

CITY OF HAM LAKE

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

CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY AGENDA MONDAY, MARCH 2, 2026

- 1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance**
- 2.0 PUBLIC COMMENT**
- 3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS – None**

4.0 CONSENT AGENDA

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

- 4.1 Approval of minutes of February 17, 2026 and Workshop minutes of February 17, 2026
- 4.2 Approval of claims
- 4.3 Approval of the First Reading of an Ordinance amending Article 7, Licenses, regarding Adult-Use Cannabis Business Operations
- 4.4 Approval of interfund transfers
- 4.5 Approval of architectural quote for City Hall east entry

5.0 PLANNING COMMISSION RECOMMENDATIONS

- 5.1 Kari Kearns of Cadillac Ranch LLC, requesting a Conditional Use Permit to operate Branch and Bloom Flower Farm, Inc. at 13401 Radisson Road NE and adoption of a Resolution
- 5.2 Will Polisky of CMK Properties, LLC, requesting Commercial Site Plan Approval to operator Tractor Supply Company at 1362 164th Avenue NE
- 5.3 K.E. Properties, LLC requesting Sketch Plan approval for Majestic Highlands, a residential development (two lots) in Section 32

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY

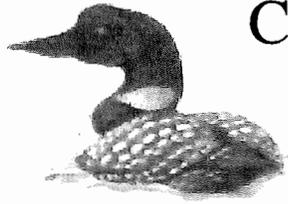
9.0 CITY ENGINEER

- 9.1 Discussion of obtaining a drainage and utility easement from Pin #05-32-23-43-0010 & 0014 for the Shopping Center reconstruction project

10.0 CITY ADMINISTRATOR

11.0 COUNCIL BUSINESS

- 11.1 Committee Reports
- 11.2 Announcements and future agenda items



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CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES TUESDAY, FEBRUARY 17, 2026

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Tuesday, February 17, 2026 at 6:00 p.m. in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Jim Doyle and Al Parranto

MEMBERS ABSENT: Councilmembers Mike Van Kirk and Andrew Hallberg

OTHERS PRESENT: City Attorney, Mark Berglund; City Administrator, Denise Webster; Finance Director, Andrea Murff; and Deputy City Clerk, Dawnette Shimek

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

2.0 PUBLIC COMMENT – None

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS – None

4.0 CONSENT AGENDA

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

4.1 Approval of minutes of February 2, 2026

4.2 Approval of claims in the amount of \$174,780.50

4.3 Approval of the 2027 Budget for the Upper Rum River and Sunrise River Watershed Management Organizations

4.4 Approval of not waiving the monetary limits on municipal tort liability coverage

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

5.0 PLANNING COMMISSION RECOMMENDATIONS – None

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES

7.1 Finance Director Andrea Murff, 4th Quarter Financial Report

Finance Director Murff gave the financial report for the 4th Quarter of 2025. Finance Director Murff reported on the Overall Cash Position by Fund Type increasing by approximately \$1,932,375 from

December 31, 2024. Finance Director Murff stated this increase is due to having higher returns on investments and not having as high as capital expenditures as in previous years. Finance Director Murff stated the overall General Fund, before audit entries, had \$819,000 of revenues excess of expenditures due to receiving higher than anticipated investment gains, costs for operating Fire Station #3 coming in under what was anticipated, and less spending in the Public Works and Park Departments. The City Council thanked Finance Director Murff.

8.0 CITY ATTORNEY

Attorney Berglund stated that there was a workshop meeting before the Council meeting to discuss cannabis. Attorney Berglund added that the City Council discussed amending the City Code regarding cannabis sales.

9.0 CITY ENGINEER – None

10.0 CITY ADMINISTRATOR – None

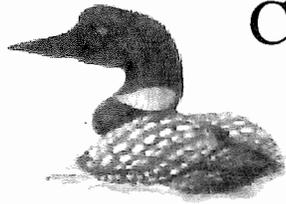
11.0 COUNCIL BUSINESS

11.1 Committee Reports – None

11.2 Announcements and future agenda items – None

Motion by Parranto, seconded by Doyle, to adjourn the City Council meeting at 6:08 p.m. All present in favor, motion carried.

Dawnette Shimek, Deputy City Clerk



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**CITY OF HAM LAKE
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY
WORKSHOP MEETING MINUTES
TUESDAY, FEBRUARY 17, 2026**

The Ham Lake City Council met on Tuesday, February 17, 2026 at 5:15 p.m. in the Conference Room at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Jim Doyle and Al Parranto

MEMBERS ABSENT: Councilmembers Mike Van Kirk and Andrew Hallberg

OTHERS PRESENT: City Attorney, Mark Berglund; City Administrator, Denise Webster; Building Official, Mark Jones; and Deputy City Clerk, Dawnette Shimek

1.0 Call to Order

Mayor Kirkham called the meeting to order at 5:17 p.m.

2.0 Discussion of Cannabis Cultivation

Attorney Berglund stated that staff has received inquiries regarding cannabis cultivation in the city. Attorney Berglund stated that the MPCA (Metropolitan Pollution Control Agency) has regulations on septic systems because cultivation uses a lot of water, pesticides and fertilizers that are harmful to a septic system. Building Official Jones added that most septic systems are a type 1; septic systems for cultivation would require more advanced septic systems such as a type 4 or 5. The Council also discussed concerns regarding odors emitted from cannabis cultivation. Attorney Berglund stated that the MPCA is working on air emissions for cannabis cultivation. The City Council discussed amending the City Code to include retail cannabis sales to not be allowed to operate within 500 feet of a religious establishment.

It was the consensus of the City Council to continue discussions on whether cannabis cultivation should be allowed following further review by the MPCA and amend the City Code to include retail cannabis sales be restricted within 500 feet of a religious establishment.

Motion by Kirkham, seconded by Parranto, to adjourn the workshop meeting at 5:48 p.m. All present in favor, motion carried.

Dawnette Shimek, Deputy City Clerk

**CITY OF HAM LAKE
CLAIMS SUBMITTED TO COUNCIL**

March 2, 2026

CITY OF HAM LAKE

| | | | |
|--|------------------------------------|----------------------------|-------------------|
| EFTS, CHECKS, AND BANK DRAFTS | | 02/18/26 - 03/02/26 | |
| EFT | # 2502 - 2511 | \$ | 35,923.95 |
| REFUND CHECKS | # 67899 | \$ | 6,000.00 |
| CHECKS | # 67900 - 67922 | \$ | 45,051.97 |
| BANK DRAFTS | DFT0003033 - DFT0003038, 3041-3042 | \$ | 32,960.93 |
| TOTAL EFTS, CHECKS, AND BANK DRAFTS | | \$ | 119,936.85 |
| PAYROLL CHECKS | | | |
| 02/20/26 | Direct Deposits | \$ | 49,077.04 |
| TOTAL PAYROLL CHECKS | | \$ | 49,077.04 |
| VOID CHECKS | | | |
| CHECKS | | | |
| ZERO CHECKS | # 67923 - 67924 | \$ | - |
| ZERO EFT | # 2498 - 2501, #2512 | \$ | - |
| BANK DRAFT NOT USED | #DFT0003039 - 3040 | \$ | - |
| TOTAL VOIDS | | \$ | - |
| TOTAL OF ALL PAYMENTS | | \$ | 169,013.89 |

APPROVED BY THE HAM LAKE CITY COUNCIL THIS 2ND DAY OF MARCH 2026

MAYOR

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER



City of Ham Lake, MN

Refund Check Register

Packet: ARPKT01661 - 02/17/26 TRUST REFUND

Refund Detail

| Account Number | Name | Check Date | Check Number | Amount |
|----------------|----------------------------|------------|-----------------------------|-----------------|
| 00751 | NITTI ROLLOFF SERVICES INC | 2/17/2026 | 67899 | 6,000.00 |
| | | | Total Refund Amount: | 6,000.00 |

Revenue Totals

| Revenue Code | Total Distribution |
|---------------------------------|--------------------|
| TRUST DEPOSITS - TRUST DEPOSITS | 6,000.00 |
| Revenue Totals: | 6,000.00 |

General Ledger Distribution

Posting Date: 02/17/2026

| Account Number | Account Name | Posting Amount | IFT |
|--------------------------------|----------------------------|----------------|-----|
| Fund: 890 - TRUST FUND | | | |
| 890-10101 | Cash-claim on pooled cash | -6,000.00 | Yes |
| 890-11501 | Misc receivables | 6,000.00 | |
| | 890 Total: | 0.00 | |
| Fund: 999 - POOLED CASH | | | |
| 999-10100 | Pooled Cash | -6,000.00 | |
| 999-20702 | Due to other funds | 6,000.00 | Yes |
| | 999 Total: | 0.00 | |
| | Distribution Total: | 0.00 | |



Payment Dates 2/18/2026 - 3/2/2026

| Payment Number | Vendor Name | Description (Item) | Account Name | Account Number | Amount |
|----------------|---------------------------|-----------------------------|-------------------------------|----------------|----------|
| 2502 | BRODIN PRESS | MARCH HAM LAKER | Editing | 211-41704-3125 | 900.00 |
| 2503 | CINTAS CORP | UNIFORMS | Clothing & personal protectiv | 100-43101-2210 | 141.73 |
| 2503 | CINTAS CORP | UNIFORMS | Clothing & personal protectiv | 100-44101-2210 | 59.08 |
| 2503 | CINTAS CORP | UNIFORMS | Clothing & personal protectiv | 100-43101-2210 | 141.73 |
| 2503 | CINTAS CORP | UNIFORMS | Clothing & personal protectiv | 100-44101-2210 | 59.08 |
| 2504 | CMT JANITORIAL SERVICES | CITY HALL CLEANING | Cleaning service | 100-41702-3430 | 612.00 |
| 2504 | CMT JANITORIAL SERVICES | SHERIFF'S OFFICE CLEANING | Cleaning service | 100-41702-3430 | 153.00 |
| 2504 | CMT JANITORIAL SERVICES | FIRE #1 CLEANING | Cleaning service | 100-42202-3430 | 161.00 |
| 2504 | CMT JANITORIAL SERVICES | FIRE #3 | Cleaning service | 100-42202-3430 | 387.00 |
| 2504 | CMT JANITORIAL SERVICES | FIRE #2 CLEANING | Cleaning service | 100-42202-3430 | 151.00 |
| 2504 | CMT JANITORIAL SERVICES | PW CLEANING | Cleaning service | 100-43104-3430 | 148.00 |
| 2504 | CMT JANITORIAL SERVICES | SR CENTER CLEANING | Cleaning service | 100-44202-3430 | 300.00 |
| 2505 | DELTA DENTAL PLAN OF MINN | MARCH COBRA - DK | COBRA receivable | 100-11502 | 52.06 |
| 2505 | DELTA DENTAL PLAN OF MINN | MARCH DENTAL | Dental Insurance | 100-21711 | 906.47 |
| 2506 | JEFF LANDWEHR | FIRE #2 REMODEL - CLASSIC C | Capital assets | 100-42201-5110 | 1,108.25 |
| 2506 | JEFF LANDWEHR | FIRE #2 REMODEL - HARDWA | Capital assets | 100-42201-5110 | 86.38 |
| 2507 | METRO SALES INC | COPIER LEASE | Equipment rentals | 100-41701-3320 | 1,206.24 |
| 2507 | METRO SALES INC | COLOR COPIES | Equipment rentals | 100-41701-3320 | 135.05 |
| 2507 | METRO SALES INC | B/W COPIES | Equipment rentals | 100-41701-3320 | 68.60 |
| 2507 | METRO SALES INC | COLOR COPIES | Equipment rentals | 100-42401-3320 | 128.09 |
| 2507 | METRO SALES INC | COPIER LEASE | Equipment rentals | 100-42401-3320 | 565.26 |
| 2507 | METRO SALES INC | B/W COPIES | Equipment rentals | 100-42401-3320 | 33.54 |
| 2508 | MIKE RACZKOWSKI | FIRE #2 REMODEL - SHERWIN | Capital assets | 100-42201-5110 | 374.86 |
| 2509 | MSTS RECEIVABLES | VACUUM TOOL | Small tools | 100-43101-2410 | 151.05 |
| 2510 | O'REILLY AUTOMOTIVE STORE | #48 CORE RETURNS | Vehicle parts & supplies | 100-43101-2340 | -44.00 |
| 2510 | O'REILLY AUTOMOTIVE STORE | #58 CORE RETURNS | Vehicle parts & supplies | 100-43101-2340 | -44.00 |
| 2510 | O'REILLY AUTOMOTIVE STORE | MEGACRIMPS | Operating supplies | 100-43101-2290 | 93.87 |
| 2510 | O'REILLY AUTOMOTIVE STORE | #78 BALL JOINT | Vehicle parts & supplies | 100-43101-2340 | 121.40 |
| 2510 | O'REILLY AUTOMOTIVE STORE | #78 BALL JOINT | Vehicle parts & supplies | 100-43101-2340 | 45.90 |
| 2510 | O'REILLY AUTOMOTIVE STORE | #78 AXLE SEAL | Vehicle parts & supplies | 100-43101-2340 | 106.26 |
| 2510 | O'REILLY AUTOMOTIVE STORE | #50 OIL FILTER, OIL | Vehicle parts & supplies | 100-43101-2340 | 124.33 |
| 2510 | O'REILLY AUTOMOTIVE STORE | #78 BALL JOINTS | Vehicle parts & supplies | 100-43101-2340 | -167.30 |
| 2510 | O'REILLY AUTOMOTIVE STORE | FUEL CLEANER | Operating supplies | 100-43101-2290 | 8.99 |
| 2511 | RFC ENGINEERING, INC. | CROSSTOWN BUSINESS PARK | Engineering | 262-46101-3135 | 323.35 |
| 2511 | RFC ENGINEERING, INC. | CROSSTOWN SHOPPING CENT | Engineering | 431-43301-3135 | 6,892.57 |
| 2511 | RFC ENGINEERING, INC. | 143RD AVENUE | Engineering | 431-43301-3135 | 176.52 |
| 2511 | RFC ENGINEERING, INC. | W FRONT RD S OF CONSTANC | Engineering | 431-43301-3135 | 6,459.09 |
| 2511 | RFC ENGINEERING, INC. | 2025 CITY ASSETS | Engineering | 100-41401-3135 | 505.97 |
| 2511 | RFC ENGINEERING, INC. | STODDARD WETLAND BANK | Engineering | 100-41601-3135 | 233.93 |
| 2511 | RFC ENGINEERING, INC. | L3B1 MAJESTIC VIEW PARKIN | Engineering | 100-41601-3135 | 311.27 |
| 2511 | RFC ENGINEERING, INC. | PLANNING/POTENTIAL DEVEL | Engineering | 100-41601-3135 | 561.44 |
| 2511 | RFC ENGINEERING, INC. | L12B3 ELWELL FARMS DIVIATI | Engineering | 100-42401-3135 | 46.79 |
| 2511 | RFC ENGINEERING, INC. | CCWD RULES AMENDMENTS | Engineering | 100-43103-3135 | 109.17 |
| 2511 | RFC ENGINEERING, INC. | NPDES | Engineering | 230-43201-3135 | 374.28 |
| 2511 | RFC ENGINEERING, INC. | HAM LAKE STORM NETWORK | Engineering | 230-43201-3135 | 3,119.63 |
| 2511 | RFC ENGINEERING, INC. | E LAKE NETTA RD FEASIBILITY | Engineering | 431-43301-3135 | 1,399.07 |
| 2511 | RFC ENGINEERING, INC. | 2026 REHAB | Engineering | 431-43301-3135 | 36.03 |
| 2511 | RFC ENGINEERING, INC. | CSAH 116/TH 65/BUNKER LAK | Engineering | 431-43301-3135 | 421.07 |
| 2511 | RFC ENGINEERING, INC. | NORTH METRO STORAGE - RO | Engineering | 431-43301-3135 | 77.98 |
| 2511 | RFC ENGINEERING, INC. | SOUTH SHORE ESTATES | Engineering | 890-90001-3135 | 15.60 |
| 2511 | RFC ENGINEERING, INC. | 15035 ABERDEEN STREET DR | Engineering | 890-90001-3135 | 15.60 |
| 2511 | RFC ENGINEERING, INC. | ENTSMINGER ESTATES | Engineering | 890-90001-3135 | 15.60 |
| 2511 | RFC ENGINEERING, INC. | KOHLER FARMS | Engineering | 890-90001-3135 | 61.75 |
| 2511 | RFC ENGINEERING, INC. | ELWELL FARMS | Engineering | 890-90001-3135 | 46.79 |

| Payment Number | Vendor Name | Description (Item) | Account Name | Account Number | Amount |
|----------------|---------------------------|-----------------------------|-------------------------------|----------------|-----------|
| 2511 | RFC ENGINEERING, INC. | ELWELL COMMERCIAL PARK | Engineering | 890-90001-3135 | 46.79 |
| 2511 | RFC ENGINEERING, INC. | HARMONY ESTATES 3RD | Engineering | 890-90001-3135 | 46.79 |
| 2511 | RFC ENGINEERING, INC. | COOL AIR | Engineering | 890-90001-3135 | 15.60 |
| 2511 | RFC ENGINEERING, INC. | ALLSTATE DIST COMMERCIAL | Engineering | 890-90001-3135 | 15.60 |
| 2511 | RFC ENGINEERING, INC. | TRACTOR SUPPLY CO | Engineering | 890-90001-3135 | 483.46 |
| 2511 | RFC ENGINEERING, INC. | DERCON | Engineering | 890-90001-3135 | 15.60 |
| 2511 | RFC ENGINEERING, INC. | MAJESTIC HIGHLANDS | Engineering | 890-90001-3135 | 810.95 |
| 2511 | RFC ENGINEERING, INC. | KWIK TRIP | Engineering | 890-90001-3135 | 15.60 |
| 2511 | RFC ENGINEERING, INC. | SOUTH SHORE ESTATES 2ND | Engineering | 890-90001-3135 | 1,005.35 |
| 2511 | RFC ENGINEERING, INC. | L3B1 CITROWSKE LOT SPLIT | Engineering | 890-90001-3135 | 15.60 |
| 2511 | RFC ENGINEERING, INC. | MARKQUART RV | Engineering | 890-90001-3135 | 15.60 |
| 2511 | RFC ENGINEERING, INC. | ELWELL FARMS 2ND | Engineering | 890-90001-3135 | 15.60 |
| 2511 | RFC ENGINEERING, INC. | NORTH METRO CUP | Engineering | 890-90001-3135 | 15.60 |
| 2511 | RFC ENGINEERING, INC. | GROUP PERMIT BILLING | Engineering | 100-43501-3135 | 155.53 |
| 2511 | RFC ENGINEERING, INC. | MSA BRIDGE INSPECTIONS | Engineering | 431-43301-3135 | 46.79 |
| 2511 | RFC ENGINEERING, INC. | MSA GROUP BILLING | Engineering | 431-43301-3135 | 3,725.07 |
| 67900 | BAKER TILLY ADVISORY GROU | GO CAPITAL IMPROVEMENT B | Agent fees | 370-47101-6130 | 3,750.00 |
| 67901 | CENTERPOINT ENERGY | CITY HALL | Natural gas | 100-41702-3620 | 783.02 |
| 67901 | CENTERPOINT ENERGY | FIRE #1 | Natural gas | 100-42202-3620 | 453.83 |
| 67901 | CENTERPOINT ENERGY | FIRE #2 | Natural gas | 100-42202-3620 | 806.09 |
| 67901 | CENTERPOINT ENERGY | PW | Natural gas | 100-43104-3620 | 2,386.77 |
| 67901 | CENTERPOINT ENERGY | H.L. PARK PAVILION | Natural gas | 100-44102-3620 | 271.96 |
| 67901 | CENTERPOINT ENERGY | H.L. PARK BUILDING | Natural gas | 100-44102-3620 | 855.48 |
| 67901 | CENTERPOINT ENERGY | SR CENTER | Natural gas | 100-44202-3620 | 421.63 |
| 67902 | COMCAST BUSINESS | MARCH FIRE #1 ADD'L CABLE | Rentals-other | 100-42201-3390 | 11.34 |
| 67903 | DEARBORN LIFE INS CO | MARCH JB VOL LIFE | Other Misc Receivables | 100-11503 | 17.60 |
| 67903 | DEARBORN LIFE INS CO | JAN/FEB JB LIFE | Other Misc Receivables | 100-11503 | -6.40 |
| 67903 | DEARBORN LIFE INS CO | JAN/FEB JB VOL LIFE | Other Misc Receivables | 100-11503 | -72.80 |
| 67903 | DEARBORN LIFE INS CO | MARCH LIFE | Life Insurance | 100-21714 | 53.28 |
| 67903 | DEARBORN LIFE INS CO | MARCH VOL LIFE | Life Insurance | 100-21714 | 160.20 |
| 67904 | DEHN OIL CO | 315 GAL GASOLINE | Fuel | 100-43101-2230 | 671.27 |
| 67904 | DEHN OIL CO | 200 GAL DIESEL | Fuel | 100-43101-2230 | 508.64 |
| 67905 | DONALD DASS | T-3 LEAK REPAIR | Fire apparatus repair & maint | 100-42201-3450 | 696.00 |
| 67906 | EQUIPMENT MANAGEMENT C | FIRE #1 & 2 EXTRACTION EQU | Equipment repair & maintena | 100-42201-3440 | 1,820.00 |
| 67907 | ERIK SKOGQUIST | 1ST QTR ASSESSING | Assessing/property tax admin | 100-41403-3105 | 10,447.22 |
| 67908 | FIRST ADVANTAGE LNS OCC H | ANNUAL ENROLLMENT - JK | Personnel testing & recruitme | 100-43101-3150 | 36.71 |
| 67909 | FORUM COMMUNICATIONS P | MARCH HAM LAKER | Printing | 211-41704-3970 | 669.27 |
| 67910 | HAM LAKE HARDWARE INC | LED BULBS | Building repair & maintenanc | 100-41702-2310 | 23.98 |
| 67910 | HAM LAKE HARDWARE INC | BUMPERS, NUTS/BOLTS/SCRE | Capital assets | 100-42201-5110 | 22.62 |
| 67910 | HAM LAKE HARDWARE INC | SQUARE BEND HOOK | Operating supplies | 100-43101-2290 | 3.79 |
| 67910 | HAM LAKE HARDWARE INC | FIRE #2 REMODEL WALL PLAT | Capital assets | 100-42201-5110 | 20.93 |
| 67911 | HEALTH PARTNERS INC | FEB EAP | Other professional services | 100-41701-3190 | 22.95 |
| 67912 | KINGS III EMERGENCY COMM | MARCH ELEVATOR PHONE | Phones/radios/pagers | 100-41701-3210 | 39.17 |
| 67913 | MARY WELLS | 1ST QTR ASSESSING | Assessing/property tax admin | 100-41403-3105 | 10,447.22 |
| 67914 | MINNESOTA PETROLEUM SER | FUEL SYSTEM REPAIR | Equipment repair & maintena | 100-43101-3440 | 2,192.83 |
| 67915 | PAUL DUFRENE | FIRE #2 REMODEL - HANK'S S | Capital assets | 100-42201-5110 | 89.96 |
| 67916 | PF PETTIBONE & CO | MINUTE BOOK COVERS & PAP | Office supplies | 100-41301-2110 | 452.50 |
| 67917 | SUMMIT COMPANIES | RESIDEN EXTINGUISHERS - SA | Fire Extinguisher | 100-20203 | 6.25 |
| 67917 | SUMMIT COMPANIES | RESIDEN EXTINGUISHERS - CH | Fire Extinguisher | 100-20203 | 12.50 |
| 67917 | SUMMIT COMPANIES | RESIDEN EXTINGUISHERS - RF | Fire Extinguisher | 100-20203 | 12.50 |
| 67917 | SUMMIT COMPANIES | RESIDEN EXTINGUISHERS - CH | Fire Extinguisher | 100-20203 | 6.25 |
| 67917 | SUMMIT COMPANIES | RESIDEN EXTINGUISHERS - BA | Fire Extinguisher | 100-20203 | 6.25 |
| 67918 | TASC | APRIL COBRA ADMINISTRATIO | Other professional services | 100-41701-3190 | 43.30 |
| 67919 | THE MPX GROUP | MARCH HAM LAKER DELIVERY | Other services and charges | 211-41704-3990 | 400.00 |
| 67920 | TRANSWEST TRUCKS ST. MICH | #78 SNAP RING, CASTLE NUT, | Vehicle parts & supplies | 100-43101-2340 | 88.26 |
| 67921 | TURFWERKS | #65 BEARING SET, SEAL, SPAC | Equipment parts & supplies | 100-44101-2320 | 191.34 |
| 67922 | US BANK CORPORATE PAYME | 10K LAKES-TD-NW | Refunds & reimbursements | 100-37601 | -600.00 |
| 67922 | US BANK CORPORATE PAYME | GOOD CUSTOMER REBATE | Refunds & reimbursements | 100-37601 | -194.96 |
| 67922 | US BANK CORPORATE PAYME | AMAZON-date stamp-NW | Office supplies | 100-41201-2110 | 29.65 |
| 67922 | US BANK CORPORATE PAYME | ZOOM-zoom-NW | Dues & subscriptions | 100-41201-3920 | 14.69 |

