lake



Natural Resource Clusters

(Top 20 Natural Resource Clusters, by Undeveloped Acreage)

-  Largest Undeveloped Acreage
- 
- 
- 
-  Smallest Undeveloped Acreage

Lakes



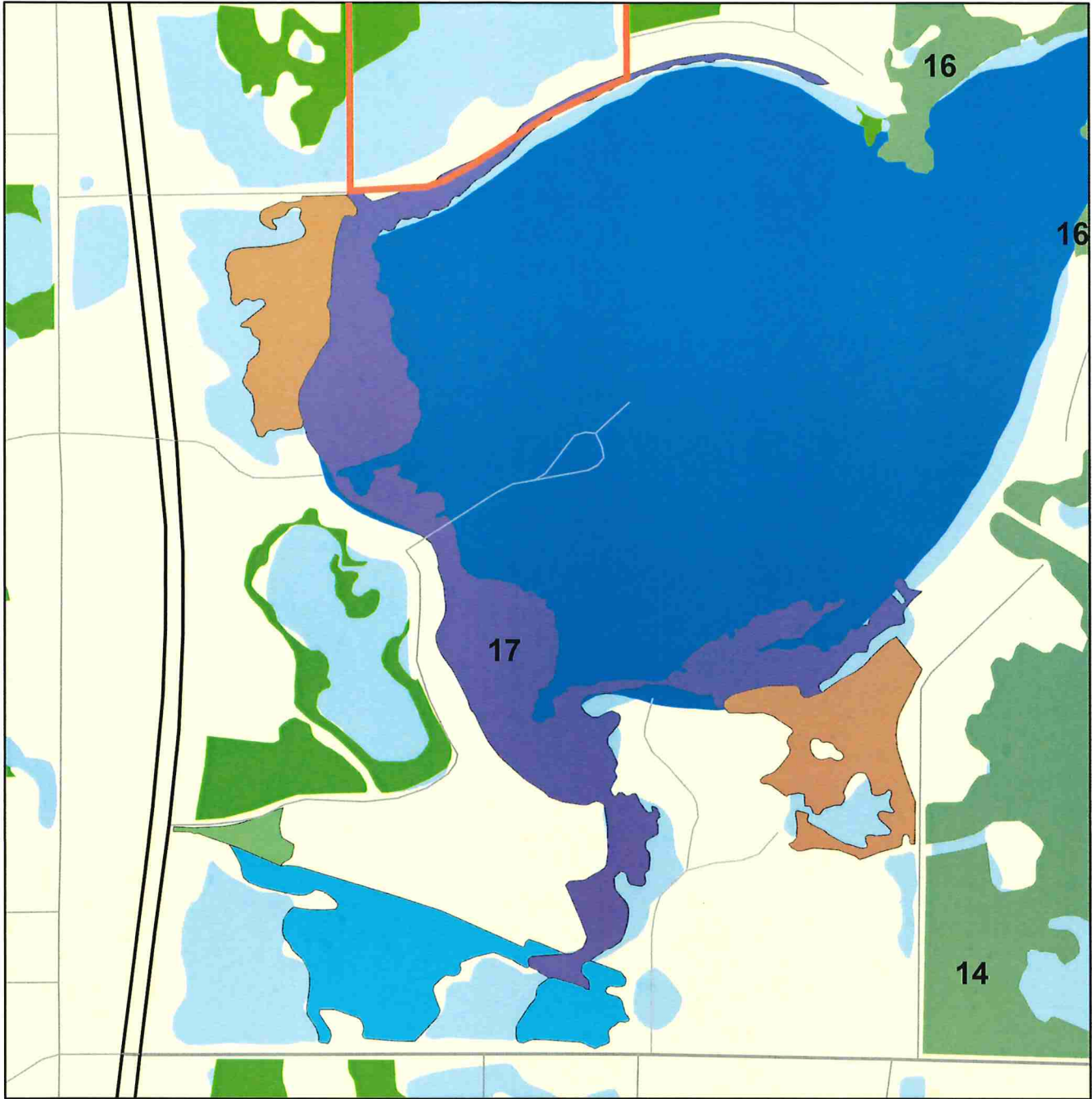
Wetlands



Roads

-  Interstate Highways
-  U.S. Highways
-  State Highways
-  County Roads/CSAHs
-  Municipal Streets
-  Misc. Other