Council Approval List

Payment Dates: 2/18/2026 - 3/2/2026

| Payment Number | Vendor Name | Description (Item) | Account Name | Account Number | Amount |
|---------------------|---------------------------|--------------------------------|------------------------------|----------------|-------------------|
| 67922 | US BANK CORPORATE PAYME | IOS-calendar-NW | Office supplies | 100-41302-2110 | 5.03 |
| 67922 | US BANK CORPORATE PAYME | DELUXE-1099-S FORMS-AM | Office supplies | 100-41401-2110 | 125.38 |
| 67922 | US BANK CORPORATE PAYME | AMAZON-felt pens-NW | Office supplies | 100-41701-2110 | 15.30 |
| 67922 | US BANK CORPORATE PAYME | AMAZON-notebooks-NW | Office supplies | 100-41701-2110 | 19.92 |
| 67922 | US BANK CORPORATE PAYME | AMAZON-doorbell batteries-N | Operating supplies | 100-41701-2290 | 11.18 |
| 67922 | US BANK CORPORATE PAYME | IOS-tape measure-NW | Operating supplies | 100-41701-2290 | 6.65 |
| 67922 | US BANK CORPORATE PAYME | AMAZON-phone cords-NW | Operating supplies | 100-41701-2290 | 15.18 |
| 67922 | US BANK CORPORATE PAYME | IOS-toilet paper, paper towels | Operating supplies | 100-41701-2290 | 144.37 |
| 67922 | US BANK CORPORATE PAYME | AMAZON-foldable dolly/cart- | Operating supplies | 100-41701-2290 | 68.66 |
| 67922 | US BANK CORPORATE PAYME | AMAZON-employees only sig | Operating supplies | 100-41701-2290 | 10.66 |
| 67922 | US BANK CORPORATE PAYME | PANTHEON-website-NW | Internet & website | 100-41707-3220 | 350.00 |
| 67922 | US BANK CORPORATE PAYME | GRAINGER-fire #2 ptowel disp | Operating supplies | 100-42201-2290 | 158.10 |
| 67922 | US BANK CORPORATE PAYME | LOWES-Canned fuel for small | Equipment parts & supplies | 100-42201-2320 | 89.44 |
| 67922 | US BANK CORPORATE PAYME | MN STATE COLLEGES-FIRE INS | Training/conferences/schools | 100-42201-3510 | 580.00 |
| 67922 | US BANK CORPORATE PAYME | SKB-FIRE #2 DEMO DISPOSAL- | Capital assets | 100-42201-5110 | 243.05 |
| 67922 | US BANK CORPORATE PAYME | BEST BUY-Fire #2 TV-MR | Capital assets | 100-42201-5110 | 899.99 |
| 67922 | US BANK CORPORATE PAYME | SMITH BROTHERS-Fire #2 pain | Capital assets | 100-42201-5110 | 16.12 |
| 67922 | US BANK CORPORATE PAYME | WAYFAIR-Fire #2 conference t | Capital assets | 100-42201-5110 | 1,287.94 |
| 67922 | US BANK CORPORATE PAYME | WAYFAIR-Fire #2 Table/desk- | Capital assets | 100-42201-5110 | 415.94 |
| 67922 | US BANK CORPORATE PAYME | LOWES-Fire #2 electric suppli | Capital assets | 100-42201-5110 | 109.84 |
| 67922 | US BANK CORPORATE PAYME | COSTCO-Fire #2 TV mount-MR | Capital assets | 100-42201-5110 | 86.49 |
| 67922 | US BANK CORPORATE PAYME | GV SUPPLY CO-Fire #2 ceiling | Capital assets | 100-42201-5110 | 526.05 |
| 67922 | US BANK CORPORATE PAYME | AMAZON-window tint-NW | Building repair & maintenanc | 100-42202-2310 | 37.48 |
| 67922 | US BANK CORPORATE PAYME | CAROLINA TARPS-tarp-rolloff | Operating supplies | 100-43101-2290 | 146.19 |
| 67922 | US BANK CORPORATE PAYME | AUTOZONE-#78 BALL JOINTS-J | Vehicle parts & supplies | 100-43101-2340 | 157.84 |
| 67922 | US BANK CORPORATE PAYME | AMAZON-smoke machine test | Small tools | 100-43101-2410 | 97.31 |
| 67922 | US BANK CORPORATE PAYME | WALMART-TV-JC | Controllable assets | 100-43101-5120 | 430.34 |
| 67922 | US BANK CORPORATE PAYME | WALMART-TV-JC | Controllable assets | 100-43101-5120 | 430.34 |
| 67922 | US BANK CORPORATE PAYME | SAI-FEB SIGN SUBSCRIPTION-J | Computer & software support | 100-43401-3120 | 87.99 |
| 67922 | US BANK CORPORATE PAYME | MN DNR-WATER PERMIT-JC | Dues & subscriptions | 100-44101-3920 | 248.00 |
| 67922 | US BANK CORPORATE PAYME | GRAINGER-ptowel dispenser- | Operating supplies | 100-44201-2290 | 158.10 |
| DFT0003033 | COMPENSATION CONSULTAN | Health Savings Account | HSA Account | 100-21712 | 150.00 |
| DFT0003034 | IRS-Payroll Tax | Federal Withholding | Federal WH/FICA/MC | 100-21701 | 6,383.50 |
| DFT0003034 | IRS-Payroll Tax | Medicare Payable | Federal WH/FICA/MC | 100-21701 | 2,063.88 |
| DFT0003034 | IRS-Payroll Tax | Social Security Payable | Federal WH/FICA/MC | 100-21701 | 8,194.82 |
| DFT0003035 | MN STATE DEPT OF REVENUE- | MN State Withholding | State W/H | 100-21702 | 2,849.26 |
| DFT0003036 | PERA | Retirement-Coordinated | PERA | 100-21703 | 7,584.21 |
| DFT0003036 | PERA | Retirement-Elected Officials | PERA | 100-21703 | 40.84 |
| DFT0003036 | PERA | Retirement-Police & Fire | PERA | 100-21703 | 1,378.28 |
| DFT0003037 | VOYA | Deferred Compensation | Deferred compensation | 100-21704 | 2,510.00 |
| DFT0003037 | VOYA | Roth IRA | Deferred compensation | 100-21704 | 200.00 |
| DFT0003041 | US POSTMASTER | SR CENTER POSTAGE | Postage Liability | 100-20204 | 43.30 |
| DFT0003042 | US POSTMASTER | MAR HAM LAKER POSTAGE | Postage | 211-41704-2120 | 1,562.84 |
| Grand Total: | | | | | 113,936.85 |

Report Summary

Fund Summary

| Fund | Payment Amount |
|--------------------------|-------------------|
| 100 - GENERAL | 80,929.81 |
| 211 - HAM LAKER | 3,532.11 |
| 230 - FUTURE DRAINAGE | 3,493.91 |
| 262 - HAM LAKE EDA | 323.35 |
| 370 - 2010 CIP BOND DEBT | 3,750.00 |
| 431 - REVOLVING STREET | 19,234.19 |
| 890 - TRUST FUND | 2,673.48 |
| Grand Total: | 113,936.85 |

Account Summary

| Account Number | Account Name | Payment Amount |
|----------------|--------------------------|----------------|
| 100-11502 | COBRA receivable | 52.06 |
| 100-11503 | Other Misc Receivables | -61.60 |
| 100-20203 | Fire Extinguisher | 43.75 |
| 100-20204 | Postage Liability | 43.30 |
| 100-21701 | Federal WH/FICA/MC | 16,642.20 |
| 100-21702 | State W/H | 2,849.26 |
| 100-21703 | PERA | 9,003.33 |
| 100-21704 | Deferred compensation | 2,710.00 |
| 100-21711 | Dental Insurance | 906.47 |
| 100-21712 | HSA Account | 150.00 |
| 100-21714 | Life Insurance | 213.48 |
| 100-37601 | Refunds & reimburseme | -794.96 |
| 100-41201-2110 | Office supplies | 29.65 |
| 100-41201-3920 | Dues & subscriptions | 14.69 |
| 100-41301-2110 | Office supplies | 452.50 |
| 100-41302-2110 | Office supplies | 5.03 |
| 100-41401-2110 | Office supplies | 125.38 |
| 100-41401-3135 | Engineering | 505.97 |
| 100-41403-3105 | Assessing/property tax a | 20,894.44 |
| 100-41601-3135 | Engineering | 1,106.64 |
| 100-41701-2110 | Office supplies | 35.22 |
| 100-41701-2290 | Operating supplies | 256.70 |
| 100-41701-3190 | Other professional servi | 66.25 |
| 100-41701-3210 | Phones/radios/pagers | 39.17 |
| 100-41701-3320 | Equipment rentals | 1,409.89 |
| 100-41702-2310 | Building repair & mainte | 23.98 |
| 100-41702-3430 | Cleaning service | 765.00 |
| 100-41702-3620 | Natural gas | 783.02 |
| 100-41707-3220 | Internet & website | 350.00 |
| 100-42201-2290 | Operating supplies | 158.10 |
| 100-42201-2320 | Equipment parts & suppl | 89.44 |
| 100-42201-3390 | Rentals-other | 11.34 |
| 100-42201-3440 | Equipment repair & mai | 1,820.00 |
| 100-42201-3450 | Fire apparatus repair & | 696.00 |
| 100-42201-3510 | Training/conferences/sc | 580.00 |
| 100-42201-5110 | Capital assets | 5,288.42 |
| 100-42202-2310 | Building repair & mainte | 37.48 |
| 100-42202-3430 | Cleaning service | 699.00 |
| 100-42202-3620 | Natural gas | 1,259.92 |
| 100-42401-3135 | Engineering | 46.79 |
| 100-42401-3320 | Equipment rentals | 726.89 |
| 100-43101-2210 | Clothing & personal prot | 283.46 |
| 100-43101-2230 | Fuel | 1,179.91 |
| 100-43101-2290 | Operating supplies | 252.84 |
| 100-43101-2340 | Vehicle parts & supplies | 388.69 |
| 100-43101-2410 | Small tools | 248.36 |

Account Summary

| Account Number | Account Name | Payment Amount |
|---------------------|--------------------------|-------------------|
| 100-43101-3150 | Personnel testing & recr | 36.71 |
| 100-43101-3440 | Equipment repair & mai | 2,192.83 |
| 100-43101-5120 | Controllable assets | 860.68 |
| 100-43103-3135 | Engineering | 109.17 |
| 100-43104-3430 | Cleaning service | 148.00 |
| 100-43104-3620 | Natural gas | 2,386.77 |
| 100-43401-3120 | Computer & software su | 87.99 |
| 100-43501-3135 | Engineering | 155.53 |
| 100-44101-2210 | Clothing & personal prot | 118.16 |
| 100-44101-2320 | Equipment parts & suppl | 191.34 |
| 100-44101-3920 | Dues & subscriptions | 248.00 |
| 100-44102-3620 | Natural gas | 1,127.44 |
| 100-44201-2290 | Operating supplies | 158.10 |
| 100-44202-3430 | Cleaning service | 300.00 |
| 100-44202-3620 | Natural gas | 421.63 |
| 211-41704-2120 | Postage | 1,562.84 |
| 211-41704-3125 | Editing | 900.00 |
| 211-41704-3970 | Printing | 669.27 |
| 211-41704-3990 | Other services and charg | 400.00 |
| 230-43201-3135 | Engineering | 3,493.91 |
| 262-46101-3135 | Engineering | 323.35 |
| 370-47101-6130 | Agent fees | 3,750.00 |
| 431-43301-3135 | Engineering | 19,234.19 |
| 890-90001-3135 | Engineering | 2,673.48 |
| Grand Total: | | 113,936.85 |

Project Account Summary

| Project Account Key | Payment Amount |
|---------------------|-------------------|
| **None** | 94,379.31 |
| 202111-100 | 323.35 |
| 202205-100 | 6,892.57 |
| 202502.078-100 | 1,399.07 |
| 202502.57-100 | 77.98 |
| 202505-100 | 176.52 |
| 202509-100 | 6,459.09 |
| 20260602100 | 46.79 |
| MISC-100 | 4,182.17 |
| Grand Total: | 113,936.85 |



By Check Number

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|----------------------------------|---------------------|----------------------------|----------------------------|------------------------|-----------------------|--------|
| Bank Code: APBNK-A/P BANK | | | | | | |
| SCHRISTENSEN | SHAWN CHRISTSEN | 12/31/2025 | EFT | 0.00 | 10,000.00 | 2498 |
| Payable # | Payable Type | Payable Date | Payable Description | Discount Amount | Payable Amount | |
| Account Number | Account Name | Project Account Key | Item Description | Dist Amount | | |
| <u>INV0004182</u> | Invoice | 12/31/2025 | EVERGREEN EASEMENT | 0.00 | 10,000.00 | |
| <u>100-48201-4190</u> | Trust expenditures | | EVERGREEN EASEMENT | | 10,000.00 | |
| | | | | | | |
| SSkjervold | STACY SKJERVOLD | 12/31/2025 | EFT | 0.00 | 10,000.00 | 2499 |
| Payable # | Payable Type | Payable Date | Payable Description | Discount Amount | Payable Amount | |
| Account Number | Account Name | Project Account Key | Item Description | Dist Amount | | |
| <u>INV0004183</u> | Invoice | 12/31/2025 | EVERGREEN EASEMENT | 0.00 | 10,000.00 | |
| <u>100-48201-4190</u> | Trust expenditures | | EVERGREEN EASEMENT | | 10,000.00 | |

Bank Code APBNK Summary

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|----------------|---------------|---------------|-------------|------------------|
| Regular Checks | 0 | 0 | 0.00 | 0.00 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 0 | 0.00 | 0.00 |
| Bank Drafts | 0 | 0 | 0.00 | 0.00 |
| EFT's | 2 | 2 | 0.00 | 20,000.00 |
| | 2 | 2 | 0.00 | 20,000.00 |



City of Ham Lake, MN

Check Register

Packet: APPKT02407 - 2025 1099-S Payments

By Check Number

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|----------------------------------|-----------------|--------------|--------------|-----------------|----------------|--------|
| Bank Code: APBNK-A/P BANK | | | | | | |
| SCHRISTENSEN | SHAWN CHRISTSEN | 12/31/2025 | EFT | 0.00 | -10,000.00 | 2498 |
| SSkjervold | STACY SKJERVOLD | 12/31/2025 | EFT | 0.00 | -10,000.00 | 2499 |

Bank Code APBNK Summary

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|----------------|---------------|---------------|-------------|-------------------|
| Regular Checks | 0 | 0 | 0.00 | 0.00 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 0 | 0.00 | 0.00 |
| Bank Drafts | 0 | 0 | 0.00 | 0.00 |
| EFT's | 0 | 2 | 0.00 | -20,000.00 |
| | 0 | 2 | 0.00 | -20,000.00 |



By Check Number

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|----------------------------------|---------------------|----------------------------|----------------------------|------------------------|-----------------------|--------|
| Bank Code: APBNK-A/P BANK | | | | | | |
| SCHRISTENSEN | SHAWN CHRISTSEN | 12/31/2025 | EFT | 0.00 | 5,000.00 | 2500 |
| Payable # | Payable Type | Payable Date | Payable Description | Discount Amount | Payable Amount | |
| Account Number | Account Name | Project Account Key | Item Description | Dist Amount | | |
| <u>INV0004185</u> | Invoice | 12/31/2025 | Evergreen Estates Trail | 0.00 | 5,000.00 | |
| <u>100-48201-4190</u> | Trust expenditures | | Evergreen Estates Trail | | 5,000.00 | |
| SSkjervold | STACY SKJERVOLD | 12/31/2025 | EFT | 0.00 | 5,000.00 | 2501 |
| Payable # | Payable Type | Payable Date | Payable Description | Discount Amount | Payable Amount | |
| Account Number | Account Name | Project Account Key | Item Description | Dist Amount | | |
| <u>INV0004184</u> | Invoice | 12/31/2025 | Evergreen Estates Trail | 0.00 | 5,000.00 | |
| <u>100-48201-4190</u> | Trust expenditures | | Evergreen Estates Trail | | 5,000.00 | |

Bank Code APBNK Summary

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|----------------|---------------|---------------|-------------|------------------|
| Regular Checks | 0 | 0 | 0.00 | 0.00 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 0 | 0.00 | 0.00 |
| Bank Drafts | 0 | 0 | 0.00 | 0.00 |
| EFT's | 2 | 2 | 0.00 | 10,000.00 |
| | 2 | 2 | 0.00 | 10,000.00 |



City of Ham Lake, MN

Payment Register

APPKT02414 - Reverse 2025 1099-S Payment
01 - Vendor Set 01

Bank: APBNK - A/P BANK

| Vendor Number | Vendor Name | | | | | | Total Vendor Amount |
|-----------------------|-----------------------|--|---------------------|---------------------|------------------------|-----------------------|---------------------|
| <u>SCHRISTENSEN</u> | SHAWN CHRISTSEN | | | | | | 0.00 |
| Payment Type | Payment Number | | | Payment Date | | Payment Amount | |
| EFT | <u>2500</u> | | | 12/31/2025 | | -5,000.00 | |
| Payable Number | Description | | Payable Date | Due Date | Discount Amount | Payable Amount | |
| | | | | | 0.00 | 0.00 | |

| Vendor Number | Vendor Name | | | | | | Total Vendor Amount |
|-----------------------|-----------------------|--|---------------------|---------------------|------------------------|-----------------------|---------------------|
| <u>SSkjervold</u> | STACY SKJERVOLD | | | | | | 0.00 |
| Payment Type | Payment Number | | | Payment Date | | Payment Amount | |
| EFT | <u>2501</u> | | | 12/31/2025 | | -5,000.00 | |
| Payable Number | Description | | Payable Date | Due Date | Discount Amount | Payable Amount | |
| | | | | | 0.00 | 0.00 | |



City of Ham Lake, MN

Journal Entry Register

Packet: GLPKT07715 - DUPLICATE FUEL TAX PAYMENT WITHDRAWN

Journal: JN06854

Controlling Fund: 999

Posting Date: 2/12/2026

Accrual Date:

Added Date: 2/18/2026

Description: DUPLICATE FUEL TAX PAYMENT WITHDRAWN

JE Type:

Adjusting Entry: N

Account

Account Name

Description

IFT

Debits

Credits

Project Account Key

100-14101

Due from other governments

DUPLICATE FUEL TAX PAYMENT WITHDRAWN

51.51

999-10100

Pooled Cash

DUPLICATE FUEL TAX PAYMENT WITHDRAWN

51.51

Cash Type: Bank Draft

Number: DFT0003038

Check Stock:

100-10101

Cash

DUPLICATE FUEL TAX PAYMENT WITHDRAWN

Y

51.51

999-20702

Due to other funds

DUPLICATE FUEL TAX PAYMENT WITHDRAWN

Y

51.51

Total JN06854:

103.02

103.02



City of Ham Lake, MN

EFT Payroll Check Register

Report Summary

Pay Period: 2/1/2026-2/14/2026

Packet: PYPKT01861 - PPE 02/14/26 PAID 02/20/26

Payroll Set: City of Ham Lake - 01

| Type | Count | Amount |
|-----------------|-----------|------------------|
| Regular Checks | 0 | 0.00 |
| Manual Checks | 0 | 0.00 |
| Reversals | 0 | 0.00 |
| Voided Checks | 0 | 0.00 |
| Direct Deposits | 73 | 49,077.04 |
| Total | 73 | 49,077.04 |

ORDINANCE NO. 26-XX

An Ordinance Amending ARTICLE 7, LICENSES, to allow licensing for Adult-Use Cannabis Business Operations.

Be it Ordained by the City Council of the City of Ham Lake, Anoka County, Minnesota as follows:

ARTICLE 7-1400, LICENSES of the Ham Lake City Code is hereby amended as indicated in the following sections:

REGULATION OF ADULT-USE CANNABIS BUSINESS OPERATIONS

7-1400.30: Definitions:

RELIGIOUS ESTABLISHMENT A building used for worship services by a religious organization and clearly identified as such by a posted sign or other means.

7-1400.140: Certain Locations or Areas Ineligible for City Cannabis Registration:

- (2) A Cannabis Business seeking to operate within 1,000 feet of a School, or 500 feet of: (i) a Daycare; (ii) a Residential Treatment Facility; *(iii) a Religious Establishment;* ~~(iii)~~ (iv) an attraction within a public park that is regularly used by minors, including a playground, athletic field, tennis/pickleball courts, ice arena, or related, as officially mapped by the City and approved by the City Council; or ~~(iv)~~ (v) another Cannabis Retail Business. Distance shall be computed by direct measurement in a straight line from the nearest legal parcel line of the land used for one of the above described uses to the nearest external portion of the building in which the Cannabis Retail Business is proposed to be located.
- (b) Nothing in this Section shall prohibit an active Cannabis Retail Business seeking a renewal of its registration from continuing operation at the same site if a School, Daycare, Residential Treatment Facility, *Religious Establishment* or an attraction within a public park that is regularly used by minors moves within the minimum buffer zone.

Presented to the Ham Lake City Council on March 2, 2026 and adopted by a unanimous vote this _____, 2026

Brian Kirkham, Mayor

Denise Webster, City Clerk

Meeting Date: March 2, 2026



CITY OF HAM LAKE
STAFF REPORT

To: Mayor and Councilmembers
From: Andrea Murff, Finance/HR Director
Subject: 2025 Interfund Transfer from General Fund

Introduction/Discussion:

The Ham Laker Fund (211) is projected to be short on cash in the amount of \$16,431 for the end of 2025. I propose to make a transfer in the amount of \$21,431 from the General Fund to cover this delinquency and an additional \$5,000 to start 2026 in the positive.

The Upper Rum River Watershed Fund (234) is projected to be short on cash in the amount of \$2,252.48 for the end of 2025. The shortage came due to the 2026 Upper Rum Rivers dues being paid in 2025 decreasing the cash balance for 2025. The expenditure will be recognized as a 2026 expenditure. Every year the dues are paid at year end of the previous year they are intended for. I propose a one-time transfer from the General Fund in the amount of \$2,300 to cover this delinquency. Going forward the tax levy should cover all expenditures unless there are extraordinary circumstances.

Recommendation: I recommend approval to transfer \$21,431 to the Ham Laker Fund from the General Fund and to transfer \$2,300 to the Upper Rum River Watershed Fund from the General Fund.



City of Ham Lake, MN

Detail Report Account Summary

Date Range: 01/01/2025 - 12/31/2025

| Account | Name | Beginning Balance | Total Activity | Ending Balance |
|---|-------------|---------------------|-------------------|---------------------|
| Fund: 100 - GENERAL | | | | |
| <u>100-10101</u> | Cash | 13,643,716.18 | 4,241,604.27 | 17,885,320.45 |
| <u>100-10401</u> | Investments | -9,187,590.92 | -3,496,455.37 | -12,684,046.29 |
| Total Fund: 100 - GENERAL: | | 4,456,125.26 | 745,148.90 | 5,201,274.16 |
| Fund: 210 - CABLE TV | | | | |
| <u>210-10101</u> | Cash | -169,257.72 | -15,160.28 | -184,418.00 |
| <u>210-10401</u> | Investments | 254,943.80 | 3,421.19 | 258,364.99 |
| Total Fund: 210 - CABLE TV: | | 85,686.08 | -11,739.09 | 73,946.99 |
| Fund: 211 - HAM LAKER | | | | |
| <u>211-10101</u> | Cash | 49.02 | -17,066.69 | -17,017.67 |
| <u>211-10401</u> | Investments | 587.14 | 0.00 | 587.14 |
| Total Fund: 211 - HAM LAKER: | | 636.16 | -17,066.69 | -16,430.53 |
| Fund: 212 - LAWFUL GAMBLING | | | | |
| <u>212-10101</u> | Cash | 168,818.73 | 22,400.94 | 191,219.67 |
| <u>212-10401</u> | Investments | 14,582.96 | 7,718.23 | 22,301.19 |
| Total Fund: 212 - LAWFUL GAMBLING: | | 183,401.69 | 30,119.17 | 213,520.86 |
| Fund: 217 - CARES Act Grant | | | | |
| <u>217-10101</u> | Cash | -2,131,886.30 | 0.00 | -2,131,886.30 |
| <u>217-10401</u> | Investments | 2,131,890.33 | 0.00 | 2,131,890.33 |
| Total Fund: 217 - CARES Act Grant: | | 4.03 | 0.00 | 4.03 |
| Fund: 230 - FUTURE DRAINAGE | | | | |
| <u>230-10101</u> | Cash | 71,362.61 | -18,229.78 | 53,132.83 |
| <u>230-10401</u> | Investments | 68,816.16 | 5,212.28 | 74,028.44 |
| Total Fund: 230 - FUTURE DRAINAGE: | | 140,178.77 | -13,017.50 | 127,161.27 |
| Fund: 231 - RECYCLING | | | | |
| <u>231-10101</u> | Cash | -63,902.98 | -3,181,938.19 | -3,245,841.17 |
| <u>231-10401</u> | Investments | 104,222.27 | 3,179,931.69 | 3,284,153.96 |
| Total Fund: 231 - RECYCLING: | | 40,319.29 | -2,006.50 | 38,312.79 |
| Fund: 232 - STREET LIGHT | | | | |
| <u>232-10101</u> | Cash | -96,580.03 | 22,628.02 | -73,952.01 |
| <u>232-10401</u> | Investments | 352,840.72 | 9,957.19 | 362,797.91 |
| Total Fund: 232 - STREET LIGHT: | | 256,260.69 | 32,585.21 | 288,845.90 |
| Fund: 233 - SUNRISE WATERSHED | | | | |
| <u>233-10101</u> | Cash | 0.00 | 5,352.52 | 5,352.52 |
| <u>233-10401</u> | Investments | 0.00 | 13.28 | 13.28 |

Detail Report

Date Range: 01/01/2025 - 12/31/2025

| Account | Name | Beginning Balance | Total Activity | Ending Balance |
|--|-------------|-------------------|------------------|-------------------|
| Total Fund: 233 - SUNRISE WATERSHED: | | 0.00 | 5,365.80 | 5,365.80 |
| Fund: 234 - UPPER RUM RIVER WATERSHED | | | | |
| <u>234-10101</u> | Cash | 0.00 | -2,252.48 | -2,252.48 |
| <u>234-10401</u> | Investments | 0.00 | 0.00 | 0.00 |
| Total Fund: 234 - UPPER RUM RIVER WATERSHED: | | 0.00 | -2,252.48 | -2,252.48 |
| Fund: 250 - OAKWILT | | | | |
| <u>250-10101</u> | Cash | 654.82 | 0.00 | 654.82 |
| <u>250-10401</u> | Investments | 11,324.06 | 481.83 | 11,805.89 |
| Total Fund: 250 - OAKWILT: | | 11,978.88 | 481.83 | 12,460.71 |
| Fund: 261 - ECONOMIC DEVELOPMENT | | | | |
| <u>261-10101</u> | Cash | -33,065.24 | 0.66 | -33,064.58 |
| <u>261-10401</u> | Investments | 34,866.66 | 72.46 | 34,939.12 |
| Total Fund: 261 - ECONOMIC DEVELOPMENT: | | 1,801.42 | 73.12 | 1,874.54 |
| Fund: 262 - HAM LAKE EDA | | | | |
| <u>262-10101</u> | Cash | -335,375.56 | -1,115,826.08 | -1,451,201.64 |
| <u>262-10401</u> | Investments | 498,050.79 | 1,141,100.22 | 1,639,151.01 |
| Total Fund: 262 - HAM LAKE EDA: | | 162,675.23 | 25,274.14 | 187,949.37 |
| Fund: 263 - LODGING TAX | | | | |
| <u>263-10101</u> | Cash | 2,218.46 | 9,113.28 | 11,331.74 |
| <u>263-10401</u> | Investments | 618.20 | 151.82 | 770.02 |
| Total Fund: 263 - LODGING TAX: | | 2,836.66 | 9,265.10 | 12,101.76 |
| Fund: 370 - 2010 CIP BOND DEBT | | | | |
| <u>370-10101</u> | Cash | -995,833.18 | 9,192.78 | -986,640.40 |
| <u>370-10401</u> | Investments | 1,318,461.08 | 7,083.19 | 1,325,544.27 |
| Total Fund: 370 - 2010 CIP BOND DEBT: | | 322,627.90 | 16,275.97 | 338,903.87 |
| Fund: 371 - 2016 GO CAPITAL NOTES-NMTC | | | | |
| <u>371-10101</u> | Cash | 25.89 | 0.00 | 25.89 |
| <u>371-10401</u> | Investments | 0.00 | 0.00 | 0.00 |
| Total Fund: 371 - 2016 GO CAPITAL NOTES-NMTC: | | 25.89 | 0.00 | 25.89 |
| Fund: 410 - GENERAL GOV'T EQUIPMENT | | | | |
| <u>410-10101</u> | Cash | 34,428.95 | -450.00 | 33,978.95 |
| <u>410-10401</u> | Investments | 50,007.15 | 3,288.58 | 53,295.73 |
| Total Fund: 410 - GENERAL GOV'T EQUIPMENT: | | 84,436.10 | 2,838.58 | 87,274.68 |
| Fund: 411 - ELECTION EQUIPMENT | | | | |
| <u>411-10101</u> | Cash | 2,332.26 | 4,000.00 | 6,332.26 |
| <u>411-10401</u> | Investments | 3,656.08 | 384.79 | 4,040.87 |
| Total Fund: 411 - ELECTION EQUIPMENT: | | 5,988.34 | 4,384.79 | 10,373.13 |
| Fund: 412 - BUILDING | | | | |
| <u>412-10101</u> | Cash | -3,594.40 | 10,000.02 | 6,405.62 |
| <u>412-10401</u> | Investments | 291,192.03 | 11,742.21 | 302,934.24 |

Detail Report

Date Range: 01/01/2025 - 12/31/2025

| Account | Name | Beginning Balance | Total Activity | Ending Balance |
|--|---------------------------|----------------------|---------------------|----------------------|
| Total Fund: 412 - BUILDING: | | 287,597.63 | 21,742.23 | 309,339.86 |
| Fund: 420 - FIRE EQUIPMENT | | | | |
| <u>420-10101</u> | Cash | -316,080.09 | 273,423.51 | -42,656.58 |
| <u>420-10401</u> | Investments | 1,000,207.72 | 32,431.09 | 1,032,638.81 |
| Total Fund: 420 - FIRE EQUIPMENT: | | 684,127.63 | 305,854.60 | 989,982.23 |
| Fund: 421 - EOC | | | | |
| <u>421-10101</u> | Cash | 10,632.22 | 0.00 | 10,632.22 |
| <u>421-10401</u> | Investments | 33,554.13 | 1,671.90 | 35,226.03 |
| Total Fund: 421 - EOC: | | 44,186.35 | 1,671.90 | 45,858.25 |
| Fund: 422 - SIREN REPLACEMENT | | | | |
| <u>422-10101</u> | Cash | 2,220.30 | 2,000.00 | 4,220.30 |
| <u>422-10401</u> | Investments | 38,165.01 | 1,674.77 | 39,839.78 |
| Total Fund: 422 - SIREN REPLACEMENT: | | 40,385.31 | 3,674.77 | 44,060.08 |
| Fund: 428 - BUILDING INSPECTION EQUIPMENT FUND | | | | |
| <u>428-10101</u> | Cash | -33,582.47 | 10,000.58 | -23,581.89 |
| <u>428-10401</u> | Investments | 53,102.48 | 1,025.77 | 54,128.25 |
| Total Fund: 428 - BUILDING INSPECTION EQUIPMENT FUND: | | 19,520.01 | 11,026.35 | 30,546.36 |
| Fund: 430 - PUBLIC WORKS EQUIPMENT | | | | |
| <u>430-10101</u> | Cash | 566,678.18 | -402,675.48 | 164,002.70 |
| <u>430-10401</u> | Investments | 330,482.95 | 32,386.69 | 362,869.64 |
| Total Fund: 430 - PUBLIC WORKS EQUIPMENT: | | 897,161.13 | -370,288.79 | 526,872.34 |
| Fund: 431 - REVOLVING STREET | | | | |
| <u>431-10101</u> | Cash | -10,001,985.24 | 298,134.42 | -9,703,850.82 |
| <u>431-10401</u> | Investments | 11,150,701.20 | 951,250.88 | 12,101,952.08 |
| Total Fund: 431 - REVOLVING STREET: | | 1,148,715.96 | 1,249,385.30 | 2,398,101.26 |
| Fund: 440 - PARK & BEACH LAND | | | | |
| <u>440-10101</u> | Cash | -554,380.75 | 36,753.66 | -517,627.09 |
| <u>440-10401</u> | Investments | 1,162,485.88 | 24,781.05 | 1,187,266.93 |
| Total Fund: 440 - PARK & BEACH LAND: | | 608,105.13 | 61,534.71 | 669,639.84 |
| Fund: 441 - PARKS EQUIPMENT | | | | |
| <u>441-10101</u> | Cash | 118,494.84 | 42,000.00 | 160,494.84 |
| <u>441-10401</u> | Investments | 98,957.43 | 9,460.62 | 108,418.05 |
| Total Fund: 441 - PARKS EQUIPMENT: | | 217,452.27 | 51,460.62 | 268,912.89 |
| Fund: 890 - TRUST FUND | | | | |
| <u>890-10101</u> | Cash-claim on pooled cash | 233,545.37 | -239,421.09 | -5,875.72 |
| <u>890-10102</u> | Cash-Trust | 0.00 | 0.00 | 0.00 |
| <u>890-10402</u> | Investments-Trust | 212,250.49 | 0.00 | 212,250.49 |
| Total Fund: 890 - TRUST FUND: | | 445,795.86 | -239,421.09 | 206,374.77 |
| Grand Totals: | | 10,148,029.67 | 1,922,370.95 | 12,070,400.62 |

Meeting Date: March 2, 2026



CITY OF HAM LAKE

STAFF REPORT

To: Mayor and Councilmembers

From: John Witkowski, Public Works Superintendent

Item/Title/Subject: Approval of Lampert Architects to Design City Hall East Entry

Introduction/Discussion:

The support walls for the overhang over the City Hall's East side entry are deteriorating due to extreme water intrusion. The Public Works department has done several repair jobs over the years to mitigate the damage without any success. City Staff have also consulted with contractors to determine where the water was entering from with no cause identified.

Currently, the water damage deterioration has caused the wall to start decaying from the inside out. This poses a possible safety hazard since the support for the overhang could give way causing the structure to collapse. Demolition of the structure is needed to find the cause for water intrusion making the replacement of the structure a must. I have included pictures for reference.

To start this project, I have reached out to Lampert Architect Company to draw up three optional designs. Their pricing is included with this memo. Civil Engineering for the project will be completed by RFC Engineering, the City's current engineering firm. There is not a definite cost associated with the planning stage, however, due to having options and having to include our Engineering firm I am estimating it to be no more than \$15,000 with funding coming from the Building Fund.

Once these options are completed, I will work with the Public Works Liaisons and the City Administrator to determine the best design for the City and the next steps of demolition and construction of the project. I will then bring back to City Council approval to go forward with the project with the additional costs for its completion.

There was consensus from the Public Works Liaisons, Council Members Van Kirk and Doyle to continue with the planning portion of a new entry way.

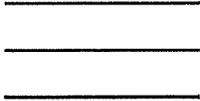
Recommendation:

I recommend approval of Lampert Architect to design the City Hall East Entry using Building Funds not to exceed \$15,000.



May 29, 2025

John Witkowski
City Of Ham Lake
15544 Central Avenue
Ham Lake, MN 55304



Re: Ham Lake City Hall East Entry
Job #: 250529-3

Dear John:

This letter format will serve as our fee proposal/contract for the Design and Construction Documents entitled Ham Lake City Hall located in Ham Lake, Minnesota. Lampert Architects, Inc. will provide the following services for a entry canopy remodel:

| | |
|---------------------------------|---------|
| Design Phase - Architectural | Fees |
| Schematic Floor Plans, Sections | \$1,650 |
| Exterior Building Elevations | |

Owner will provide site survey, proposed grades and utility information, and all other Civil Engineering as might be required.
Schedule - approximately 2-3 weeks, with up to 3 meetings as required.

| | |
|--|---------|
| Construction Phase – Architectural | \$1,050 |
| Certified Architectural Drawings | |
| Technical support during construction | |
| 15 sets of plans or electronic copy | |
| Background drawings or discs for M and E use | |

| | |
|--|-----------|
| Construction Phase - Contracted Structural Engineering | Hourly As |
| 15 sets of plans or electronic copy | Required |

Owner will provide Civil Engineering, Mechanical and Electrical Engineering.
Schedule - approximately 2-3 weeks to complete Construction Documents.

Please see enclosed Scope of Architectural Services for further detail and conditions of our agreement.

Our terms are billings will be done on a monthly basis, with payment due within 15 days. We are very interested in assisting you with this project. If you have questions please call us.

Approved and executed the date first written by:

for City Of Ham Lake
John Witkowski

for Leonard Lampert Architects, Inc.
Leonard Lampert

its

its President

A

L A M P E R T

R C H I T E C T S

4 2 0 S u m m i t A v e n u e , S t . P a u l , M N 5 5 1 0 2

Phone: 763.755.1211 Fax: 763.757.2849 www.lampert-arch.com

S

LAMPERT ARCHITECTS

Ham Lake City Hall East Entry

May 29, 2025

ARCHITECTURAL SERVICES

| <i>general</i> | <i>included</i> | <i>excluded</i> | <i>comments</i> |
|--|-----------------|-----------------|---------------------------|
| 1. project/contract administration | | X | |
| 2. evaluation of cost estimate (does not include estimate) | | X | |
| 3. expenses | | | |
| a. CAD plots @ \$30/ plot | X | | |
| b. reproduction (other than indicated) | | | reimbursable \$2.50/sheet |
| c. long distance telephone calls | | | reimbursable at cost |
| d. travel @ \$.40/ mile | | X | |
| 4. assistance in assembling consultants | | X | |
| <i>design phase</i> | | | |
| 1. program/planning meetings (maximum of 3) | X | | |
| 2. site plan | | X | |
| 3. floor plan | X | | |
| 4. exterior elevations | X | | |
| 5. sections | X | | if required |
| 6. reproductions (maximum of 5 sets) | X | | |
| 7. 3D rendering | | X | |
| 8. interdisciplinary coordination with: | | | |
| a. Civil Engineer | | X | |
| b. Structural Engineer | X | | |
| c. Mechanical Engineer | | X | |
| d. Electrical Engineer | | X | |
| e. Septic System Design | | X | |
| 9. meeting with City officials to discuss plans (maximum of 0) | | X | |
| 10. presentation of plans for City approvals | | X | |
| <i>construction documents phase</i> | | | |
| 1. certified CAD drawings (maximum of 15 sets + CAD file) | X | | |
| 2. bound specification (maximum of copies) | | X | |
| 3. interdisciplinary coordination | X | | |
| <i>bidding/negotiation phase</i> | | | |
| 1. addendums | X | | |
| 2. responding to contractor questions | X | | |
| <i>construction phase</i> | | | |
| 1. responding to contractor questions | X | | |
| 2. review of shop drawings | X | | |
| 3. review of product submittals | | X | |
| 4. site visits | | X | |
| 5. change orders for minor revisions | X | | |
| 6. change orders for design changes | | X | hourly reimbursable |
| 7. change orders for revisions involving structural redesign | | X | hourly reimbursable |
| 8. preparation of punchlist | | X | |

LAMPERT ARCHITECTS

Ham Lake City Hall East Entry
May 29, 2025

CONTRACTED STRUCTURAL SERVICES

| <i>construction documents phase</i> | <i>included</i> | <i>excluded</i> | <i>comments</i> |
|--|-----------------|-----------------|---------------------|
| 1. certified CAD drawings (maximum of 15 sets) | X | | |
| a. footing and foundation plan | X | | |
| b. framing plan | X | | |
| c. details as required | X | | |
| d. structural specifications | X | | |
| 2. interdisciplinary coordination | X | | |
| <i>bidding/negotiation phase</i> | | | |
| 1. addendums | X | | |
| 2. responding to contractor questions | X | | |
| <i>construction phase</i> | | | |
| 1. responding to contractor questions | X | | |
| 2. review of shop drawings | X | | |
| 3. site visits | | X | |
| 4. change orders for minor revisions | X | | |
| 5. change orders for design changes | | X | hourly reimbursable |

condition of our agreement

Fees will be billed monthly with payment due within the terms of the invoice. Interest shall be due on all overdue accounts at the highest rate permitted by law. In the event that legal action must be taken to collect overdue accounts, client shall pay all of Lampert Architects reasonable attorney's fees and costs incurred.

- Geotechnical Engineer or Building Official to verify soil-bearing capacity (in writing) prior to placement of foundations.
- Shoring/bracing of all structural elements, without overstressing, until project is complete to be designed by others (including shoring/bracing of adjacent structures and soils).
- The design/detailing of engineered structural elements are not included as part of this scope of services. These elements include pre-engineered wood floor trusses, and roof framing, precast concrete, and cold formed metal framing.

LAMPERT ARCHITECTS

Ham Lake City Hall East Entry
May 29, 2025

HOURLY RATE SCHEDULE

| | |
|---------------------------------------|-------------|
| <i>principal architect</i> | \$175 |
| <i>registered structural engineer</i> | \$150 |
| <i>registered architect</i> | \$150 |
| <i>job captain</i> | \$150 |
| <i>cad technician</i> | \$100-\$150 |

condition of our agreement

Fees will be billed monthly with payment due within the terms of the invoice. Interest shall be due on all overdue accounts at the highest rate permitted by law. In the event that legal action must be taken to collect overdue accounts, client shall pay all of Lampert Architects reasonable attorney's fees and costs incurred.

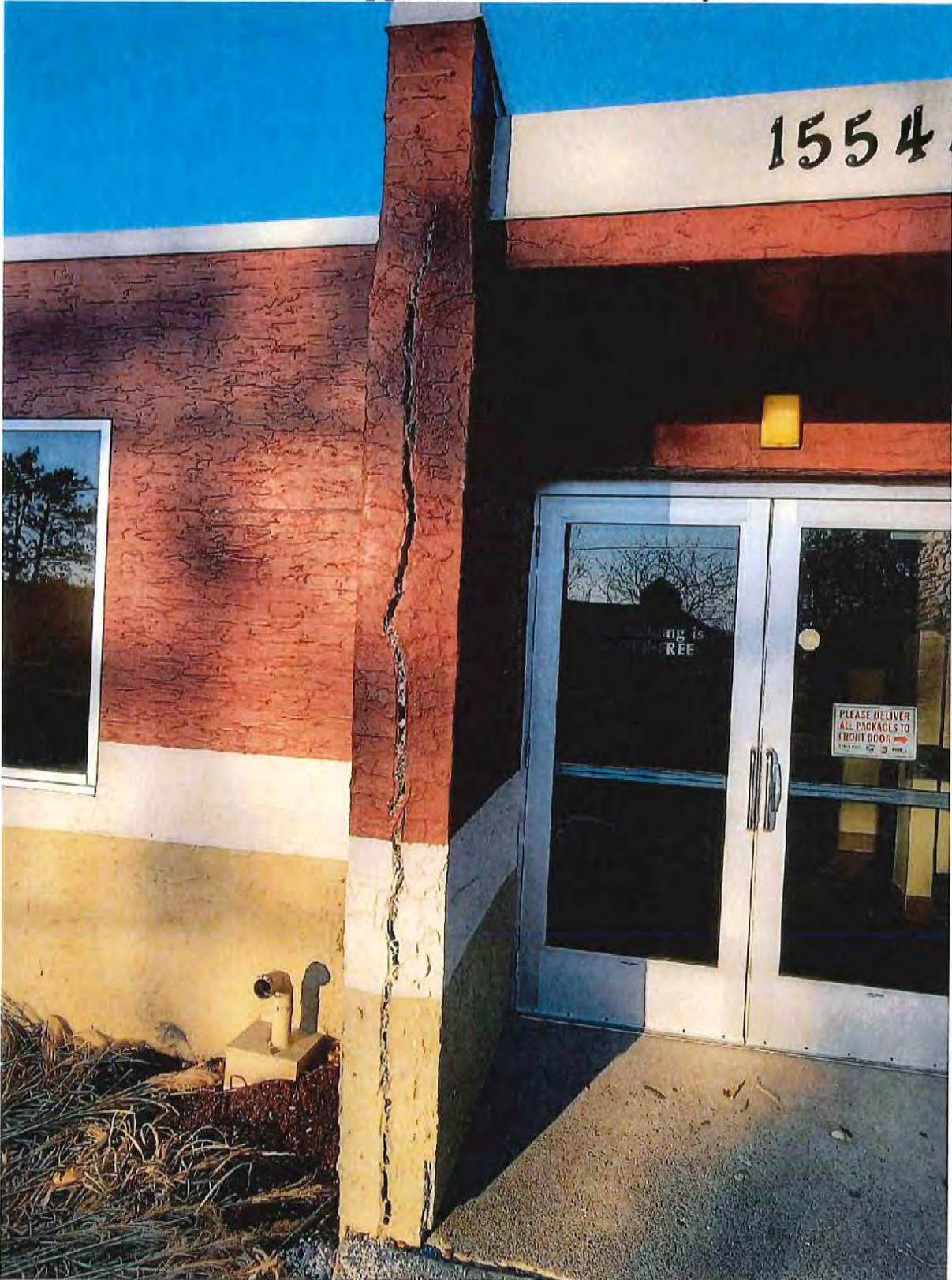
This notice is required to advise you of your rights under Minnesota law in connection with the improvements to your property.

- (a) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person is not paid for the contributions.
- (b) Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or materials for the improvement and who gave you timely notice.