Natural Resource Cluster #17 City of Ham Lake



1:8,837

Ecotypes of Featured Cluster

- Cattail marsh - semipermanently fl
- Dry prairie barrens subtype
- Mixed hardwood swamp
- Oak forest dry subtype

Lakes



Wetlands



Other HQ Patches

- Other Ranked Clusters
- All Other Patches

Roads

- Interstate Highways
- U.S. Highways
- State Highways
- County Roads/CSAHs
- Municipal Streets
- Misc. Other

Cluster 17 Component Patches

Patch Ecotype	Development Status	Total Patch Acres	Patch Developed Acres	Hydrology	Type
Cattail marsh - semipermanently fl	partial	37.4	10.8	Wetland	Semi-permanently flooded
Mixed hardwood swamp	partial	9.7	8.9	Wetland	Saturated
Mixed hardwood swamp	partial	8.2	8.1	Wetland	Saturated
Oak forest dry subtype	partial	12.1	10.4	Upland	Upland
Oak forest dry subtype	not developed	3.1		Upland	Upland

CONCEPT PLAN

~of~ HAM LAKE ESTATES
 ~for~ RICH GERSDORF
 16000 HASTINGS ST NE
 HAM LAKE, MINNESOTA 55304

LEGEND

- DENOTES LEAS CONTOURS (2' INTERVAL)
- DENOTES CHAINAGE AND UTILITY EASEMENT
- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND LINE DELINEATED BY ECOLOGICAL ENVIRONMENTAL SERVICES INC.
- DENOTES APPROXIMATE FEMA FLOOD ZONE A LINE FROM FEMA FLOOD INSURANCE RATE MAP NO. 27100C0405E 16TH, 2015.
- DENOTES SOIL BORING BY TRADEWELL SOIL TESTING
- DENOTES EXISTING AREA 1' ABOVE NOTTLING
- ▨ DENOTES PROPOSED BUILDING PAD AREA
- ▩ DENOTES PROPOSED YARD AREA
- ▧ DENOTES PROPOSED SEPTIC AREA

PER ANOKA COUNTY TAX INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

PROPERTY DESCRIPTION

The part of Government Lot 1, Section 17, Township 22, Range 23, Anoka County, Minnesota, except the West 30 feet thereof.

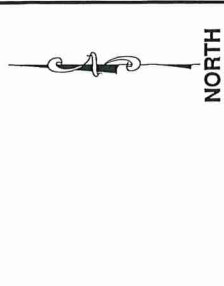
AND

The West 30 feet of the North 330 feet of Government Lot 1, Section 17, Township 22, Range 23, Anoka County, Minnesota.

Subject to easements of record.

DEVELOPMENT DATA

- TOTAL SITE AREA = 33.31± ACRES
- 6 PROPOSED SINGLE FAMILY LOTS
- AVERAGE LOT SIZE = 5.55± ACRES
- MINIMUM STREET FRONTAGE = 200 FEET
- MINIMUM LOT SIZE = 1.00 ACRE (INCLUDING HALF OF STREET ROW)
- MINIMUM LOT WIDTH = 100 FEET
- MINIMUM FRONT YARD SETBACK = 30 FEET
- MINIMUM SIDE YARD SETBACK = 10 FEET
- MINIMUM REAR YARD SETBACK = 50 FEET



VICINITY MAP

PART OF SEC. 17, TWP. 22, RANG. 23

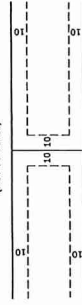


NOTES

- Bearings shown are on Anoka County datum.
- Parcel ID Number: 17-32-23-41-0005
- OWNER: RICHARD GERSDORF
- Total Proposed cul-de-sac-length = 3012± feet.

TYPICAL EASEMENTS

(NOT TO SCALE)



BEING 10 FEET IN WIDTH ADDING RIGHT OF WAY LINES AND 10 FEET IN WIDTH UNLESS OTHERWISE SHOWN.

GRAPHIC SCALE



1 INCH = 100 FEET

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

J. E. G. RUD & SONS, INC.

Date: 03/20/2025 License No. 41578

J. E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel: (651) 361-9200 Fax: (651) 361-8701
 www.egrud.com

NO.	DATE	DESCRIPTION	BY
1			
2			
3			