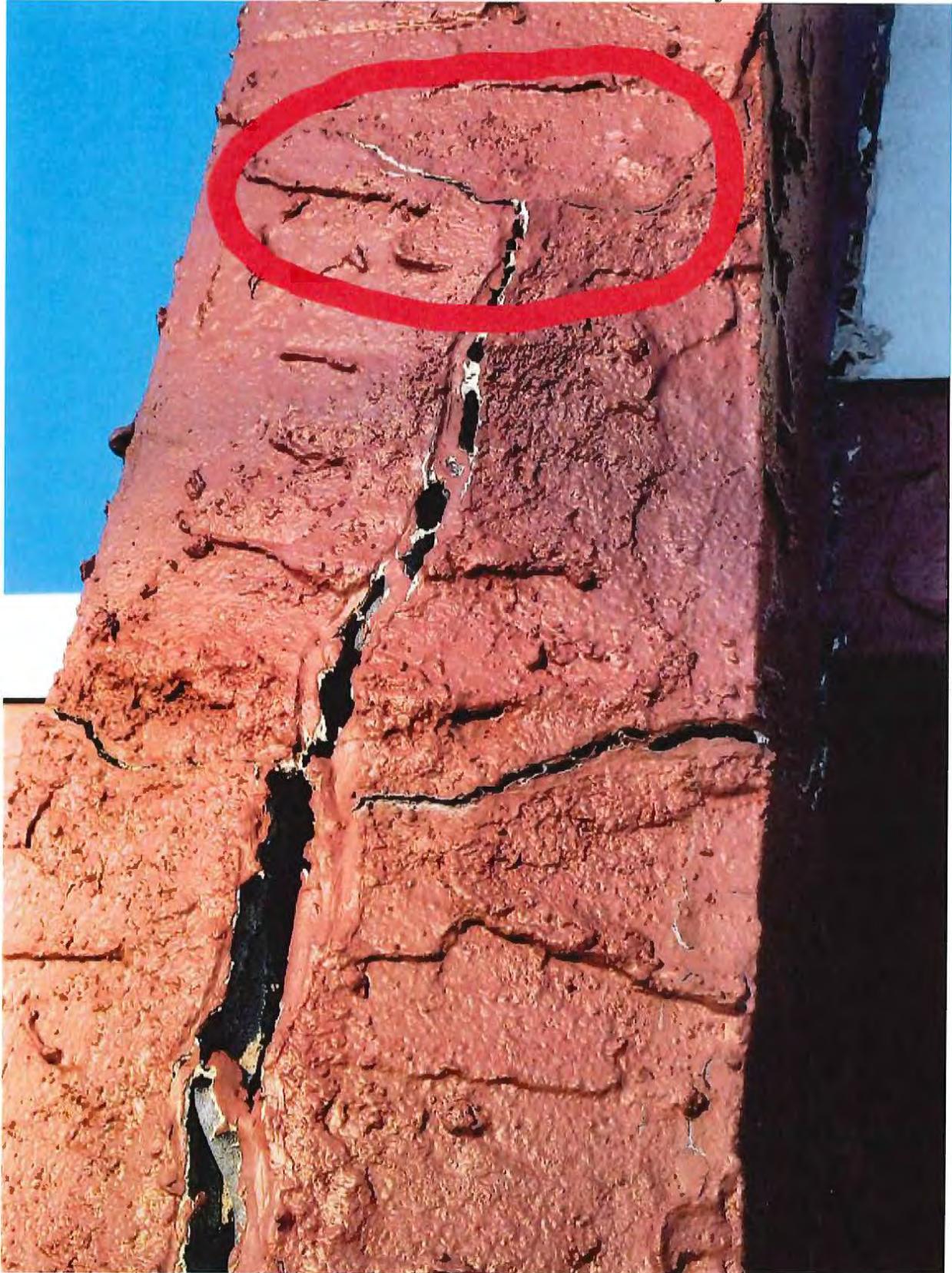
Full East Entry



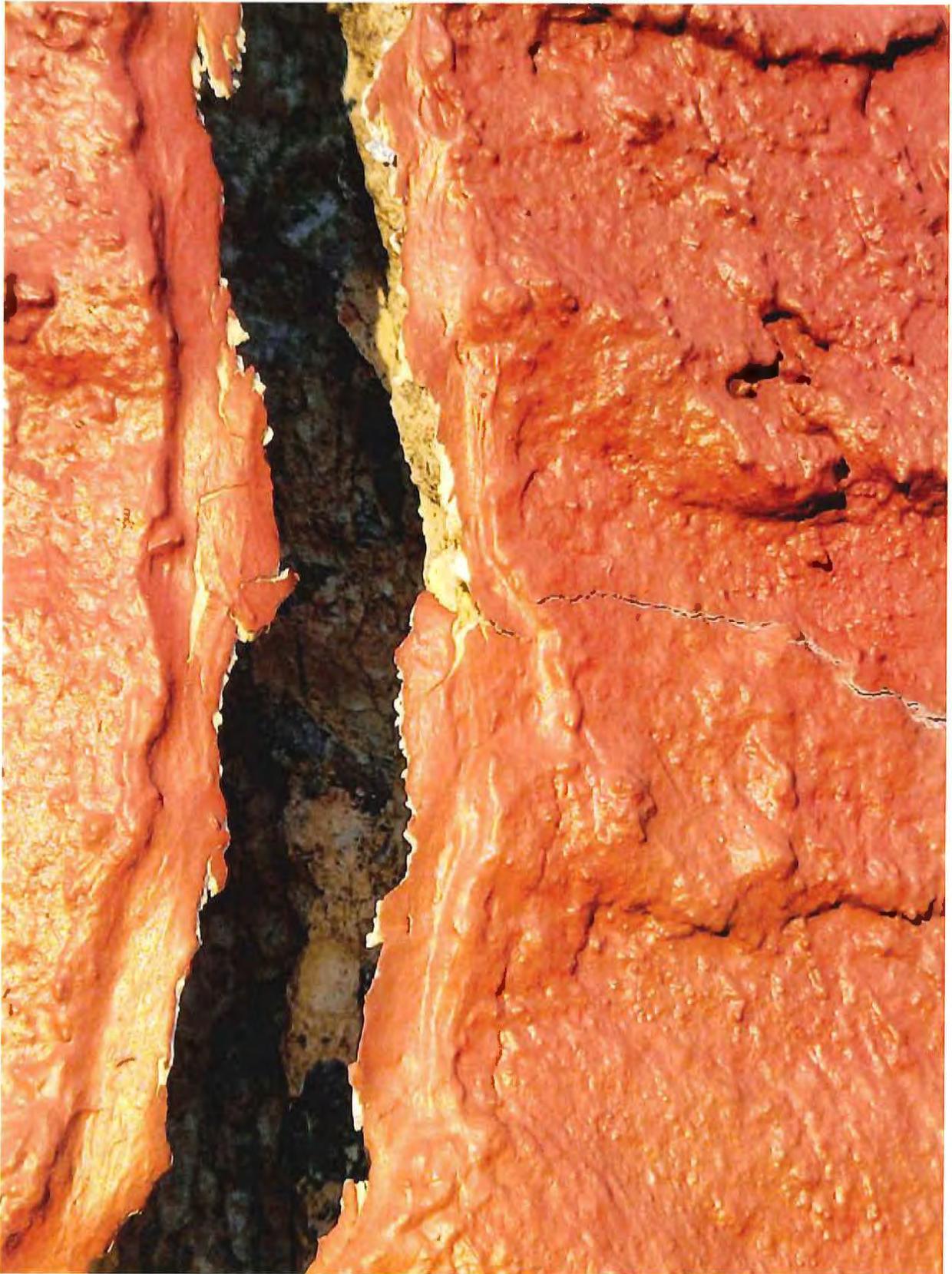
South Support Wall of East Entry



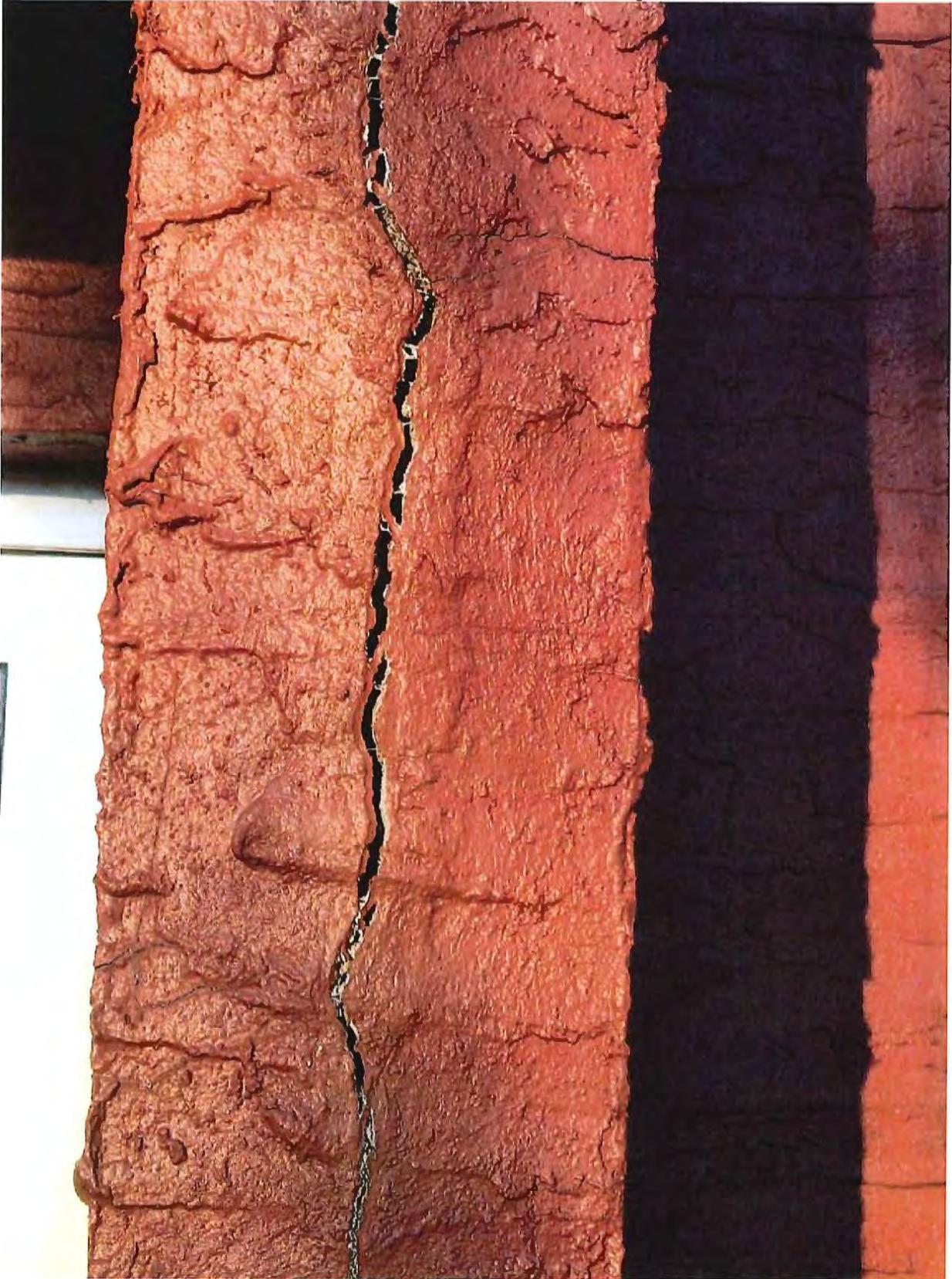
Bowing on South Wall of East Entry



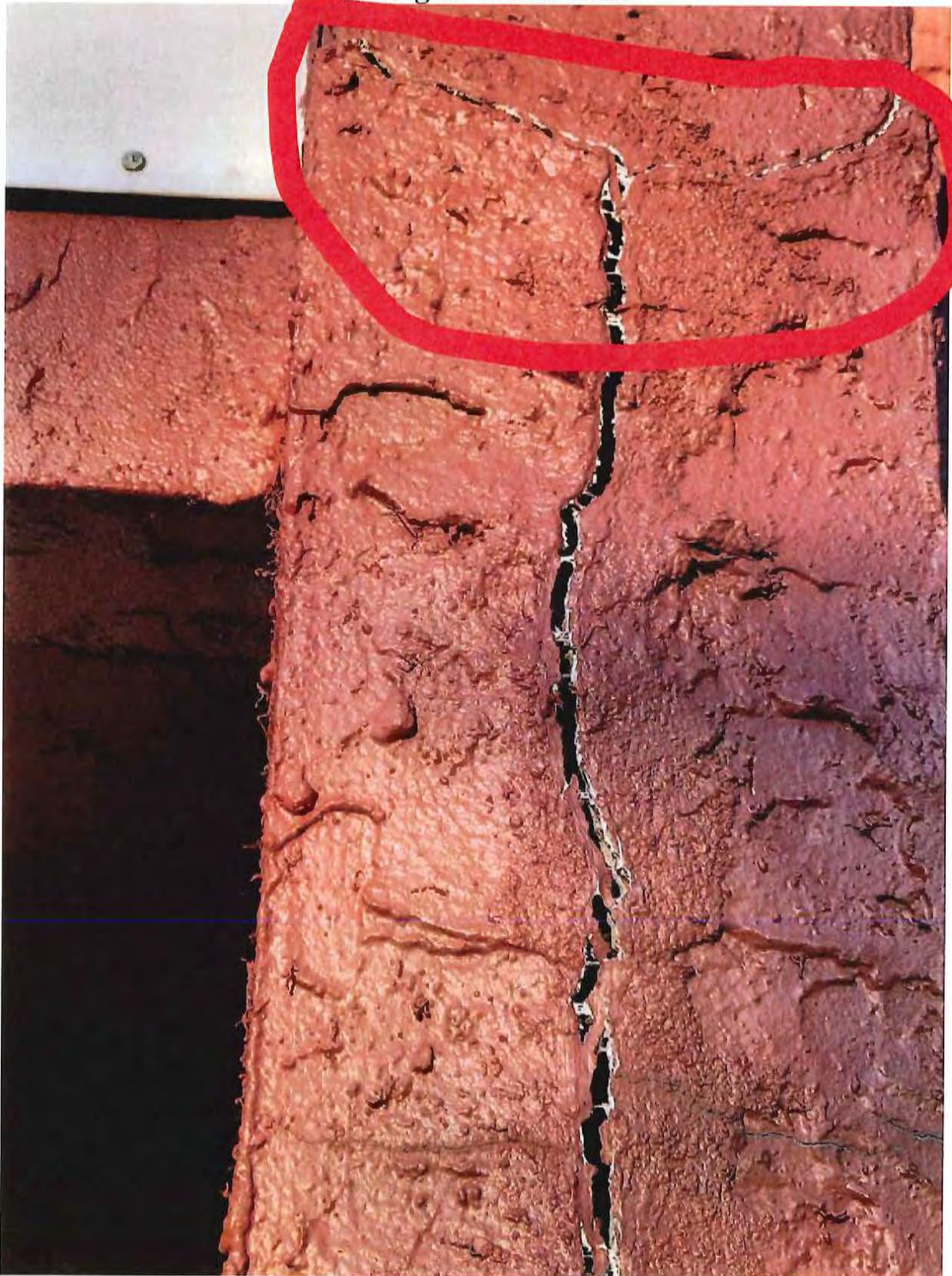
Inside South Wall Crack

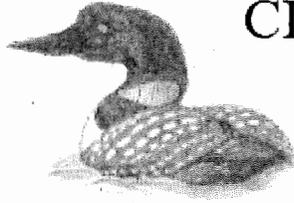


North Wall of East Entry



Bowing of North Wall





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, FEBRUARY 23, 2026

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: January 12, 2026

PUBLIC HEARING:

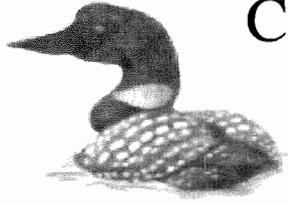
6:01 pm Kari Kearns of Cadillac Ranch LLC, requesting a Conditional Use Permit to operate Branch and Bloom Flower Farm, Inc. at 13401 Radisson Road NE

NEW BUSINESS:

1. Will Polisky of CMK Properties, LLC, requesting Commercial Site Plan Approval to operator Tractor Supply Company at 1362 164th Avenue NE
2. K.E. Properties, LLC requesting Sketch Plan approval for Majestic Highlands, a residential development (two lots) in Section 32

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, FEBRUARY 23, 2026

The Ham Lake Planning Commission met for its regular meeting on Monday, February 23, 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, David Ross, Jeff Entsminger, Kyle Lejonvarn and Erin Dixson

MEMBERS ABSENT: Commissioner Jonathan Fisher

OTHERS PRESENT: City Engineer, Dave Krugler, Building Official, Mark Jones, Deputy City Clerk, Dawnette Shimek, and Administrative Assistant, Nicole Wheeler

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 Dixson, seconded by Ross, to approve the minutes of the January 12, 2026 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:
Kari Kearns of Cadillac Ranch LLC, requesting a Conditional Use Permit to operate Branch and Bloom Flower Farm, Inc. at 13401 Radisson Road NE

Kari Kearns was present before the Planning Commission requesting a Conditional Use Permit to operate Branch and Bloom Flower Farm, Inc. at 13401 Radisson Road NE. Ms. Kearns stated that she would like to operate a farm stand during the growing months. Ms. Kearns stated she would grow seasonal, warm season, annual flowers that people can come in and cut and arrange flowers. Ms. Kearns stated she would also have bloom bar events where she would cut the flowers and people would come and gather flowers to arrange their own bouquets; Ms. Kearns stated she would also offer workshops to allow customers to create their own seasonal arrangements and customers would pre-register to attend these events. Ms. Kearns stated they would also seasonally offer you pick pumpkins and sell Christmas trees. Ms. Kearns stated they would also rent the farmhouse for small groups, for bridal showers, team retreats and gatherings like that. Ms. Kearns stated that the farm also provides a beautiful backdrop for photos. Chair Pogalz asked for a background of the property and Ms. Kearns stated they bought the property about 3 years ago and have cleaned it up, restored the barn and house and added a garage. Ms. Kearns stated that this is not their primary residence, but they spend a lot of time there and would love to share the amazing transformation of the farm with others. Commissioner Lejonvarn asked about bathroom facilities.

Commissioner Dixson stated that she completed the inspection, a copy of which is on file. Commissioner Dixson stated she walked the outside of the property to see where the parking lot and access would be located; went through the new building that has an ADA (Americans with Disabilities Act) bathroom; went through the main floor of the farmhouse that will be open for rental and it has a kitchen, dining room, living room and bathroom; viewed the property where the plants and flowers will be grown; and viewed the patio space where Ms. Kearns will be holding workshops.

Chair Pogalz opened the public hearing at 6:23 p.m. and asked for public comment.

Chair Pogalz read a letter submitted by Peter and Erika Hachey residing at 13541 Owatonna Street NE, Ham Lake, MN, stating concerns regarding the property becoming a loud concert venue and is asking that the Conditional Use Permit be denied.

Chair Pogalz read a letter submitted by Lori Koester residing at 2220 133rd Lane NE, Ham Lake, MN, stating the use is not compatible with adjacent residential land use and even with restrictions and conditions, it is clearly, without question, a formula for future conflict.

Gary Rasmusson, 2046 134th Lane NE, Ham Lake, MN, expressed concern about events like concerts, food trucks, alcohol, and noise levels disrupting the neighborhood.

Leroy Taylor, 13420 Staples St NE, Ham Lake, MN, expressed concern about the noise level and retail sales in a residential neighborhood.

Caroline Holmes, 2265 133rd Lane NE, Ham Lake, MN, stated she has attended four events at Branch and Bloom. The property has been beautifully renovated, the events were well organized and onsite parking was great. The venue is an asset to the neighborhood.

Gary Osendorf, 13450 Staples St NE, Ham Lake, MN, stated he attended the grand opening event. The property is beautiful. He went home while the band was still playing and he could not hear the noise from inside his home. He questioned if the venue would need to reapply for a CUP every year, if the venue would increase neighboring property taxes or change the zoning.

Aaron Lewicki, 2027 141st Avenue NE, Ham Lake, MN, stated he has attended three or four well organized events with his kids. The property is beautiful and a blessing to the community.

John Zelinski, 2314 133rd Lane NE, Ham Lake, MN, stated the property looks great. He is in favor of flower and Christmas tree sales but not an event center.

Nancy Schardin, 912 136th Lane NE, Ham Lake, MN, stated the property is beautiful, the current owners have been respectful and care about the neighbors and community.

Gary Rasmusson, 2046 134th Lane NE, Ham Lake, MN, asked if the City received any complaints during the grand opening event.

Chair Pogalz asked for further comment and with there being none, he recessed the public hearing at 6:42 p.m.

Building and Zoning Official Jones stated that the farmhouse has a septic system and the building has a holding tank with an alarm that is compliant on the property. Chair Pogalz stated that much of the comment received is regarding an event held last August where they had a live band that caused a noise nuisance. Deputy City Clerk Shimek stated that the property owner had obtained a field party permit from the City for the event and residents can obtain up to four field party permits a year, but issuance of a field party permit does not allow the permit holder to cause a noise disturbance and if the sheriff's office is called, the property owner would be asked to lower the noise to not cause a nuisance. Deputy City Clerk Shimek stated that there have been no complaints on file. Commissioner Dixson explained that if the City should receive any complaints, the Planning Commission would hold a public hearing to review the Conditional Use Permit and possibly revoke the Conditional Use Permit. Ms. Kearns stated she will abide by the conditions set for the Conditional Use Permit.

Chair Pogalz reopened the meeting at 6:58 p.m. and asked for further public comment.

Sue Taylor, 13420 Staples Street NE, inquired about the animals in the barn and questioned if they would be running a petting zoo.

Chair Pogalz asked for further public comment and with there being none, closed the public hearing at 7:01 p.m.

Discussion followed regarding bringing in items like Christmas trees and wreaths to sell and the Planning Commission agreed that only product grown on-site would be allowed to be sold because a Conditional Use Permit in R-A zoning does not allow retail sales. It was agreed by the Planning Commission that the pots, ribbons, etc. provided to create flower arrangements and seasonal pot arrangements would be considered incidental to the business. Building and Zoning Official Jones stated that if animals are being kept on the property, they would need to obtain an animal permit from the City.

Motion by Dixson, seconded by Ross, to recommend approval of the Conditional Use Permit for Kari Kearns of Cadillac Ranch, LLC, requesting to operate Branch and Bloom Flower Farm, Inc., at 13401 Radisson Road NE, subject to the following conditions:

- 1. The use of Branch & Bloom Flower Farm to be secondary to the primary use, residential dwelling. Per Article 9-210.3 Rural Single Family Residential (R-A), R-A districts are intended for residential dwellings occupied by a single housekeeping unit.**
- 2. Provide parking and driveway surfaces, which are to be asphalt or concrete, a minimum of 20 parking stalls plus one handicap parking stall. Minimum parking stall 9' x 20', handicap parking is also 9' x 20' but will also require a van access isle of 8' x 20' and the accessible parking stall shall have signage. The parking lot shall be striped, and the drive isles shall be a minimum of 24 feet. No parking is allowed on unpaved surfaces. If parking exceeds the 20 required parking stalls, additional parking will be required to comply with Article 9-220.1 Standards Common to All Mercantile Districts and 11-1851 Paved Surfaces.**
- 3. All parking to be approved by the Zoning Official before installation and provide the City of Ham Lake with a parking diagram.**

4. **No on-street parking is allowed.**
5. **Food services will be required to obtain a city license per Article 7-1500 Mobile Food Truck and Trailer Vending.**
6. **All undomesticated animals as defined by code shall comply with Articles 5-300 Animal Permits Domesticated, 5-200 Horses, Donkeys or Mules and 5-330 Exception for Chickens.**
7. **The farmhouse will be available by reservation from 8:00 a.m. to 10:00 p.m. year-round for groups of 20 people or less. If the farmhouse and yard area are used, a maximum group is limited to 50 people or less.**
8. **General business hours for the sale of flowers, pumpkins and Christmas trees (must be grown on-site) will be for the months of April to December: Thursday-Saturday 8:00 a.m. to 9:00 p.m. and Sundays 8:00 a.m. to 5:00 p.m. for the months of April to December. Workshop events to create seasonal arrangements to require pre-registration. The business will be closed from January through March.**
9. **No outdoor storage is allowed.**
10. **No customer traffic shall be allowed in the original wood framed barn.**
11. **Any changes to the approved Conditional Use Permit will require a public hearing to consider an amendment.**
12. **Access to Radisson Road NE requires approval from the Anoka County Highway Department.**
13. **No on-site retail sales of products not grown/produced on the property.**
14. **Meeting all City, County, and State requirements.**

Clayton Kearns, property owner, was in the audience and asked to clarify the difference between retail sales and having a garage sale two weekends in a row, because they are basically the same thing. Commissioner Dixon stated that City Code states what is allowed in R-A Zoning with a Conditional Use Permit and states that the activity does not engage in on-site retail sales. Commissioner Dixon stated that according to the City Code they are allowed to sell what is grown on-site, but items cannot be brought in to be sold.

All present in favor, motion carried. *This application will be placed on the City Council's Monday, March 2, 2026 agenda.*

Chair Pogalz called a 5-minute recess at 7:18 p.m. and reconvened at 7:23 p.m.

NEW BUSINESS:

Will Polisky (not present) of CMK Properties, LLC, requesting Commercial Site Plan Approval to operate Tractor Supply Company at 1362 164th Avenue NE

Commissioner Ross completed the inspection, a copy of which is on file. **Commissioner Ross made a motion to recommend approval of the Commercial Site Plan for CMK Properties, LLC, to construct a 21,930 square-foot building with a 19,894 square-foot fenced area for an outside sales display and operate Tractor Supply Company at 1362 164th Avenue NE, subject to meeting the requirements of the City Engineer and Building and Zoning Official and all City, County and State requirements.** Discussion followed. Building and Zoning Official Jones stated that the property will be fenced with black wrought iron, not chain-link. Building and Zoning Official Jones asked the Planning Commission if the 2 semi-trailers where hay and straw are kept for sale should be screened and it was agreed that they do not need to be screened. **Motion**

Seconded by Lejonvarn. All present in favor, motion carried. *This application will be placed on the City Council's Monday, March 2, 2026 agenda.*

K.E. Properties, LLC requesting Sketch Plan approval for Majestic Highlands, a residential development (two lots) in Section 32

Dave Erickson of KE Properties LLC, was present before the Planning Commission requesting Sketch Plan approval for Majestic Highlands. Mr. Erickson stated that the property was previously rezoned to Residential Affordable Housing (R-AH) to accommodate an assisted living facility. Mr. Erickson stated that he is proposing a two-lot Single Family Residential (R-1) development on the 3.17 acre parcel. Mr. Erickson stated that a road ending in a cul-de-sac will be constructed to access the new lots. **Motion by Pogalz, seconded by Dixon, to recommend approval of the request by K.E. Properties, LLC, requesting Sketch Plan Approval for Majestic Highlands, a two-lot residential development in Section 32, subject to the developer paying parkland dedication fees in the amount of \$2,500 per lot (\$5,000 total), approval from the Coon Creek Watershed District (CCWD), an inspection of the existing septic system that includes soil borings confirming a secondary septic system location and being certified, if the field is being abandoned, it must be properly decommissioned in accordance with Minnesota Rule 7080.2500, rezoning the property to Single Family Residential (R-1), meeting the requirements of the City Engineer and the Building Official and all City, County and State Codes. All present in favor, motion carried.** *This application will be placed on the City Council's Monday, March 2, 2026 agenda.*

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 March 2, 2026 meeting.

Chair Pogalz stated that Commissioner Ross has chosen not to serve another term on the Planning Commission and this may be his last meeting. The Planning Commission thanked Commissioner Ross for serving on the Planning Commission. Mr. Ross thanked the Planning Commission and stated he is leaving with the greatest respect for the Planning Commission and City Staff.

ADJOURNMENT:

Motion by Dixon, seconded by Entsminger, to adjourn the Planning Commission meeting at 7:43 p.m. All present in favor, motion carried.

Dawnette Shimek, Deputy City Clerk

**CITY OF HAM LAKE, MINNESOTA
RESOLUTION NO. 26-XX**

**APPROVAL OF CONDITIONAL USE PERMIT
13401 RADISSON ROAD NE**

WHEREAS, Kari Kearns, filed an application dated November 17, 2025, Receipt #104456, requesting a Conditional Use Permit to operate Branch and Bloom Flower Farm, Inc, (Cadillac Ranch, LLC) a small business located at 13401 Radisson Road NE. The subject property is legally described as follows:

PID#33-32-23-43-0001 (the "Property")

WHEREAS, the Property is located in the Rural Single Family Residential (R-A) Zoning District; and

WHEREAS, R-A Zoning Districts are intended for residential dwellings occupied by a single housekeeping unit, located in unplatted area; and

WHEREAS, the intended use of the Property is for a small business; and

WHEREAS, under Section 9-210.3 (b) vii) of the Ham Lake City Code, small business is a conditional use in R-A Zoning Districts; and

WHEREAS, pursuant to Section 9-310.2 of the Ham Lake City Code, the Ham Lake Planning Commission reviewed the conditional use application and held a public hearing at their regular meeting on February 23, 2026, and recommended approval of the Conditional Use Permit with conditions;

WHEREAS, the Ham Lake Planning Commissions meeting minutes and materials from its February 23, 2026 meeting shall be used to support the Ham Lake City Council's findings of fact.

NOW, THEREFORE, BE IT RESOLVED that the Ham Lake City Council hereby approves the Conditional Use Permit for the property located at 13401 Radisson Road NE, subject to the conditions and approval as recommended by the Planning Commission to wit:

- 1. The use of Branch & Bloom Flower Farm to be secondary to the primary use, residential dwelling. Per Article 9-210.3 Rural Single Family Residential (R-A), R-A districts are intended for residential dwellings occupied by a single housekeeping unit.**
- 2. Provide parking and driveway surfaces, which are to be asphalt or concrete, a minimum of 20 parking stalls plus one handicap parking stall. Minimum parking stall 9' x 20', handicap parking is also 9' x 20' but will also require a van access isle of 8' x 20' and the accessible parking stall shall have signage. The parking lot shall be striped, and the drive isles shall be a minimum of 24 feet. No parking is allowed on unpaved surfaces. If parking exceeds the 20 required parking stalls, additional parking will be required to comply with Article 9-220.1 Standards Common to All Mercantile Districts and 11-1851 Paved Surfaces.**
- 3. All parking to be approved by the Zoning Official before installation and provide the City of Ham Lake with a parking diagram.**
- 4. No on-street parking is allowed.**

5. **Food services will be required to obtain a city license per Article 7-1500 Mobile Food Truck and Trailer Vending.**
6. **Allowing 8 miniature goats and 2 miniature cows to be kept on the property.**
7. **The farmhouse will be available by reservation from 8:00 a.m. to 10:00 p.m. year-round for groups of 20 people or less. If the farmhouse and yard area are used, a maximum group is limited to 50 people or less.**
8. **General business hours for the sale of flowers, pumpkins and Christmas trees (must be grown on-site) will be for the months of April to December: Thursday-Saturday 8:00 a.m. to 9:00 p.m. and Sundays 8:00 a.m. to 5:00 p.m. for the months of April to December. Workshop events to create seasonal arrangements to require pre-registration. The business will be closed from January through March.**
9. **No outdoor storage is allowed.**
10. **No customer traffic shall be allowed in the original wood framed barn.**
11. **Any changes to the approved Conditional Use Permit will require a public hearing to consider an amendment.**
12. **Access to Radisson Road NE requires approval from the Anoka County Highway Department.**
13. **No on-site retail sales of products not grown/produced on the property.**
14. **Meeting all City, County, and State requirements.**
15. **Ongoing and complete compliance with all applicable Ham Lake City Code requirements.**

Adopted by the Ham Lake City Council this 2nd day of March, 2026.

ATTEST:

Denise Webster, City Clerk

Brian Kirkham, Mayor



CITY OF HAM LAKE

PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

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

Date of Application 11/17/25

Date of Receipt 11-17-25

Receipt # 104456

Amount \$ 400.00

Meeting Appearance Dates:

Planning Commission 2/23/2026

City Council _____

Please check request(s):

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

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

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

Development/Business Name: Cadillac Ranch LLC/ Branch and Bloom Flower Farm Inc.

Address/Location of property: 13401 Radisson Rd

Legal Description of property: THE W 450 FT OF N 850 FT OF SW1/4 OF SE1/4 OF SEC 33 TWP 32 RGE 23, SUBJ TO EASE OF REC

PIN # 33-32-23-43-0001

Current Zoning R-A

Proposed Zoning _____

Notes: _____

Applicant's Name: Karl Kearns

Business Name: Branch and Bloom Flower Farm

Address 13401 Radisson Rd NE

City Ham Lake

State MN

Zip Code 55304

Phone 612-270-8794

Cell Phone _____

Fax _____

Email address: _____

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

SIGNATURE K Kearns

DATE 11/17/25

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO
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 Kari Kearns

COMPANY/TITLE: Branch + Blooms
Flower Farm

DATE: 11/17/25

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

The undersigned, Kari Kearns, 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:

Conditional Use Permit

Type of Application

acknowledges that the sum of \$ 400, 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 K Kearns Dated 11/17/25

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 [Signature] Dated 11/17/25

Dawnette Shimek

From: Erika Hachey <erikajhachey@gmail.com>
Sent: Monday, February 23, 2026 9:29 AM
To: HL Info
Cc: peterhachey@paper.com
Subject: Public Hearing 2/23/26 for Conditional Use Permit for Cadillac Ranch LLC

[You don't often get email from erikajhachey@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Whom It May Concern,

We received a letter in the mail concerning a hearing for a conditional use permit for Cadillac Ranch LLC at 13401 Radisson Road NE. Unfortunately we are not able to attend the hearing tonight to share our concerns. We were advised that we would email these concerns and they would be read and addressed at the meeting.

We live on Owatonna St NE and our backyard faces the Cadillac Ranch property. We have been living here since 2011. Last summer Cadillac Ranch had an opening event on Aug 8, 2025. The music was so loud and disruptive that we could not enjoy our backyard. We went inside and we could not even hear our television or have a conversation due to the noise. This event ruined a summer evening for us.

Cadillac ranch proceeded to have another event a few weeks later and it was the same thing. Really loud music that impacted our ability to enjoy our weekend off. We also are early risers and the loud noise made it impossible to go to bed at our preferred time.

This neighborhood is mostly residential homes and our neighbors include the whole lifespan from babies to elderly. This is not an appropriate place to have a loud concert venue. We are also concerned about the effect on our property values. Potential home buyers are not going to be interested in living in the vicinity of loud concerts every weekend.

We ask that you deny the conditional use permit for Cadillac Ranch LLC.

Thanks,

Peter and Erika Hachey

From:

Lori Koester
2220 133rd lane NE
Ham Lake, MN 55304
Lori.Emmans@gmail.com
763-300-1881

To:

Planning Commission members, Mayor and City Council members,
City of Ham Lake
15544 Central Avenue NE
Ham Lake, MN 55304

February 19, 2026

Re: Conditional Use Permit Application for 13401 Radisson Road NE, Ham Lake, MN

Dear Ham Lake Planning Commission, City Mayor and City Council members,

I am writing this letter to express my concerns about the above-referenced application for a Conditional Use Permit submitted by Kari Kearns requesting to operate a commercial business called Cadillac Ranch LLC/Branch and Bloom Flower Farm Inc. located at 13401 Radisson Road NE, Ham Lake, MN.

My husband and I have reviewed the Conditional Use Permit application for the business proposed by Kari Kearns. Cadillac Ranch LLC/Branch and Bloom Flower Farm Inc.

Our primary concerns regarding the proposed commercial use of the property are the potential for noise, traffic and parking. Upon doing a little research, we do see that the website for Cadillac Ranch LLC appears to operate an Event Center at another location in Maple Lake, MN. At this Maple Lake location, they operate as a venue for hosting weddings and private parties. Here are a couple of important questions: Is this Maple Grove entity the same entity as your Cadillac Ranch LLC? If so, do you plan or intend to expand your business offerings at this site to include weddings and other large private parties? If so, these types of events bring up some very serious concerns. We are very concerned about the potential noise impacts generated by these commercial activities in such close proximity to our property.

My husband and I live immediately south and across the street from the above-described property. This location is clearly a residential area with the exception of the applicant's property which was at one time operated as farm. As is common knowledge, the City of Ham Lake is well known for the quiet rural atmosphere and open space. We bought our property and built our home 37 years ago based on these qualities. We now currently enjoy our existing private and very quiet atmosphere at our home.

Both the applicant's property and the nearby residential properties are zoned Agriculture/Residential. As such, the authorized uses and limitation of uses for this zoning district are clearly defined. We have relied upon and will continue to rely upon on the existing Agriculture/Residential zoning with its authorized uses and use restrictions which are necessary and appropriate to protect our residential quality of life at our location.

From what we understand, the applicant is asking to operate what appears to be an Event Center on their property. If the applicant is intending to expand their events beyond those outlined in the application to include weddings and other large party events, it is simply not a compatible or appropriate use adjacent to the many neighboring residential homes at this location. When there are outdoor music events they generate a lot of noise. This is fine in a commercially zoned location, but not in a residential area. This event center is located immediately across the street from our home (66 feet from their property line to our property line). When we are trying to enjoy our front porch or when we are having our family gathering in our front yard (both of which also directly faces the Event Center property) our family gathering will be interrupted by the noise from the Event Center. Because our front bedroom, which also directly faces the Event Center, will be affected by the noise and lights. Regarding the potential noise generated from this site, I do want to state a case in point. During a previous party event held on this site last summer, a neighbor who lives several houses away and a significant distance from the Event Center reported hearing loud music late into the night at his distant location. I can't even conceive how the normal music and people noise generated from a large event could be properly mitigated to acceptable levels for the residential neighbors in such close proximity.

For your reference, here I have copied text from two city ordinances pertaining to noise.

4-720 Noise Nuisances – No activity shall be permitted in any area zoned R-1, R-M, R-A, R-AH, PUD, RS-1, or RS-2 which constitutes a noise nuisance.

9-210.3 Rural Single Family Residential (R-A), section b. Conditional Uses: The following shall apply to Conditional Uses in the R-A Districts, b) Listing of Conditional Uses: The following Conditional Uses shall apply in the R-A Districts; vii) Other Small Businesses which: aa) Generate no noise which would violate the standards for residential land uses as found in the regulations of the Minnesota Pollution Control Agency, as expressed therein, which regulations are hereby adopted by reference insofar as they pertain to permitted decibel levels adjacent to or near residential properties.

Regarding traffic and parking, we understand that vehicle traffic for this event will have access to and from the property from Radisson Road and also assuming parking will be available on site. That said, in the application, it is stated that they plan to have on-site parking for 20 vehicles. It is also stated in this application that indoor events could be up to 20 people and outdoor events could include up to 50 people. Since these events can be a mixture of both, per the applicant's narrative, plus event staff, this could be in excess of 70 people. This would exceed their on-site parking in excess of 50 vehicles. This parking overflow outside of their lot would logically be on both sides of the boulevards of 133rd Lane nearest Radisson Road. In

other words, on both sides of the street immediately adjacent to our front yard. While this may be legal, it certainly is not a desirable or acceptable situation when it's in one's own front yard.

Regarding Zoning districts, when Zoning districts are logically planned, it is a commonly accepted practice to separate incompatible land uses with transition uses to lessen undesirable impacts. Typically, quiet residential uses are buffered and separated from the more intense, noise generating commercial and industrial land uses, starting with less intrusive uses like multifamily housing and perhaps less impacting uses like offices etc. It is also understood that a conditional use permit can be used to accommodate special uses that can be approved in non-conforming zoning districts when these special uses are compatible with and will not have negative impacts on the existing neighboring uses. In this case, the proposed use is not at all compatible. Frankly speaking, not recognizing this basic incompatibility would be ignoring your duties and responsibilities as planning commission members.

We also understand that conditional use permit approvals typically include certain conditions and restrictions as a condition of approval. This may include controlling things like hours of operation, traffic and parking, noise limits and many other matters of concern.

If this conditional use permit is approved with conditions and restrictions, who is going to be responsible for monitoring and enforcing those conditions and restrictions when they are being violated? Are the neighbors going to be given the responsibility to report these conditions late at night when they can't get to sleep? Are the county sheriff deputies going to be responsible to go to the site to enforce the conditions of the conditional use permit?

Considering that all of the events requested in this conditional use permit have already occurred without permit approval, it is concerning that additional large events will expand beyond the scope outlined in the application. Based on the language in this application, it appears that there will be several different instances of retail sales. As an example, the sale of wholesale flowers from an outside supplier, Christmas trees and wreaths from an outside supplier, and refreshments/food trucks being brought onto the property for multiple events, could result in a high volume of traffic and parking needs.

In conclusion, it is simply not a compatible use with the adjacent residential land use. If approved, even with restrictions and conditions, it's clearly, without question a formula for future conflict.

Thank you for your consideration.
Respectfully,

Lori Koester

Lori Koester

CITY OF HAM LAKE

STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building Official

Subject: Conditional Use Permit for Branch & Bloom Flower Farm/Cadillac Ranch LLC at 13401 Radisson Road NE

Introduction/Discussion:

Branch & Bloom Flower Farm is located at 13401 Radisson Road NE. The property is located on 8.8 acres and zoned Rural Single Family Residential (R-A). R-A districts are intended for residential dwellings occupied by a single housekeeping unit, located in unplatted areas. A small business is permitted as a Conditional Use in R-A zoning. Branch & Bloom Flower Farm is family owned and operated. They are requesting to use the farmhouse, accessory building (built 2024), and the yard/field areas. Branch & Bloom Flower Farm primarily is a flower farm, growing annuals during the warm season, cool season bulbs, and perennials. They will be growing pumpkins, which will be sold in the fall along with Christmas tree sales. The farmhouse will also be available to reserve throughout the year for groups up to 20 for indoor use and up to 50 if the farm and grounds around the farmhouse are used. The farmhouse rental hours will be from 8 a.m. to 10 p.m. and available through the year. All other activities will be groups of 20 or less. General business hours for the months of April – December: Thursday-Saturday 8 a.m. – 9 p.m. and Sundays 8 a.m. – 5 p.m., closing for general business January through March.

Branch & Bloom Flower Farm will provide different opportunities for which customers will be able to purchase flowers:

1. A self-services flower stand which flowers will be sold by the by stem, by vessel or by a pre-made arrangement. The flower stand is a mobile display that will be stored in a building when not in use. Signage will direct customers into the driveway, pick up their flowers, and circle around in the paved roundabout to head out the same way they came in.
2. U-Pick sessions which customers will have the opportunity to come to the farm and cut their own flowers to make their own arrangements. Each session is limited to 20 attendees. Tables, supplies (vases & scissors and instruction on cutting) and a tent will be set up next to the flower field.
3. Bloom Bars (Build Your Own Bouquet) for people who want to make bouquets, but don't want to cut their own flowers, will be provided a display of pre-cut flowers and instructions on how to build their own arrangement or bouquet. Flowers grown on the farm during the growing season will be used as well as flowers from wholesale flower companies. The Bloom Bar could be held near the flower field under a tent, or on the cement patio of the farmhouse, or inside the farmhouse as weather allows.

Branch & Bloom Flower Farm is on a 100-year farm site and is also looking to use the site for photography for family photos, maternity photos, senior photos, etc. Customers would pre-register on their website. Customers would have access to the farmhouse, flower fields and yard area.

This site would also be offering creative workshops which would be by appointment only. Depending on the weather, these would take place outdoors, in the farmhouse or in the pole barn. Again, people would pre-register and pay online ahead of time so that there are enough supplies for each group. The workshops will walk people through creating décor, like porch pots, wreaths and table arrangements, etc.

Branch & Bloom Flower Farm will sell a limited number of Christmas trees, wreaths & porch pots for a limited time starting Black Friday weekend through Christmas, with about 50 customers per day.

Branch & Bloom Flower Farm would provide fresh eggs from laying hens raised on the property at the flower stand. They would like a coffee cart or some sort of beverage/food station so people can get iced coffee and sparkling tea when they come to their U-Pick sessions. Branch & Bloom Flower Farm would use a mobile coffee cart company to provide this service. Food services will be required to obtain a city license per Article 7-1500 Mobile Food Truck and Trailer Vending.

Recommendation:

I recommend approving the Conditional Use Permit (CUP) for Branch & Bloom Flower Farm with the following conditions:

1. The use of Branch & Bloom Flower Farm to be secondary to the primary use, residential dwelling. Per Article 9-210.3 Rural Single Family Residential (R-A), R-A districts are intended for residential dwellings occupied by a single housekeeping unit.
2. Provide parking surface of asphalt or concrete, a minimum of 20 parking stalls plus one handicap parking stall. Minimum parking stall 9' x 20', handicap parking is also 9' x 20' but will also require a van access isle of 8' x 20' and the accessible parking stall shall have signage. The parking lot shall be striped, and the drive isles shall be a minimum of 24 feet. No parking is allowed on unpaved surfaces. If parking exceeds the 20 required parking stalls, additional parking will be required to comply with Article 9-220.1 Standards Common to All Mercantile Districts and 11-1851 Paved Surfaces.
3. All parking to be approved by the Zoning Official before installation and provide the City of Ham Lake with a parking diagram.
4. Food services will be required to obtain a city license per Article 7-1500 Mobile Food Truck and Trailer Vending.
5. All undomesticated animals as defined by code shall comply with Articles 5-300 Animal Permits Domesticated, 5-200 Horses, Donkeys or Mules and 5-330 Exception for Chickens.
6. The farmhouse rental hours will be from 8 a.m. to 10 p.m. and available through the year. All other activities will be groups of 20 or less. General business hours for the months of April – December: Thursday-Saturday 8 a.m. – 9 p.m. and Sundays 8 a.m. – 5 p.m., closing for general business January through March.
7. No outdoor storage.
8. Maximum occupancy load 20 for an outdoor event and 50 when rental of the farmhouse.
9. No customers traffic in the original wood framed barn.
10. Any changes to the approved Conditional Use Permit will require an amendment to the existing Conditional Use Permit.
11. Meeting all City, County, and State requirements.
12. Access from Radisson Road NE needs be approved by the Anoka County Highway Department



CITY OF HAM LAKE

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

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

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, February 23, 2026 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE, for the purpose of considering the application of Kari Kearns requesting a Conditional Use Permit to operate Cadillac Ranch LLC/Branch and Bloom Flower Farm Inc., at 13401 Radisson Road NE, such land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

33-32-23-43-0001

THE W 450 FT OF N 850 FT OF SW1/4 OF SE1/4 OF SEC 33 TWP 32 RGE 23, SUBJ TO EASE OF REC

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

DATED: February 12, 2026

Nicole Wheeler
Administrative Assistant
City of Ham Lake





↑ N



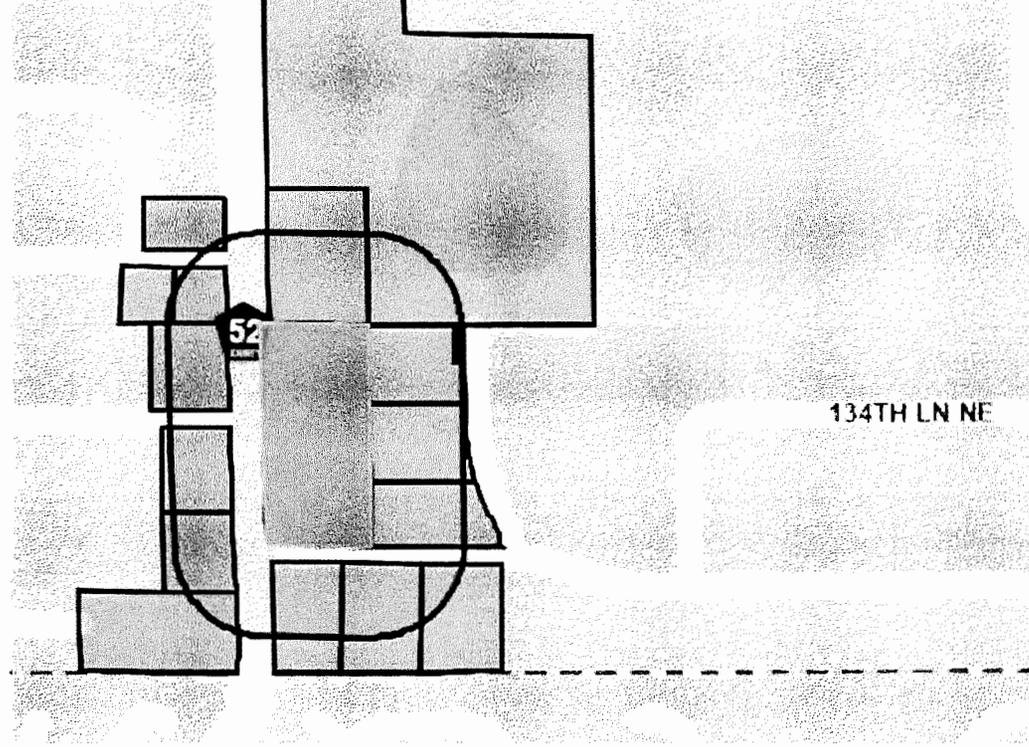
RADISSON RD NE

N DR NOSSIDAR



Layer to search

KER LAKE BLVD NE



134TH LN NE

Select or search for a feature in the map

▼ 13401 Radisson Rd



Apply a search distance

350 Feet

Addressee Layer

Owner Address

Format

Comma-separated values

17 addressees found; do you want to continue?

| | | | |
|-------------------------------|-----------------------|----------------------|-----------------------|
| BERGE SCOTT A & MICHELLE E | PIN: 33-32-23-34-0009 | 2135 134TH LN NE | HAM LAKE, MN 55304 |
| BUNKER LK BLVD BAPTIST CHURCH | PIN: 33-32-23-42-0007 | 13627 RADDISON RD NE | HAM LAKE, MN 55304 |
| CADILLAC RANCH LLC | PIN: 33-32-23-43-0001 | 3248 117TH LN NE | BLAINE, MN 55449 |
| CHRIST FELLOWSHIP | PIN: 33-32-23-43-0004 | 22115 QUINCY ST NE | EAST BETHEL, MN 55011 |
| EMMANS, LORI A | PIN: 33-32-23-43-0010 | 2220 133RD LN NE | HAM LAKE, MN 55304 |
| FRID PATTI A | PIN: 33-32-23-34-0010 | 13324 RADISSON RD NE | ANOKA, MN 55304 |
| FRID, APRIL LEA | PIN: 33-32-23-34-0004 | 2148 134TH LN NE | HAM LAKE, MN 55304 |
| FRID, MICHAEL ERIC | PIN: 33-32-23-34-0017 | 13344 RADISSON RD NE | HAM LAKE, MN 55304 |
| HACHEY, PETER D | PIN: 33-32-23-31-0009 | 13541 OWATONNA ST NE | HAM LAKE, MN 55304 |
| KRTNICK, DANIEL N | PIN: 33-32-23-42-0003 | 13507 RADDISON RD NE | HAM LAKE, MN 55304 |
| LEMAY, TODD M | PIN: 33-32-23-31-0015 | 2144 135TH LANE NE | HAM LAKE, MN 55304 |
| OSENDORF, GARY | PIN: 33-32-23-43-0003 | 13450 STAPLES ST NE | HAM LAKE, MN 55304 |
| SCHWARTZBAUER DAVID | PIN: 33-32-23-43-0009 | 2250 133RD LN NE | HAM LAKE, MN 55304 |
| TAYLOR LEROY A & SUSAN L | PIN: 33-32-23-43-0011 | 13420 STAPLES ST NE | HAM LAKE, MN 55304 |
| WILLIAMS, BRIAN R | PIN: 33-32-23-31-0014 | 2128 135TH LN NE | HAM LAKE, MN 55304 |
| ZELINSKI, JOHN D | PIN: 33-32-23-43-0008 | 2314 133RD LN NE | HAM LAKE, MN 55304 |

BERGE SCOTT A & MICHELLE E
PIN: 33-32-23-34-0009
2135 134TH LN NE
HAM LAKE, MN 55304

BUNKER LK BLVD BAPTIST CHUR
PIN: 33-32-23-42-0007
13627 RADDISON RD NE
HAM LAKE, MN 55304

CADILLAC RANCH LLC
PIN: 33-32-23-43-0001
3248 117TH LN NE
BLAINE, MN 55449

CHRIST FELLOWSHIP
PIN: 33-32-23-43-0004
22115 QUINCY ST NE
EAST BETHEL, MN 55011

EMMANS, LORI A
PIN: 33-32-23-43-0010
2220 133RD LN NE
HAM LAKE, MN 55304

FRID PATTI A
PIN: 33-32-23-34-0010
13324 RADISSON RD NE
ANOKA, MN 55304

FRID, APRIL LEA
PIN: 33-32-23-34-0004
2148 134TH LN NE
HAM LAKE, MN 55304

FRID, MICHAEL ERIC
PIN: 33-32-23-34-0017
13344 RADISSON RD NE
HAM LAKE, MN 55304

HACHEY, PETER D
PIN: 33-32-23-31-0009
13541 OWATONNA ST NE
HAM LAKE, MN 55304

KRTNICK, DANIEL N
PIN: 33-32-23-42-0003
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2144 135TH LANE NE
HAM LAKE, MN 55304

OSENDORF, GARY
PIN: 33-32-23-43-0003
13450 STAPLES ST NE
HAM LAKE, MN 55304

SCHWARTZBAUER DAVID
PIN: 33-32-23-43-0009
2250 133RD LN NE
HAM LAKE, MN 55304

TAYLOR LEROY A & SUSAN L
PIN: 33-32-23-43-0011
13420 STAPLES ST NE
HAM LAKE, MN 55304

WILLIAMS, BRIAN R
PIN: 33-32-23-31-0014
2128 135TH LN NE
HAM LAKE, MN 55304

ZELINSKI, JOHN D
PIN: 33-32-23-43-0008
2314 133RD LN NE
HAM LAKE, MN 55304

9-210.3 Rural Single Family Residential (R-A) R-A districts are intended for residential dwellings occupied by a single housekeeping unit, located in unplatted areas.

a. Permitted Uses: The following shall be permitted uses in the R-A Districts:

- a) All permitted uses in the R-1 District
- b) Sod Farming
- c) Horticulture
- d) Sales of Produce grown on the site
- e) Maintaining Horses, Donkeys or Mules pursuant to Article 5-200 of the Ham Lake City Code;

b. Conditional Uses: The following shall apply to Conditional Uses in the R-A Districts.

a) General Requirements for Conditional Uses

- i) Road Frontage: The lot upon which the conditional use is proposed must contain at least 200 feet of frontage on a public road; and
- ii) Setback: The building and/or perimeter area of the land upon which activity for which the conditional use permit is proposed is set back at least fifty (50) feet from all lot lines, and
- iii) Screening: If deemed appropriate by the City Council after review and recommendation of the Planning Commission, an adequate screening barrier of a type and composition acceptable to the City shall be provided.
- iv) Small Lots: Notwithstanding the following, for R-A lots of three acres or less in size, as measured from the centerline of adjacent roadways, the only Permitted Uses and Conditional Uses allowed shall be those in the R-1 zoning district.

b) Listing of Conditional Uses: The following *Conditional Uses* shall apply in the R-A Districts:

- i) All *Conditional Uses* in the R-1 District
- ii) Public Dog Kennels meeting the requirements of Article 5-163
- iii) The raising of Livestock, Poultry, or other animals as outlined in Article 5-300 Animal Permits
- iv) Cemeteries

- v) Excavation or mining pursuant to permits issued under Article 11-600 of the Ham Lake City Code, but only within Mining Overlay Districts as defined therein
- vi) *Farm Wineries* under Article 9-330.4 of the Ham Lake City Code
- vii) Other Small Businesses which:
 - aa) Generate no noise which would violate the standards for residential land uses as found in the regulations of the Minnesota Pollution Control Agency, as expressed therein, which regulations are hereby adopted by reference insofar as they pertain to permitted decibel levels adjacent to or near residential properties, and
 - bb) Generate no odors, fumes, vibrations or light beyond the property lines, and
 - cc) Are largely screened from outside view, and
 - dd) Accommodate all parking on-site, and
 - ee) Do not generate unreasonable customer traffic, and
 - ff) Do not engage in on-site retail sales
- viii) Wetland Banking under Article 9-330.8 of the Ham Lake City Code.





Business Narrative for Branch & Bloom Flower Farm

Branch & Bloom Flower Farm is primarily a flower farm, growing warm season annuals, and some cool season bulbs, and perennials. This is a family farm and a family-run business.

General Business Hours

The farm's general business hours will run April – December, Thursday-Saturday from 8 a.m. – 9 p.m. and Sundays from 8 a.m. – 5 p.m.

We are closed for general business January through March.

The farmhouse will be available by private reservation year-round for groups of 20 or less. Farmhouse appointment hours would be from 8 a.m. to 10 p.m.

Flower Stand

We will sell the flowers we grow, by stem, by vessel or by a pre-made arrangements, and will available for pick up at a flower stand on the property. The flower stand is not a building, and not a part of any building. This is a mobile display used to hold flowers for sale. The Flower Stand Hours will operate under the General Business Hours as noted above.

Since there is not a place on the main street where someone can pull over, we use signage to direct customers to drive onto our driveway, pick up their flowers, and circle around in the paved roundabout to head out the same way they came in. The mobile flower stand display is put away in a storage shed on the days that it is not in use. In the future, when we have more chickens laying eggs, I would put out eggs at the flower stand for pick up (people would sign up and pay for weekly eggs ahead of time, and the flower stand would just be for pick-up).

The flower stand is self-serve so there are no employees working the stand.

U-Pick Sessions

The flower farm will also sell the flowers we grow by offering U-Pick sessions in our south field, where people pre-register and pay on our website, to come to the farm and cut their own flowers and make their own arrangements. Each session is limited to 20 attendees. We will do 2 two-hour U-pick sessions a week, during general business hours. We will use tables and a tent out next to the flower field as a space for people to build their bouquets. We provide vases & scissors and instruction on cutting and bouquet-making. The cost of this activity is dependent on the size of the vase that the person fills up. I lead the event and my family members help me set up and tear down.

In the future, it would be nice have a coffee cart or some sort of beverage station so people can get iced coffee and sparkling teas when they come to their U-Pick sessions. I am making connections with mobile coffee cart companies but haven't made any concrete plans for how this would work or how feasible this would be. The owner of the coffee cart would have the necessary permits to make and sell refreshments/food from their cart.

In the future, we plan to offer U-pick sessions for pumpkins that we grow in our north field. We would have people pre-register on the website and then pay per pound once they pick their pumpkins. Either myself or Clayton would be there to assist with weighing the pumpkins and accepting payment. This would also operate during General Business Hours.

Bloom Bars (Build Your Own Bouquet)

For people who want to do the bouquet making, but don't want to cut their own flowers, we can provide a display of pre-cut flowers and offer instruction on how to build your own arrangement or bouquet. We can use flowers grown on the farm during the growing season, and can supply or supplement the Bloom Bar with wholesale flowers in the off-season. Bloom Bars can be near the flower field under a tent, or on the cement patio of the farmhouse, or inside the farmhouse if weather does not allow it to be outside. Our Bloom Bars would be limited to 15 people indoors, an 20 people outdoors. I am the one that would usually cut the flowers and lead the bouquet making. I may invite guest florists to lead bouquet making in the future.

Photography

This historic 100-year old farm is a beautiful backdrop for photography (family photos, maternity photos, senior photos, etc.). We will grant private access to the farm on an hourly basis so photographers and their clients can come and do their photo sessions outside, or inside the renovated farmhouse. We will offer this throughout the year, although most of the photography on the farm will take place June-November. It would be one family and one photographer at a time, and would be by appointment only.

In the future, we hope to do a big sunflower field in the north field, and could offer that as a backdrop for photos too. We would have people pre-register and pay online for specific days/times. We anticipate this would also be family photos, but would be more amateur photographers and we would limit this to no more than 10 people at a scheduled session. This would also operate within General Business Hours.

Workshops

We plan to offer creative workshops, which would be limited to 15-20 attendees per session, depending on where it's held on the farm. These private events would be by

appointment only. Depending on weather, these would take place either outdoors, in the farmhouse (15 people max), or in the pole barn. Again, people would pre-register and pay online ahead of time so that we have enough supplies for each group. Our workshops would walk people through creating décor, like porch pots, wreaths and table arrangements, etc.

Christmas Trees

We plan to sell a limited number of Christmas Trees, wreaths & porch pots for a limited time starting Black Friday weekend through Christmas. We will be open during the General Business Hours. We anticipate about 50 customers per day. We will staff the Christmas Tree stand ourselves, and use family and friends to help with baling trees, loading the cars, directing cars, etc.

Farm/Farmhouse Rental

People love coming to the farm for a taste of the simple life. A slower pace, time to be closer to nature, with plants and animals around you and space to walk around. I plan to share this beautiful restoration we did with people through small events that would be by private reservation only. We could offer educational events, like sourdough workshops, pie making workshops, etc, or offer entertaining events like murder mystery nights. We can rent out the space for small group activities like team retreats, strategic planning meetings, or holiday parties. We could also host children's birthday parties. These events could be outdoors, indoors, or a mixture of both. Anything inside the farmhouse would be limited to 15 attendees. Anything outdoors would be limited to 50 attendees. Any 'employees' for these events are myself and my husband, or family members who help us out.

Parking

We have an area of the field where we plan to pave and stripe a parking lot for 20 cars. The dimensions will be 65 feet by 115 feet.

Storage

We have plenty of storage in the hay loft of the barn for things that need to be stored.

Minnesota State Accessibility Code

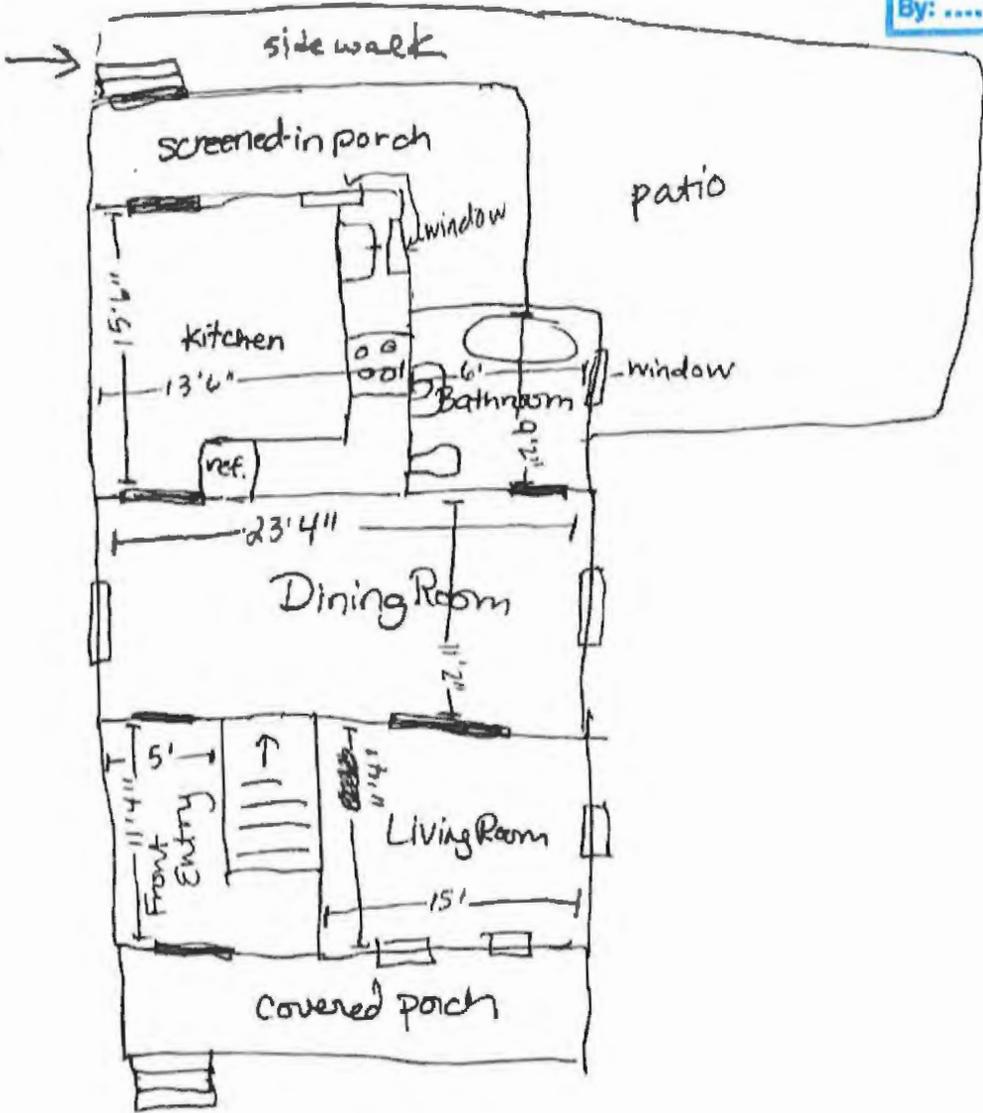
A hard surface from the parking lot to the driveway, to the farmhouse, with a ramp, will be constructed. The entrance door and the bathroom door on the main floor of the farm house are both ADA compliant. From the farm house, to the flower fields, is a manicured turf lawn, that is stable, firm, and slip resistant, and does not exceed the slope guidelines of

5%. For the flower field, the paths in between the flower rows are 72 inches wide and are of stable, firm and slip resistant turf.

First Floor Farmhouse (2nd Floor would not be used.)

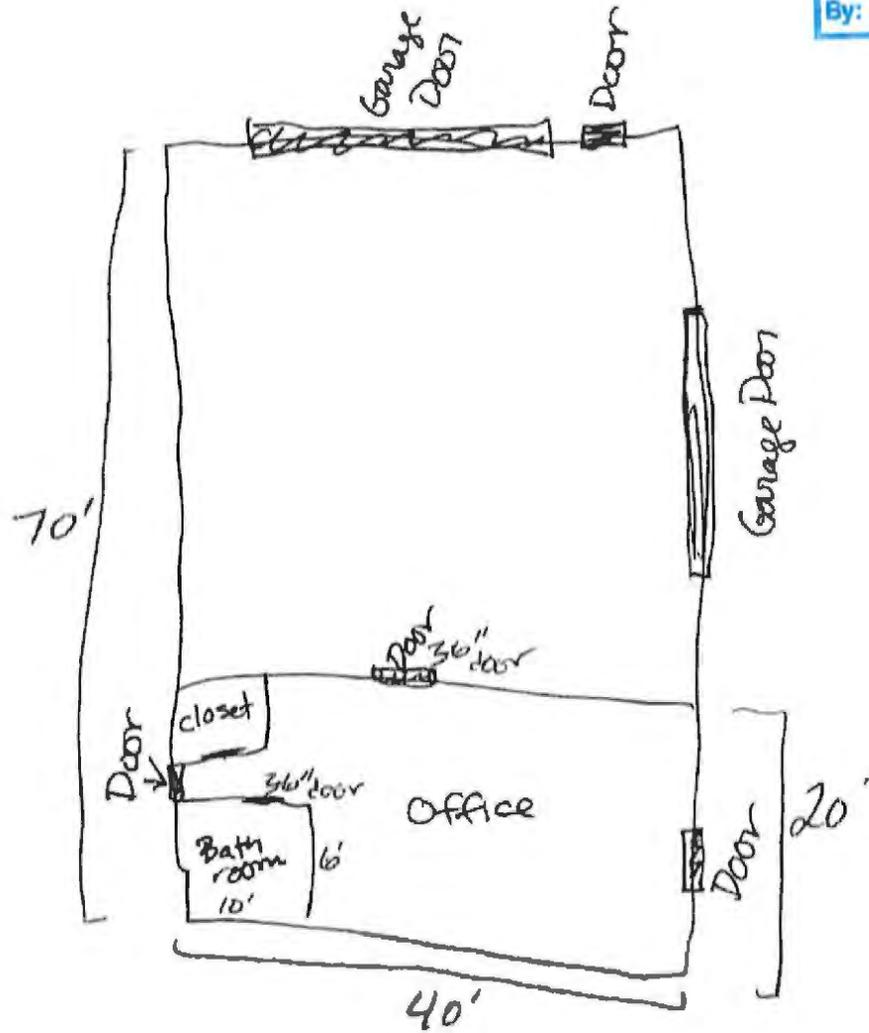
RECEIVED
JAN 28 2026
By:

Back Porch
Main Entry
for people



Pole Barn

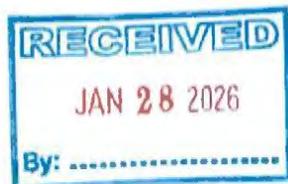
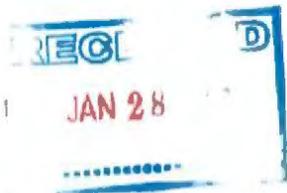
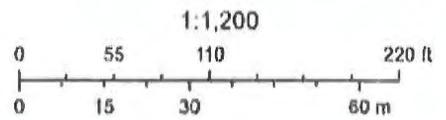
RECEIVED
JAN 28 2026
By:



ArcGIS Web Map



1/28/2026, 2:18:44 PM





CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

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

PLANNING REQUEST

Date of Application 10/8/2025

Date of Receipt 10 10 25 / 10 15 25

Receipt # 104044 Amount \$ 750.00

Meeting Appearance Dates:

Planning Commission 2/23/2026

City Council _____

Please check request(s):

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

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

**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: TSC - Ham Lake Tractor Supply Co.

Address/Location of property: 16350 Johnson St NE 1362 164th Ave NE

Legal Description of property: East Half of the Northeast Quarter of the Northeast Quarter of Section 12, Township 33 North, Range 21 West, Anoka County, Minnesota

PIN # 17-32-23-21-0021 Current Zoning CD-1 Proposed Zoning CD-1

Notes: Redevelopment of vacant lot w/ existing pavement.

Applicant's Name: Will Pollaky

Business Name: CMK Properties, LLC

Address 216 Centerview Dr #325

City Brentwood State TN Zip Code 37027

Phone 615-516-6367 Cell Phone _____ Fax _____

Email address _____

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

SIGNATURE Will Pollaky DATE 09/17/2025

FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO
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

Wade Loty

COMPANY/TITLE: CMK Properties/Development Manager

DATE: 10/6/2025

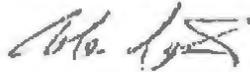
**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

The undersigned, Mark Lovecchio, 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 \$ 750.00, 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



Dated 10-6-25

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 10/6/25

TRACTOR SUPPLY NARRATIVE:

Tractor Supply Company operates retail stores supplying the lifestyle needs of recreational farmers and ranchers. TSC also serves the maintenance needs of those who enjoy a rural lifestyle, as well as tradesmen and small businesses.

Some of the uses typical to Tractor Supply are:

- Retail Sales
- Outdoor display of merchandise in front of the building
- Outdoor display of merchandise in a fenced outdoor area, like a garden center
- Greenhouse/Live Good Center inside the fenced area and the sale of plants and baby chickens / ducks seasonally
- Outdoor display of merchandise in a Permanent Trailer Display area in the parking area
- Outdoor display and sale of bulk propane from a 1,000 gallon tank
- Outdoor display and sale of hay & forage
- Pet grooming, washing services & occasional pet vaccination events

Listed below are the store hours and customer traffic counts for a typical TSC store.

Weekdays

Store Hours: Monday through Friday 8AM to 9PM

Daily Total Count: 225-275 customers

Peak Period Count per Hour: 30-55 customers (11AM-1PM & 5PM-8PM)

Weekends

Store Hours: Saturday 8AM to 9PM; Sunday Noon to 6PM

Daily Total Count: 275-450 customers

Peak Period Count per Hour: 40-60 customers (11AM-1PM & 5PM-8PM)

Notes:

- Noon to 5PM on Friday and all day Saturday are normally the busiest periods of the week.
- The average customer will stay in the store for approximately 15-20 minutes.
- Between 5-7 employees expected per shift.

Meeting Date: February 23, 2026

CITY OF HAM LAKE

STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building Official

Subject: Tractor Supply Company (TSC) request for Commercial Site Plan to construct a retail store at 1362 164th Avenue NE

Introduction/Discussion:

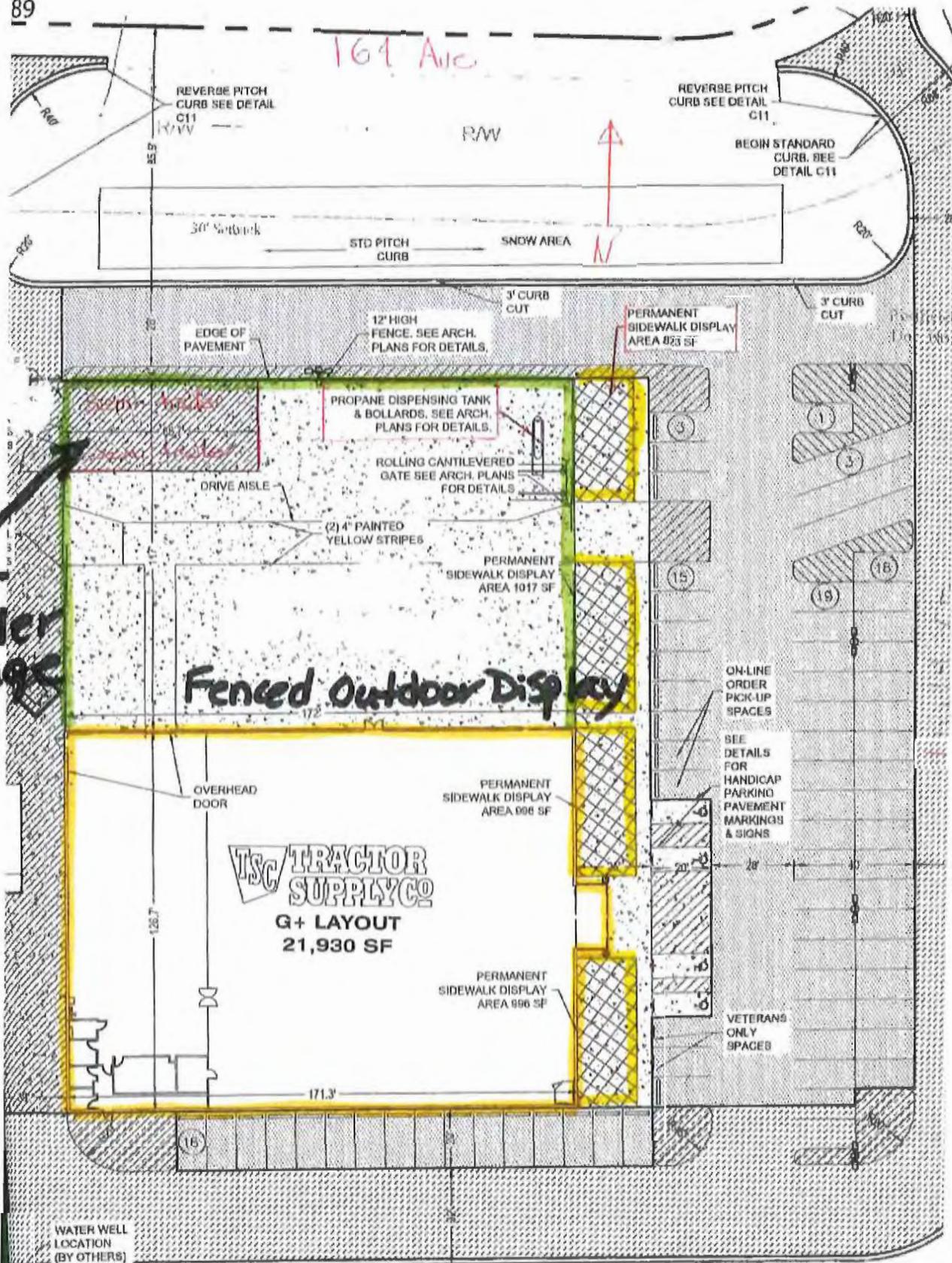
Tractor Supply Company (TSC) is proposing to construct a 21,930 square-foot building with a 19,894 square-foot fenced area for outside sales display, to be located at 1362 164th Avenue NE, (which fronts Highway 65 NE). This property is zoned Commercial Development I (CD-1). TSC operates retail stores supplying the lifestyle needs of recreational farmers and ranchers. TSC also serves the maintenance needs of those in rural settings, as well as tradesmen and small businesses. TSC will have a permanent outdoor display of merchandise, such as utility trailers and riding lawn mowers in front of the building and an outdoor display area of merchandise in a fenced area like a garden center.

The 19,894 square fenced area will be black wrought iron with split face CWU columns similar to the Elk River location (see attached picture). This area will have a greenhouse for the sale of plants and a Live Goods Center for the sale of baby chickens and ducks which will be seasonally. Within the outdoor fenced area, TSC will have a display for the sale of hay and forage, which will be stored on semi tractor flatbed trailers. This could be a point of discussion for the Planning Commission if screening is required so that the trailers are not visible from Highway 65. Per Ham Lake City Code, inventory is permitted Outside Storage for Improvement Stores but must be separately identified on the initial site plan submitted with the initial request for certificate of occupancy. Bins or containers housing the Inventory shall also be permitted Outside Storage for Improvement Stores. Pet grooming, washing services & occasional pet vaccination events will also be provided. TSC will sell and fill bulk propane from a 1,000-gallon tank.

Recommendation:

I recommend approval of the Commercial Site Plan for Tractor Supply Company (TSC), along with meeting all State, County and City requirements.

169 Ave



semi-trailer storage

Fenced Outdoor Display

TSC TRACTOR SUPPLY CO
G+ LAYOUT
21,930 SF

WATER WELL LOCATION (BY OTHERS)

PROP. TRANSFORMER PAD (SEE C-8)

667.16
S 88°41'07" W

BEGIN STD PITCH CURB SEE DETAIL C11

END REVERSE PITCH CURB SEE DETAIL C11

EIK River site



Memorandum

Date: February 18, 2026
To: Planning Commissioners
From: David A. Krugler, City Engineer
Subject: Tractor Supply



Introduction:

The proposed 21,930 square-foot Tractor Supply building is located on the 6.99-acre (17-32-23-21-0021) 1362 164th Avenue NE site. The parcel is zoned Commercial Development Tier I (CD-1). A 200-scale aerial photo, a 400-scale zoning map and a 400-scale half section map are attached.

Discussion:

The Title Sheet, General Notes, Existing Conditions-Demo Plan, Site Plan, Grading and Drainage Plan, Utility Plan, Erosion Control Plan, Construction Details, Boring Logs, Landscape Plan and Storm Sewer Design received February 11th and the Architectural Plans received February 4th address prior review comments.

The attached Landscape Plan shows trees along the west and north side of the building. Per Article 11-1853(B) of the City Code, decorative trees shall be planted along the right-of-way lines of adjacent public roadways. Article 11-1860 allows for case-by-case evaluation of landscape requirements for commercial land approval and "...strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial relationships, topography or other physical features render a given landscaping plan aesthetically acceptable, and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan". A determination needs to be made as to whether the proposed landscaping is adequate adjacent to the public roadway or if additional screening should be required.

The Tractor Supply project was conditionally approved by the Coon Creek Watershed District (CCWD) Board of Managers at their January 26th meeting. The Notice of Application Status is attached. A CCWD permit is required before grading operations can commence. A Minnesota Pollution Control Agency National Pollutant Discharge Elimination System Construction Stormwater Permit is also required before grading operations can commence because the disturbed area exceeds one acre.

Recommendation:

It is recommended that the Tractor Supply commercial site plan be recommended for approval, including the determination if the proposed screening is adequate.

N 1/2 SECTION 17, T. 32, R. 23

CITY OF HAM LAKE



THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY RECORDS. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY DOES NOT WARRANT THE ACCURACY OF ANY UNLAWFULLY OBTAINED RECORDS CONTAINED HEREIN.

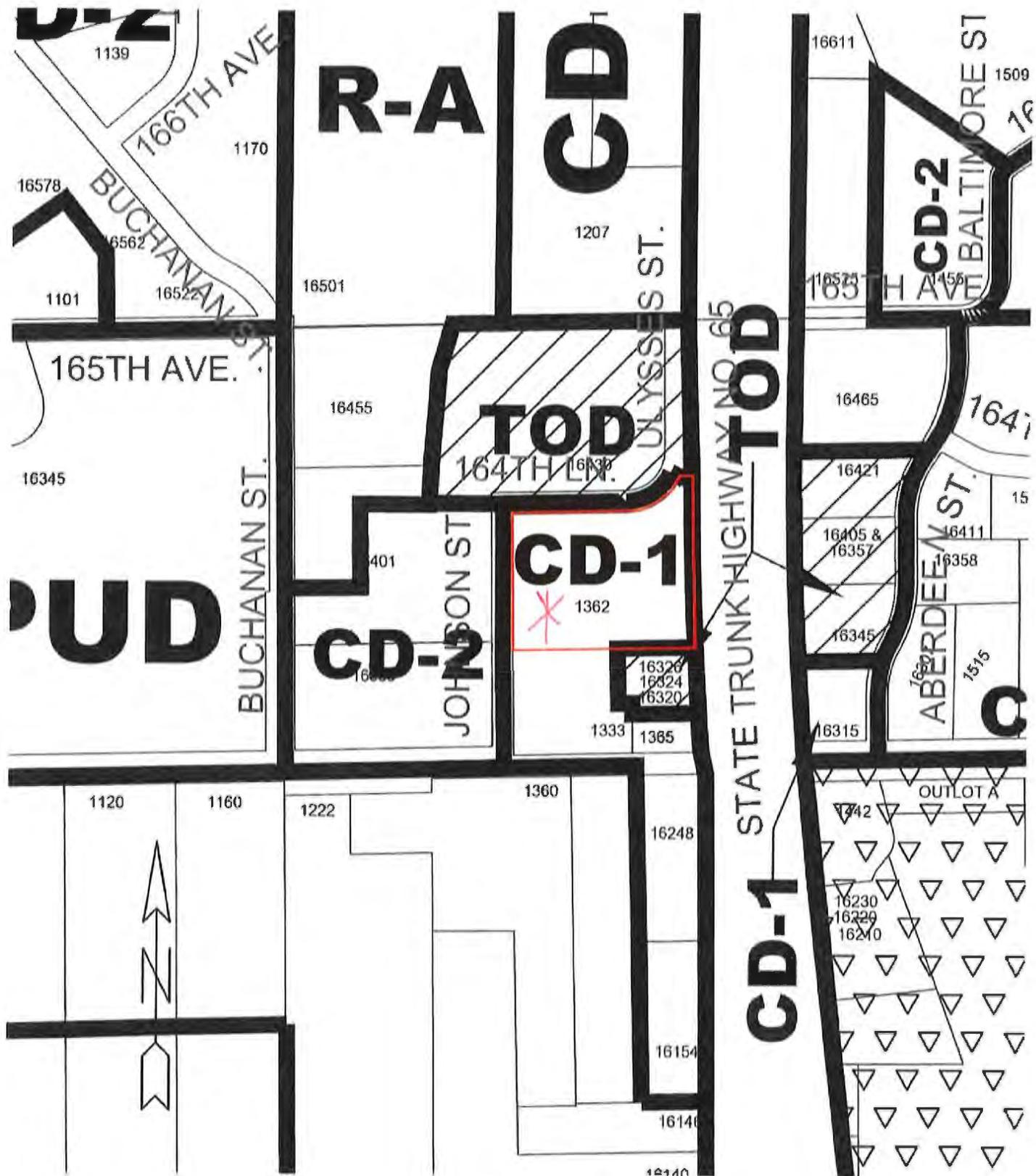
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 Section Township Range Quarter Block
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 12 23 32 23 12
 13 23 32 23 13
 14 23 32 23 14
 15 23 32 23 15
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 35 23 32 23 35

QUARTER QUARTER INDEX

| | | | |
|----|----|----|----|
| 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 |
| 35 | | | |

ANOKA COUNTY
 SURVEYORS OFFICE
 ROOM 234
 2100 3RD AVENUE
 ANOKA, MN 55203
 (763) 754-3200





R-A

CD

CD-2

TOD

CD-1

CD-1

C

1139

1170

16578

16562

1101

16522

16501

1207

16611

1509

165TH AVE.

16345

16455

16465

164TH LN.

1641

BUCHANAN ST.

401

16421

15

JOHNSON ST.

16405 & 16357

16411

CD-1

1362

ABERDEEN ST.

16358

16326
16324
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1333

1365

16315

1515

1120

1160

1222

1360

16248



OUTLOT A

1642

16230

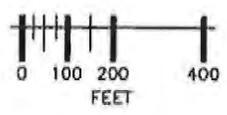
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164TH LN.

ULYSSES ST.

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JOHNSON ST.

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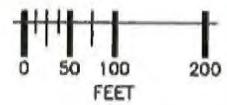
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16248

STATE TRUNK HIGHWAY NO. 65

22





Know what's below.
Call before you dig.

GOPHER STATE ONE
48 HOURS BEFORE YOU DIG
CALL 811 OR 800-252-1166

UTILITY COMPANIES:

ELECTRIC:
CENTERPOINT ENERGY
CONTACT: CUSTOMER SERVICE
PH: 713-267-2222

GAS:
CENTERPOINT ENERGY
CONTACT: CUSTOMER SERVICE
PH: 512-321-4926

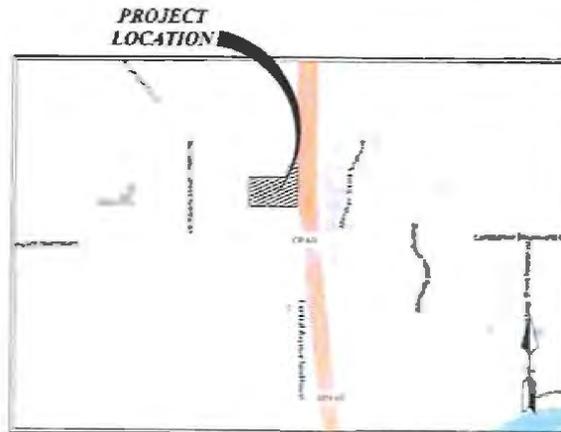
TELEPHONE:
CONTACT: CUSTOMER SERVICE
WEBSITE: WWW.SPECTRUM.COM



SITE DEVELOPMENT PLANS

TSC HAM LAKE, MN

February 2026



VICINITY MAP

| Sheet Number | Sheet Title |
|--------------|-------------------------------|
| C1 | TITLE SHEET |
| C2 | GENERAL NOTES |
| C3 | EXISTING CONDITIONS-DEMO PLAN |
| C4 | SITE PLAN |
| C5 | GRADING AND DRAINAGE PLAN |
| C6 | UTILITY PLAN |
| C7 | EROSION CONTROL PLAN |
| C8 | EROSION CONTROL DETAILS |
| C9 | CONSTRUCTION DETAILS |
| C10 | CONSTRUCTION DETAILS |
| C11 | CONSTRUCTION DETAILS |
| D12 | CONSTRUCTION DETAILS |
| D13 | BORING LOGS |
| D14 | BORING LOGS |
| C15 | BORING LOG MAP |
| LT | LANDSCAPE PLAN |

THE STANDARD SHEETS SPECIFICALLY IDENTIFIED ABOVE HAVE BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS NECESSARY TO THE PROJECT.



PREPARED FOR:
CMK PROPERTIES, LLC

718 CENTERVIEW DRIVE
SUITE 306
BRYANTWOOD, TN 37027

PREPARED FOR REVIEW ONLY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION
OR ANY OTHER PURPOSES. IT IS THE USER'S RESPONSIBILITY TO
VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.
DATE: 02/10/2026

PROJECT NOTES:

RECORDING:
This plan was prepared by me, or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Tennessee.
I hereby certify that the work shown on this plan was done by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Tennessee.
DATE: 02/10/2026

COUNCILS: APPROVED

BY: [Signature] DATE: 02/10/2026

**TRACTOR SUPPLY COMPANY
HAM LAKE, MN**

TITLE SHEET

| PROJECT NUMBER | DATE |
|----------------|------------|
| 24-0000 | 02/10/2026 |
| 24-0000 | 02/10/2026 |
| 24-0000 | 02/10/2026 |
| 24-0000 | 02/10/2026 |
| 24-0000 | 02/10/2026 |

ARCHITECT:

SACORSA ARCHITECTURE

CONTACT:
CHIP WALLACE
231 PUBLIC SQUARE, SUITE 306
FRANKLIN, TN, 37064
PH: 615-481-3313
EMAIL: CHIP@SACORSA.CO

CIVIL ENGINEER:

SEL, LLC

CONTACT:
MATT GAUMT, P.E.
12147 MONTFORT DR SUITE 275
DALLAS, TX 75240
PH: 214-676-6562 OFFICE
EMAIL: MGAUMT@SEL.US

SURVEYOR:

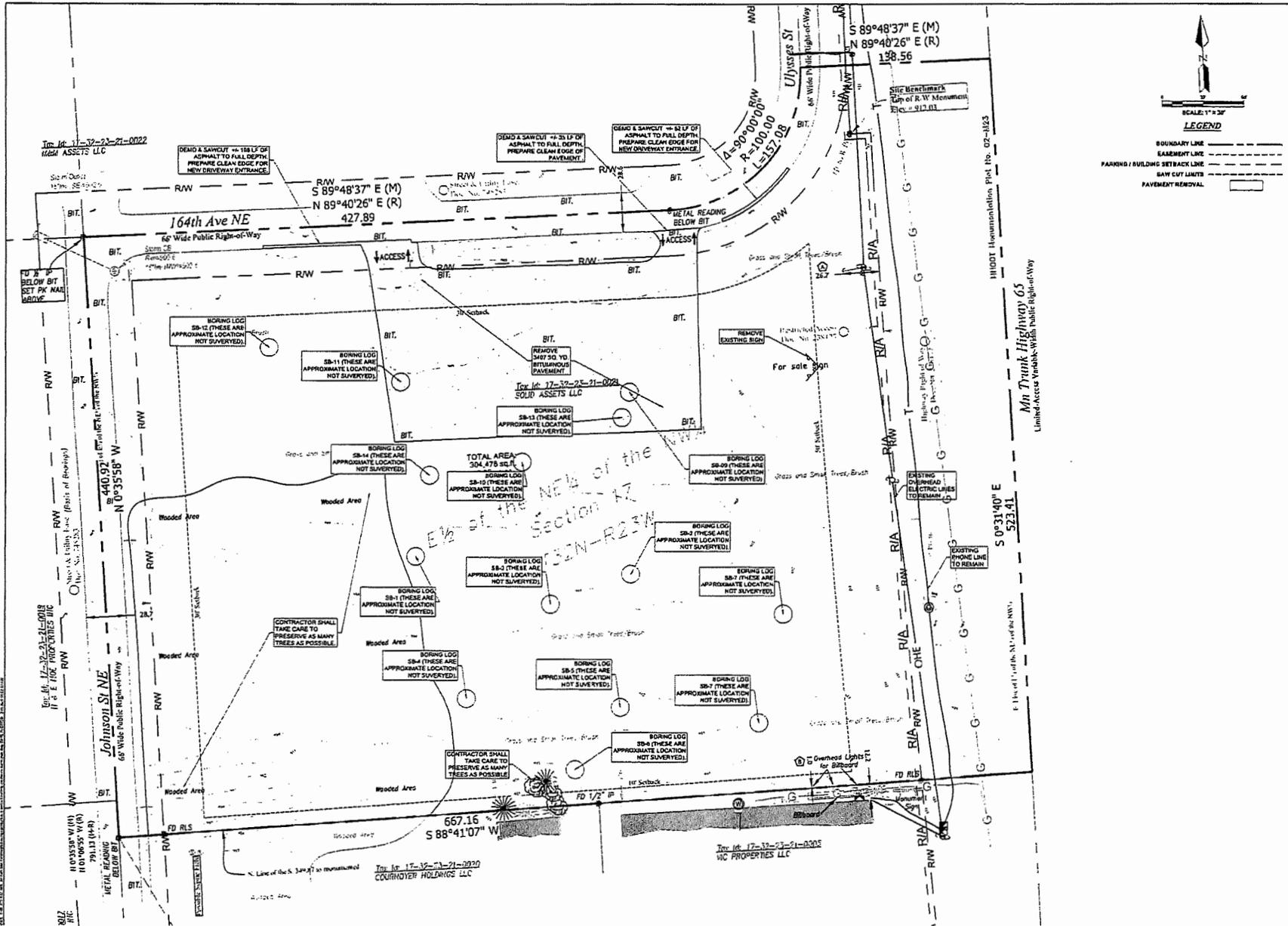
BONNEMA RUNKE STERN INC

CONTACT:
JOSHUA STERN
4586 HWY 71NE SUITE 1
WILLMAR, MN 56201
PH: (202) 231-2844
EMAIL: JLUOMA@BRSURVEYS.COM

DEVELOPER (CLIENT):

CMK PROPERTIES, LLC

CONTACT:
WILL POLSKEY
718 CENTERVIEW DRIVE SUITE 306
BRYANTWOOD, TN 37027



PREPARED BY:
SEB
 13747 MONTFORT DR.
 SUITE 275
 DALLAS, TX 75240
 214-678-9968

PREPARED FOR:
CMK PROPERTIES, LLC

216 CENTERVIEW DRIVE,
 SUITE 325
 BRENTWOOD, TN 37027

PRELIMINARY - FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR REVIEW ONLY
 AND NOT INTENDED FOR CONSTRUCTION.
 CONDITIONS OR IMPROVEMENTS. THEY HAVE
 BEEN PREPARED BY OR UNDER SUPERVISION OF
 SEB CONSULTING, INC.

PROJECT NOTES:

BOUNDARIES:
 Top of R/W Monument
 E. of R/W Monument
 E. of R/W Monument
 E. of R/W Monument

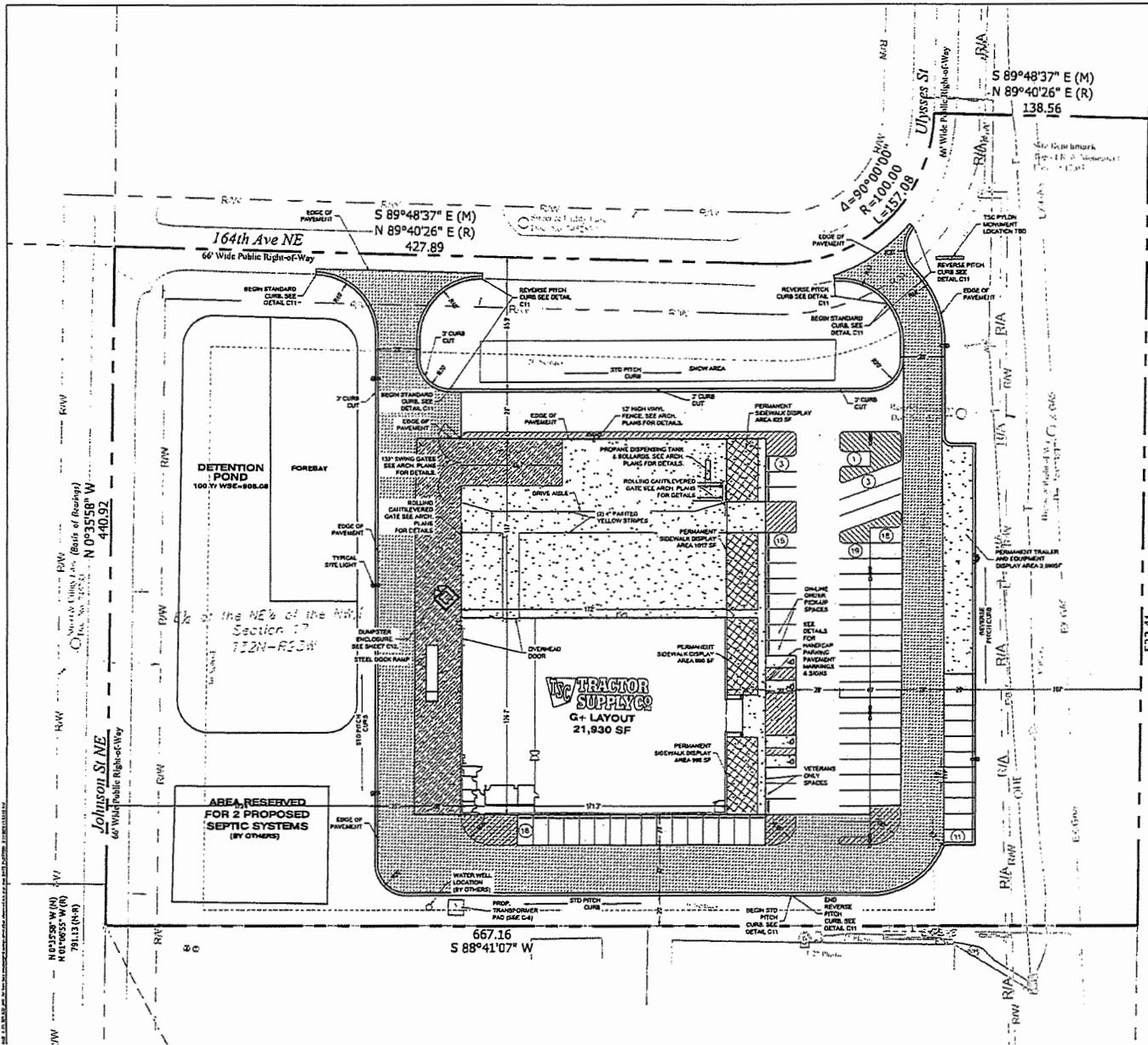
SEALING / REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|--------------------|
| 1 | | | ISSUED FOR PERMITS |

TRACTOR SUPPLY COMPANY
 HAM LAKE, MN

EXISTING CONDITIONS-DEMO PLAN

PROJECT NUMBER: RS-20-02
 DATE: 1/20/20
 DRAWN BY: JMC
 CHECKED BY: JMC
 SHEET: 1 OF 1
 SCALE: 1"=20'



LEGEND

| | |
|----------------------------------|-----|
| BOUNDARY LINE | --- |
| EASEMENT LINE | --- |
| PARKING / BUILDING SETBACK LINE | --- |
| PROPOSED LIGHT POLE & FIXTURE(S) | + |
| PROPOSED SIGN | + |
| LIGHT DUTY CONCRETE PAVEMENT | □ |
| HEAVY DUTY CONCRETE PAVEMENT | □ |
| PERMANENT SIDEWALK DISPLAY AREA | □ |
| HEAVY DUTY ASPHALT PAVEMENT | □ |
| LIGHT DUTY ASPHALT PAVEMENT | □ |
| TYPICAL SITE LIGHT | ○ |

NOTE:
PAVEMENT TO BE CONSTRUCTED TO THE APPLICABLE PAVEMENT SECTIONS IN THE CONSTRUCTION DETAILS

- NOTES:**
1. LIGHTING LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ELECTRICAL PLANS TO CONTROL LOCATION AND FOR PHOTO-METRIC VALUES.
 2. STRIPING ON CONCRETE TO BE YELLOW AND STRIPING ON ASPHALT TO BE WHITE.
 3. DIMENSIONS ARE SHOWN TO FACE OF CURB.
 4. DETECTABLE WARNING SURFACES (TRIANGULAR BONES) SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACE. 1" ELEVATION LIGHT-ON-SURF. OR DARK-ON-LIGHT.
 5. ADA SLOPES NOT TO EXCEED 3:30 SLOPE. LANDINGS NOT TO EXCEED 2'6" SLOPE IN ANY DIRECTION.
 6. CONTRACTOR TO MAINTAIN 7" SEPARATION BETWEEN FINISHED GRADE AND BOTTOM OF PRIVACY FENCE FOR DRAINAGE.

- PARKING LOT PAINT SPECIFICATIONS - 1/2 MIL APPLICATION @ 0.812 INCH THICKNESS:**
1. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
 2. REMOVE ALL DIRT, GRAVEL, WEEDS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
 3. CONFIRM A RECORDING PRIOR AND SURFACE TEMPERATURES OF 50° AND RISING AND LESS THAN 90°. IF THE SURFACE TEMPERATURE IS NOT WITHIN THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, WIND STORMS, ETC. IN ORDER TO MEET THE STRIPING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
 4. PROVIDE A 1/8" THICK 4" WIDE CONTINUOUS STRIPE EVERYWHERE AND IN THE COLOR INDICATED, MINIMUM OF (2) TWO COATS.
 5. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, CRACKED AND/OR HAVE AGGRAVATE EXPOSURE.
 6. SEE ARCHITECTURAL PLANS FOR VETERAN AND ON-LINE ORDER PARKING SPACES.

PARKING SUMMARY

| |
|---|
| 12 REGULAR SPACES |
| 4 HANDICAPPED SPACES (Including 1 van accessible space) |
| 94 TOTAL SPACES PROVIDED |

SITE DATA SUMMARY

| | |
|------------------------|----------|
| SITE AREA: | 98,59 AC |
| ZONING CLASSIFICATION: | CD-1 |
| EASTING: | CD-1 |
| PROPOSED: | CD-1 |

LEGAL DESCRIPTION:

That part of the East Half of the Northeast Quarter of the Northwest Quarter of Section 17, Township 22 North, Range 53 West, Ancker County, Minnesota, which lies northerly of the south 349.87 feet thereof and which lies southerly of the following described line:

Commencing at the southwest corner of said East Half, thence northerly, on an assumed bearing of North 1 degree 08 minutes 55 seconds West, along the west line of said East Half, a distance of 791.13 feet to the point of beginning of the line to be described; thence North 82 degrees 43 minutes 28 seconds East a distance of 427.89 feet, thence northeasterly and northerly a distance of 157.05 feet along a straightened curve, convex to the northeast, having a radius of 185.00 feet and a central angle of 90 degrees 08 minutes 02 seconds, thence North 88 degrees 40 minutes 28 seconds East, not draped to said curve, to the east line of said East Half and said line then following;

PREPARED BY:
SEB
13747 MONTFORT DR
SUITE 275
DALLAS, TX 75240
214-478-9900

PREPARED FOR:
CMK PROPERTIES, LLC

216 CENTERVIEW DRIVE
SUITE 325
BRENTWOOD, TN 37027

PRELIMINARY - FOR REVIEW ONLY
THESE DRAWINGS ARE FOR REVIEW ONLY
AND NOT APPLICABLE FOR CONSTRUCTION
UNLESS SO INDICATED OTHERWISE. THEY ARE
PREPARED BY THE ARCHITECT'S OFFICE OF
DATE QUANTITY PER SET DATE QUANTITY
1/14/2014 100 1/14/2014 100

PROJECT NOTES:

BENCHMARKS:
1. 5645 1/4" BENCH
2. 5645 1/4" BENCH
3. 5645 1/4" BENCH
4. 5645 1/4" BENCH

ELECTRICAL PLAN
The Electrical System used for this project is the same as the Electrical System used for the project at 216 Centerview Drive, Brentwood, TN 37027.

| NO | DATE | BY | DESCRIPTION |
|----|-----------|-----|--------------------|
| 1 | 1/14/2014 | CMK | ISSUED FOR BIDDING |

**TRACTOR SUPPLY COMPANY
HAM LAKE, MN**

SITE PLAN

| | |
|----------------|-------------|
| PROJECT NUMBER | 02-2014-001 |
| DRAWN BY | SCAL |
| CHECKED BY | PLM |
| DESIGNED BY | CMK |
| DATE | 1/14/2014 |

Property ID: 17-02-2014-001

PREPARED BY:
SEA
 13741 MONTEFORT DR
 DALLAS, TX 75240
 214-478-9868

PREPARED FOR:
CMK PROPERTIES, LLC
 314 CENTERVIEW DRIVE
 BRYANWOOD, TN 37627

PRELIMINARY - FOR REVIEW ONLY
 THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BIRMINGHAM. THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.

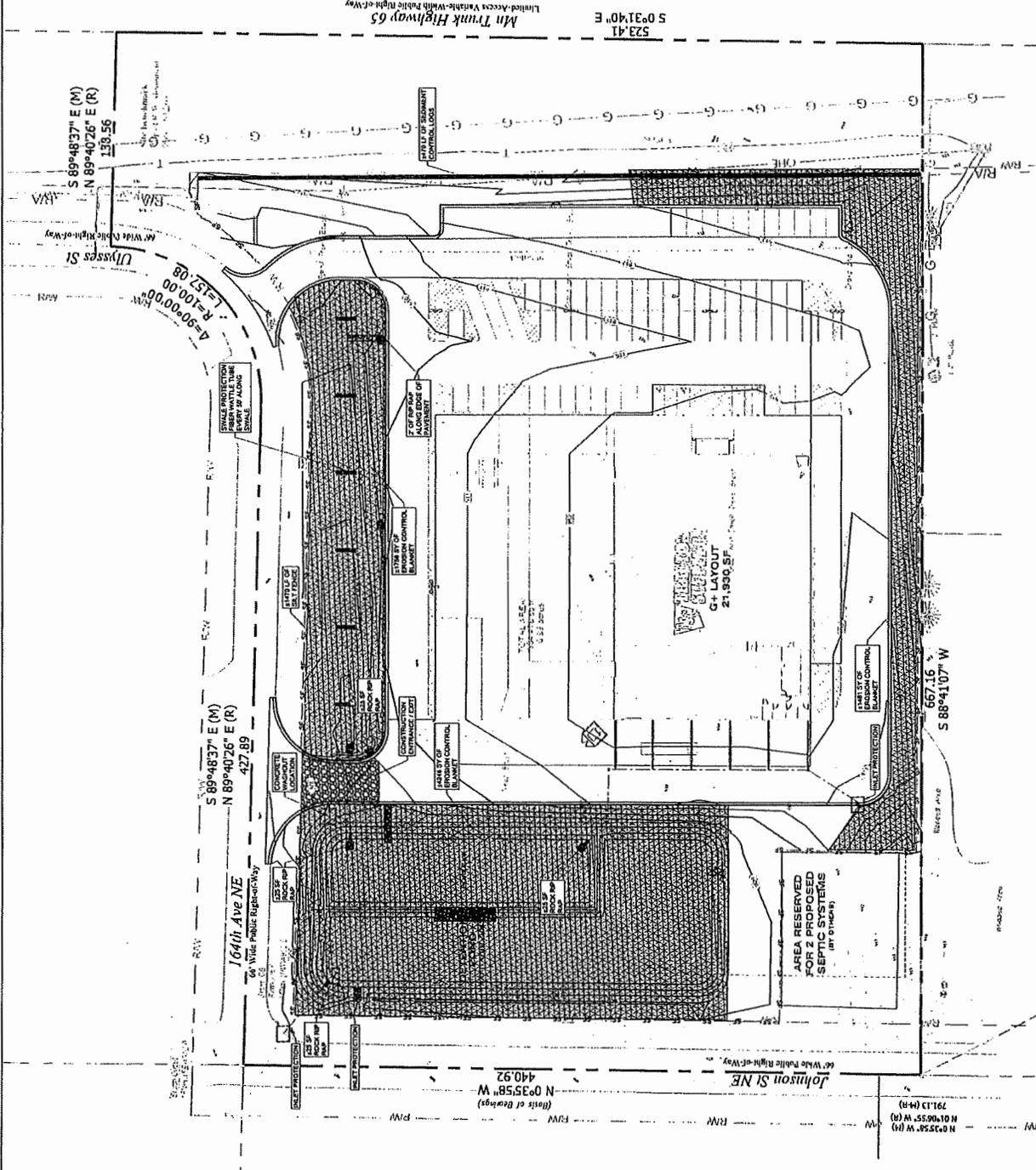
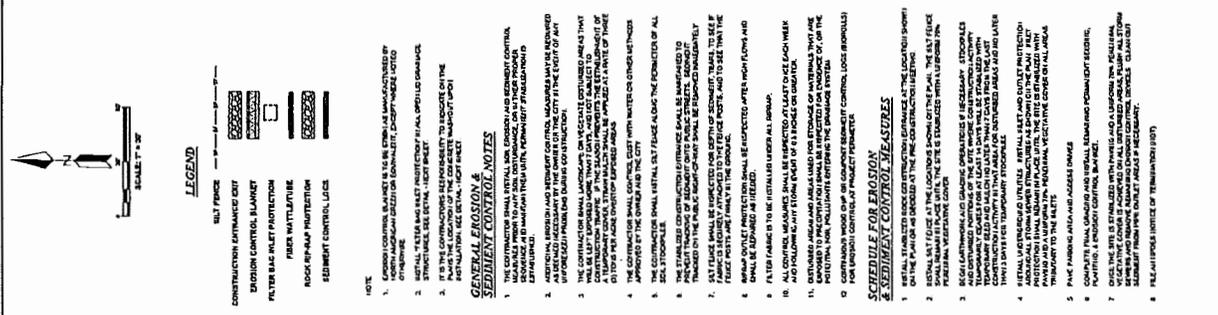
PROJECT NOTES:
 1. ALL EROSION CONTROL MEASURES SHALL BE CONFORMANT WITH THE CITY OF BIRMINGHAM EROSION CONTROL ORDINANCE.
 2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BIRMINGHAM.

BENCHMARKS:
 1. 1000000
 2. 1000000
 3. 1000000
 4. 1000000
 5. 1000000
 6. 1000000
 7. 1000000
 8. 1000000
 9. 1000000
 10. 1000000

| NO. | DATE | BY | DESCRIPTION |
|-----|------------|-----|-------------------|
| 1 | 01/15/2024 | JSM | ISSUED FOR RECORD |

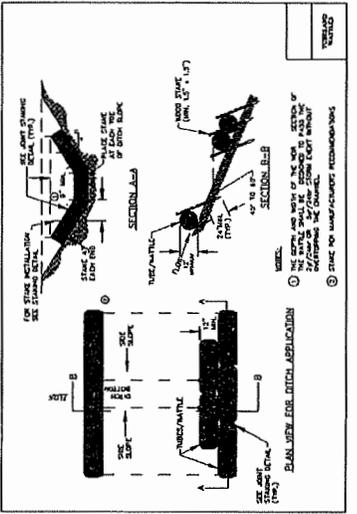
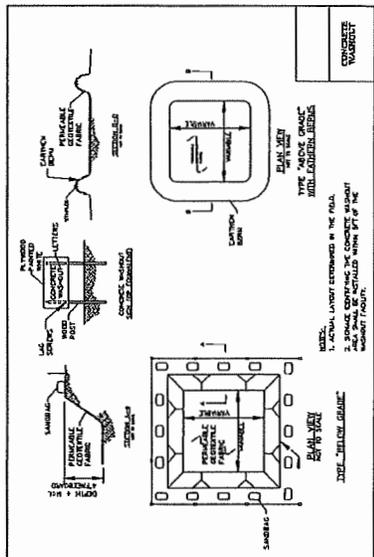
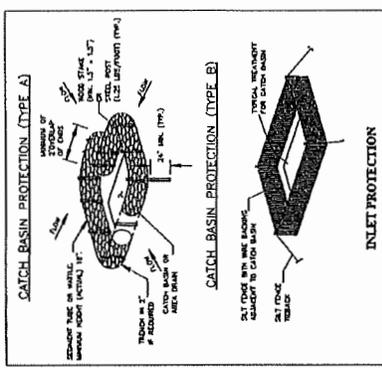
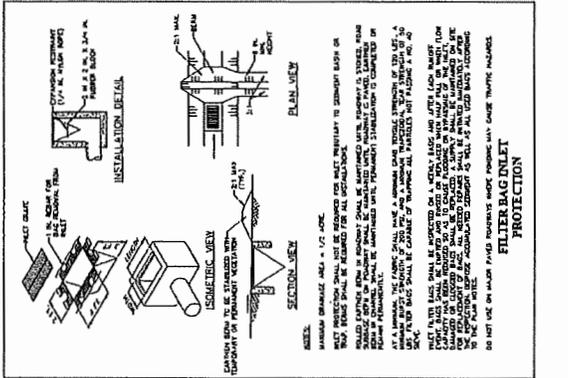
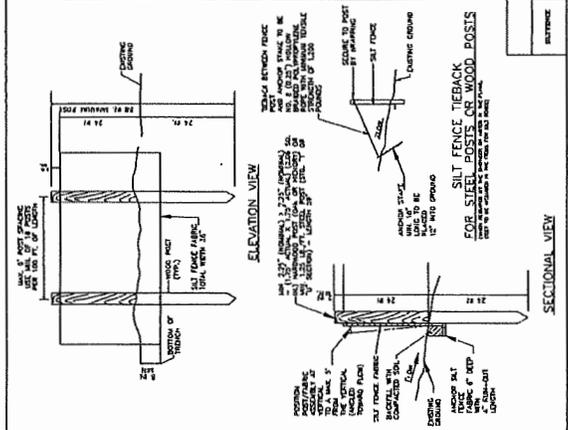
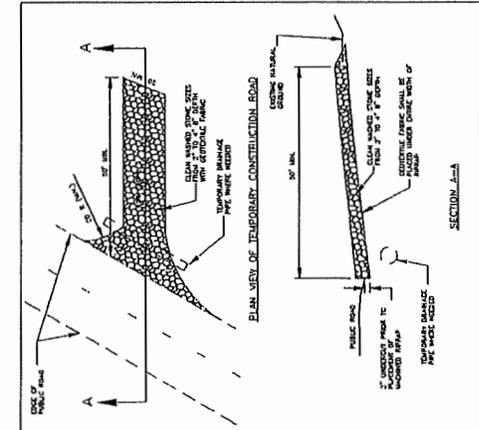
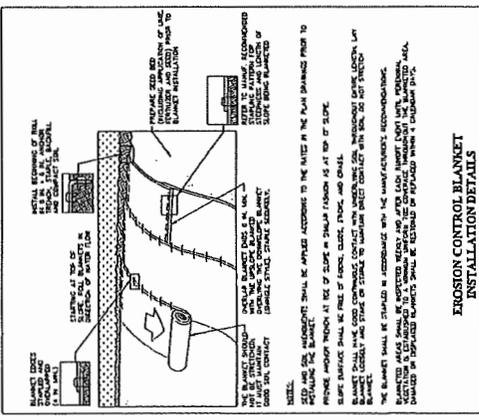
TRACTOR SUPPLY COMPANY
 HAM LAKE, MN

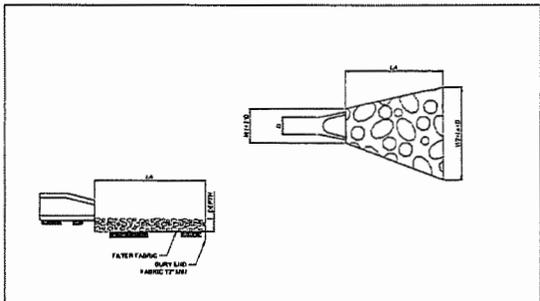
EROSION CONTROL PLAN



PROJECT NUMBER: 24-001
 DATE: 01/15/2024
 DRAWN BY: JSM
 CHECKED BY: JSM
 SCALE: 1" = 20'

| | | | | | | | |
|--|---|--|--|---|--|--|----------------------------|
| PREPARED BY:  13701 HONFLOTT DR DALLAS, TX 75240 214-775-9888 | PREPARED FOR: CMK PROPERTIES, LLC 214 CENTERVIEW DRIVE SUITE 320 BRYNTWOOD, TN 37027 | PRELIMINARY - FOR REVIEW ONLY THIS DOCUMENT AND ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS INFORMATION IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE: 01/20/2016 BY: [redacted] | PROJECT NOTES: SEE ALL SHEETS FOR DIMENSIONS AND MATERIALS. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED. ALL MATERIALS SHALL BE AS SHOWN ON SHEETS. ALL MATERIALS SHALL BE AS SHOWN ON SHEETS. ALL MATERIALS SHALL BE AS SHOWN ON SHEETS. | BENCHMARK: THE ELEVATION OF THE BENCHMARK SHALL BE AS SHOWN ON SHEETS. THE BENCHMARK SHALL BE AS SHOWN ON SHEETS. THE BENCHMARK SHALL BE AS SHOWN ON SHEETS. | ISSUANCES / REVISIONS: NO DATE BY DESCRIPTION BY: [redacted] | TRACTOR SUPPLY COMPANY HAN LAKE, MN | EROSION CONTROL DETAILS |
|--|---|--|--|---|--|--|----------------------------|





EROSION PROTECTION AND SEDIMENT CONTROL GRADATIONS

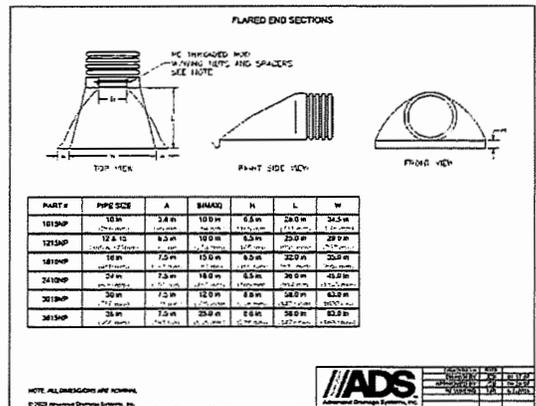
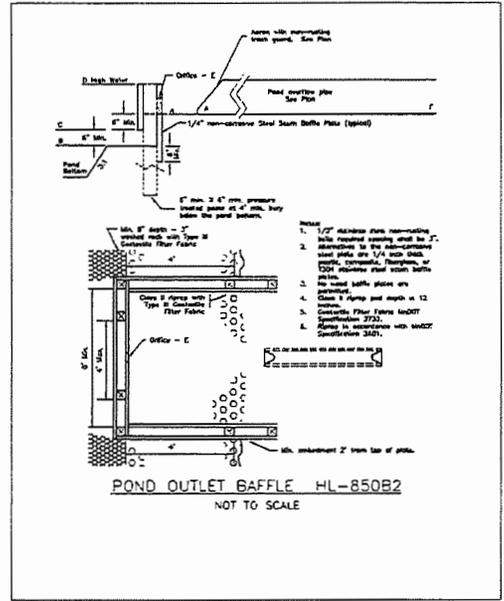
| GRAD | PERCENT PASSING ROCK SIZE (UM) | | | | | | | | | | |
|------|--------------------------------|-----------|-----------|-----|-------|-----------|----|----------|-----|-------|-----|
| | 1000 μ | 600 μ | 400 μ | 300 | 175 | 150 μ | 90 | 50 μ | 48 | 12 | 3 |
| RR-3 | | | | | | 100 | | 50/50 | | 50/50 | |
| RR-4 | | | 100 | | | | | | | | 5/8 |
| RR-5 | | 100 | | | 50/75 | | | | | 5/8 | 5/8 |
| RR-6 | 100 | | | | | | | | 5/8 | | |
| RR-7 | | | | | | | | | | | 5/8 |

1/2" A MAXIMUM OF 15 PERCENT OF THE TOTAL TEST SAMPLE BY WEIGHT MAY BE OVERSIZE MATERIAL. EACH OVERSIZE PICE SHALL NOT EXCEED THE MAXIMUM SIZE OF THE GRADATION BY MORE THAN 20 PERCENT

| GRADATION | MAXIMUM ROCK SIZE (UM) | EQUIVALENT DIAMETER (SPHERICAL) (MM) | MINIMUM BEDDING THICKNESS (IN) | MINIMUM THICKNESS (IN) | D - CURVIT CRAND (IN) (FT) | GRADATION | LA - APPROX UNCLASSED (FT) |
|-----------|------------------------|--------------------------------------|--------------------------------|------------------------|----------------------------|-----------|----------------------------|
| RR-3 | 100 | 2 | 8 | 24 | 36 | RR-3 | 15 |
| RR-4 | 100 | 2 | 8 | 24 | 36 | RR-4 | 17 |
| RR-5 | 100 | 2 | 8 | 24 | 36 | RR-5 | 20 |
| RR-6 | 400 | 3 | 8 | 24 | 36 | RR-6 | 22 |
| RR-7 | 400 | 3 | 8 | 24 | 36 | RR-7 | 24 |
| RR-8 | 1000 | 3 | 8 | 24 | 36 | RR-8 | 26 |
| RR-9 | 1000 | 3 | 8 | 24 | 36 | RR-9 | 29 |
| RR-10 | 1000 | 3 | 8 | 24 | 36 | RR-10 | 32 |

* Assumes minimum specific gravity of 2.650 and minimum unit weight of 150 lb/ft³

WHEN LA CANNOT BE MET THE RUN-AP WILL BE EXTEND UP THE ADJACENT BACKSLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS



PREPARED BY:
SEA
13747 MONTFORT DR
SUITE 273
DALLAS, TX 75240
214-678-9958

PREPARED FOR:
CMK PROPERTIES, LLC

216 CENTERVIEW DRIVE,
SUITE 302
BRENTWOOD, TN 37027

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THESE DOCUMENTS ARE FOR REVIEW ONLY
AND NOT INTENDED FOR CONSTRUCTION.
BASED ON PRELIMINARY DATA. THEY WILL
BE MODIFIED BY THE DESIGN PROFESSIONAL.
DATE: 08/11/11
BY: J. W. B. / J. W. B.

PROJECT NOTES:

REVISIONS:

DESIGNER:
J. W. B.
T. W. B.
C. J. B.
S. W. B.

ISSUANCES / REVISIONS

| NO | DATE | BY | DESCRIPTION |
|-----|----------|----------|--------------------|
| 001 | 08/11/11 | J. W. B. | ISSUED FOR BIDDING |

TRACTOR SUPPLY COMPANY
HAM LAKE, MN

CONSTRUCTION
DETAILS

PROJECT NUMBER: DL2011-002
SCALE: 1/8" = 1'-0"
DATE: 08/11/11
DRAWN BY: J. W. B.
CHECKED BY: J. W. B.
DESIGNED BY: J. W. B.



PROJECT FOR
CRK PROPERTIES, LLC
 214 GARDENWAY DRIVE
 SUITE 100
 FORT WORTH, TX 76102

PREPARED BY: S&B CONSULTING, INC.
 DATE: 08/14/2013
 DRAWING NO.: 13-0001
 SHEET NO.: 13-0001-01

PROJECT NAME

REVISIONS
 NO. DATE DESCRIPTION
 1 08/14/13 INITIAL DESIGN
 2 08/14/13 REVISIONS TO SIGNAGE
 3 08/14/13 REVISIONS TO SIGNAGE

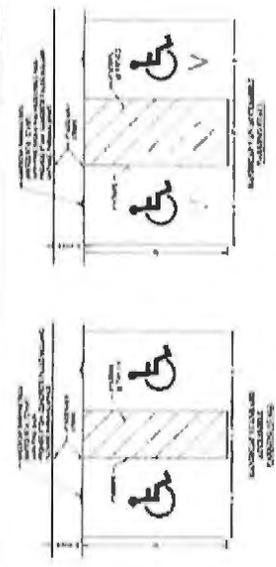
DESIGNED BY: S&B CONSULTING, INC.
 CHECKED BY: S&B CONSULTING, INC.
 APPROVED BY: S&B CONSULTING, INC.

CLIENT: CRK PROPERTIES, LLC
 PROJECT NO.: 13-0001
 SHEET NO.: 13-0001-01

TRACTOR SUPPLY COMPANY
 3841 LAKE WIS

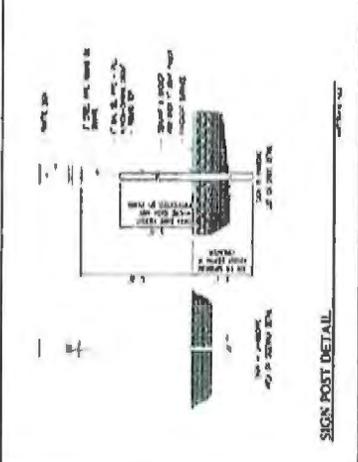
CONSTRUCTION DETAILS

| | |
|--------------|------------|
| DATE | 08/14/13 |
| SCALE | AS SHOWN |
| PROJECT NO. | 13-0001 |
| SHEET NO. | 13-0001-01 |
| TOTAL SHEETS | 072 |



WHEELCHAIR ACCESSIBLE
 5'0" CLEAR ZONE
 8'0" WIDE ACCESS AISLE

HANDICAP PARKING DETAILS

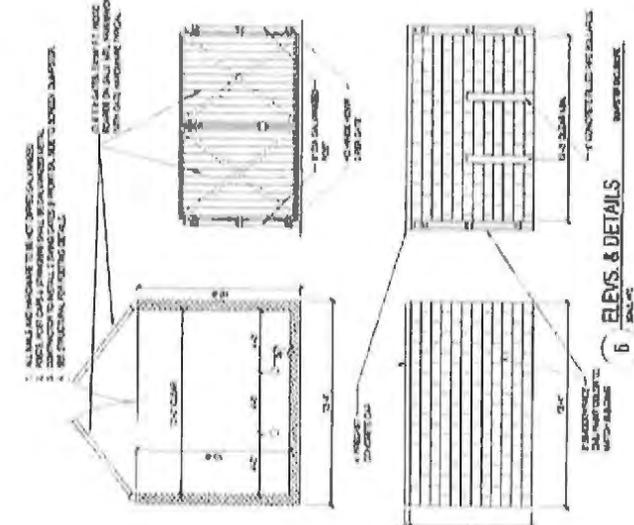


SIGN POST DETAIL



NOTES:
 1. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SYMBOLS OF ACCESS (ISA) AND THE 2012 INTERNATIONAL SIGNAGE SYSTEM (ISS).
 2. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SYMBOLS OF ACCESS (ISA) AND THE 2012 INTERNATIONAL SIGNAGE SYSTEM (ISS).
 3. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SYMBOLS OF ACCESS (ISA) AND THE 2012 INTERNATIONAL SIGNAGE SYSTEM (ISS).
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 7. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SYMBOLS OF ACCESS (ISA) AND THE 2012 INTERNATIONAL SIGNAGE SYSTEM (ISS).
 8. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SYMBOLS OF ACCESS (ISA) AND THE 2012 INTERNATIONAL SIGNAGE SYSTEM (ISS).

ACCESSIBLE PARKING SIGN DETAIL



ELEVS. & DETAILS

01-01

PREPARED BY:
SEA
 13747 HIGHTOWER DR
 DALLAS, TX 75240
 214-975-9888

PREPARED FOR:
CMK PROPERTIES, LLC
 216 CENTERVIEW DRIVE
 SUITE 305
 BRENTWOOD, TN 37027

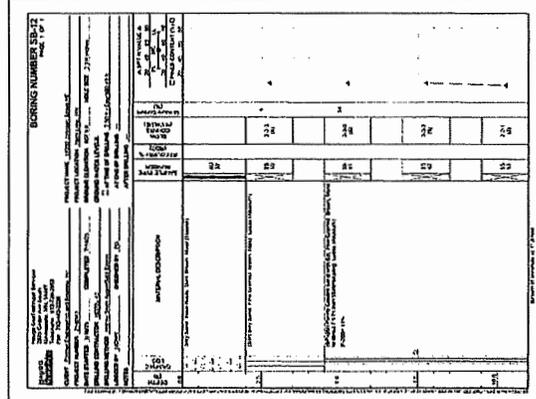
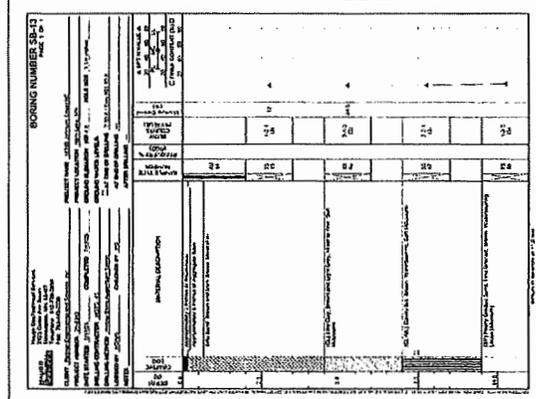
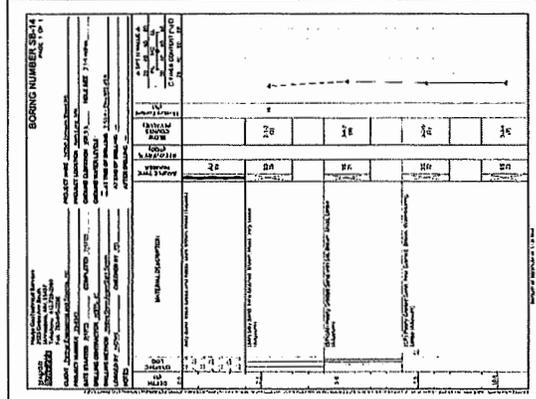
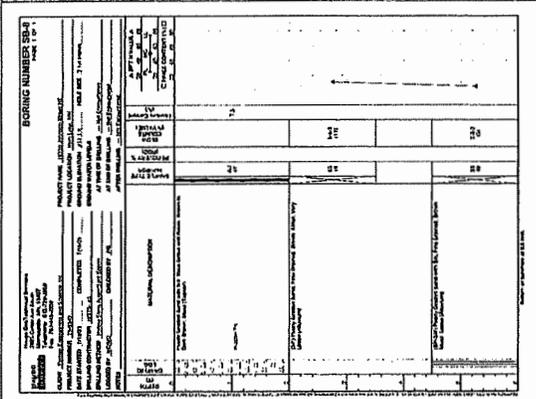
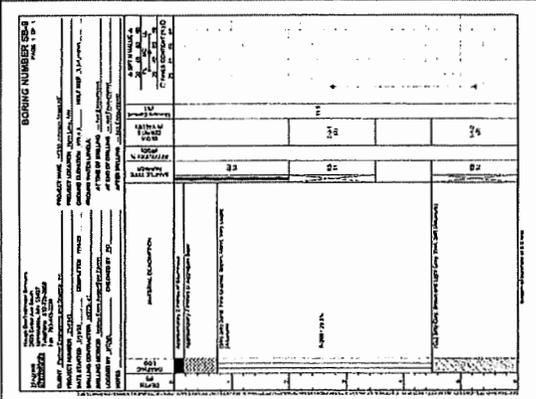
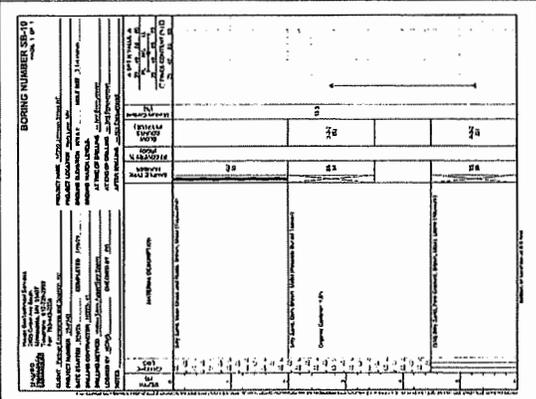
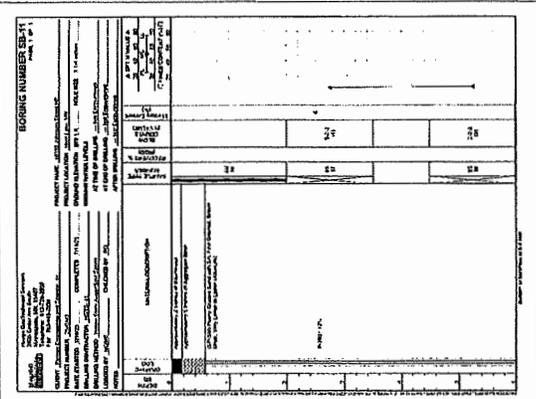
PRELIMINARY - FOR REVIEW ONLY
 THIS DOCUMENT AND CONTAINED THEREIN
 INFORMATION IS NOT TO BE USED FOR ANY
 OTHER PROJECTS WITHOUT THE WRITTEN
 CONSENT OF SEA CONSULTANTS, INC.
 DATE: 01/11/2017
 PROJECT NO.: 17001

PROJECT NOTES:
 1. SEE ALL DRAWINGS FOR DETAILS.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 8. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
 9. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL WORK DONE AND MATERIALS USED.
 10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

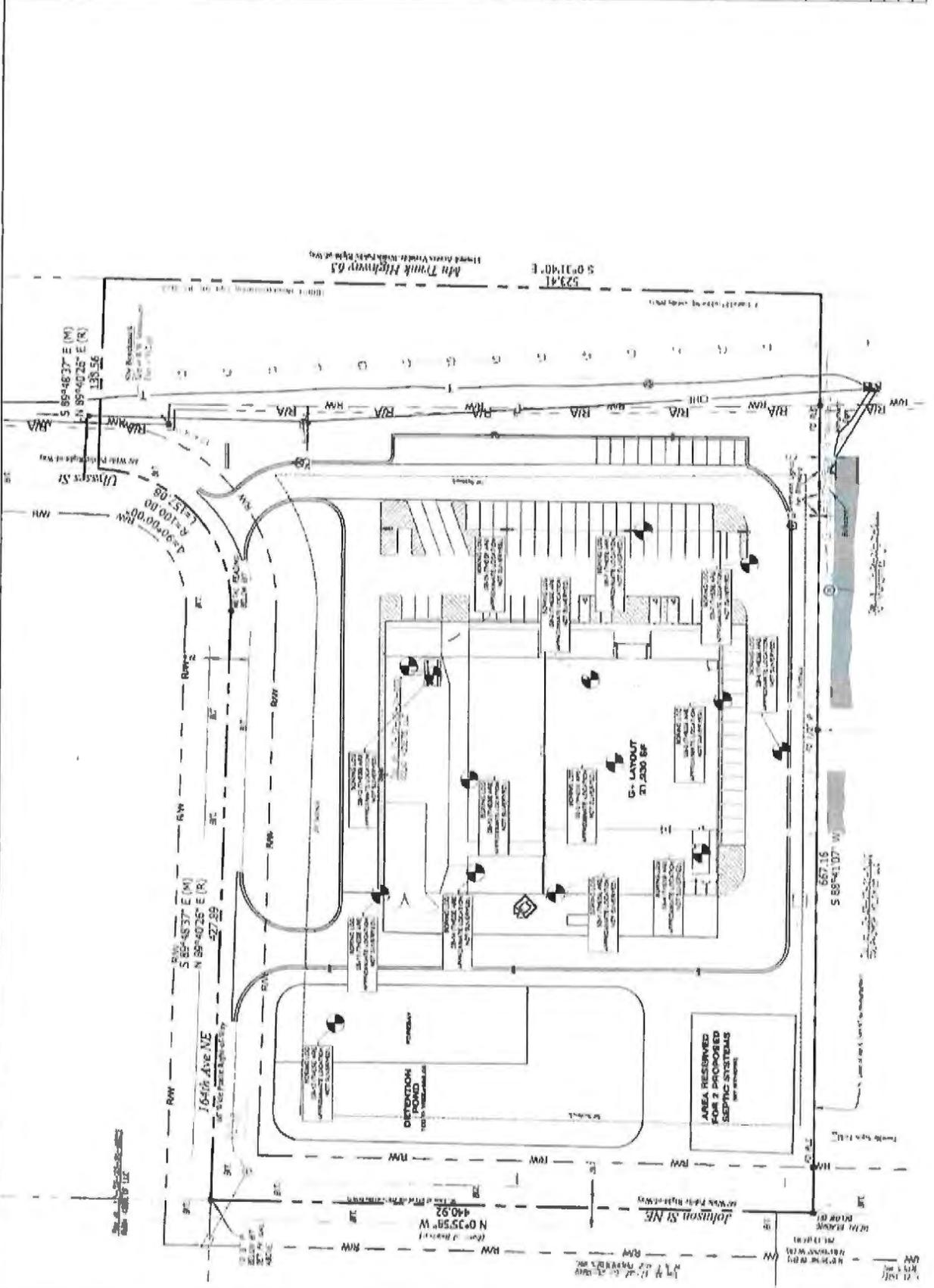
REVISIONS:
 NO. DATE BY DESCRIPTION
 1 01/11/2017 JSM INITIAL DESIGN
 2 01/11/2017 JSM REVISED DESIGN
 3 01/11/2017 JSM REVISED DESIGN
 4 01/11/2017 JSM REVISED DESIGN

TRACTOR SUPPLY COMPANY
 BEAN LAKE, MN

PROJECT NUMBER: 17001
 SHEET NO.: 17001-1
 DATE: 01/11/2017
 DRAWN BY: JSM
 CHECKED BY: JSM
 SCALE: AS SHOWN



| | | | | |
|--|--|---|---|-----------------------|
|  <p>1707 AGONY COURT DR SUITE 100 DALLAS, TX 75246 214.419.1988</p> | <p>OWNER: CUBEL PROPERTIES, LLC</p> <p>274 CRYSTALVIEW DRIVE SUITE 308 DALLAS, TEXAS 75246</p> | <p>PREPARED BY: S&B ENGINEERING</p> <p>DATE: 08/14/2013</p> <p>PROJECT NO: 130856</p> | <p>PROJECT NAME: TRACTOR SUPPLY COMPANY BLAU LAKE JCS</p> | <p>BOBING LOG MAP</p> |
|--|--|---|---|-----------------------|



| | | | |
|--|--|--|--|
| <p>DATE: 08/14/2013</p> <p>BY: S&B ENGINEERING</p> |
|--|--|--|--|

- E. Other areas where other than natural wooded vegetation is to be used as ground cover, identifying the ground cover to be used;
- F. Locations, trunk size, height and species of all trees to be planted;
- G. Locations where existing natural wooded vegetation will remain undisturbed;
- H. All other landscaping features to be used.

11-1850 MINIMUM LANDSCAPING REQUIREMENTS

11-1851 Paved Surfaces All surfaces upon which motor vehicles will be parked or driven, and all areas in which pedestrians will be walking from point to point shall be surfaced with asphalt or concrete, to specifications established by the City's engineer.

11-1852 Ground Cover On any side of a lot which abuts a public road, the area from the road right-of-way to the nearest building side shall be entirely covered with ground cover consisting of pavement, decorative rock bordered with edging, lawn grass intended for regular mowing, mulch, bark, wood chips or other commonly used landscaping ground cover. Shingles, aggregate and clay mixtures such as Class V material, recycled concrete or asphalt, and other non-conventional ground covers shall not be permitted. Loose ground cover shall be installed to a depth of at least three inches. Any area which is covered by landscaping ground cover (not lawn or pavement) shall also include one decorative shrub for each ten square feet of ground cover.

Side yards and rear yards which do not contain existing natural wooded vegetation shall either be covered with ground cover in the manner stated above for front yards, or shall be planted so as to encourage the emergence of natural wooded vegetation, through the planting of tree species expected to reach a height of at least twenty five feet. Areas so prepared shall not be required to have mown lawn areas, but may be allowed to return to a natural state.

11-1853 Tree Plantings Trees which are planted outside of areas intended to return to a natural wooded state shall be of a variety indigenous to the local climate. Deciduous trees shall, when planted, have a trunk size of at least one and one half inches at a height of four feet from ground level. Conifers shall have a height of at least five feet. Tree locations are subject to review and approval of the City in the landscaping plan review process, and while no specific number of trees are required, the following general principles shall be observed;

- A. Where property lines are adjacent to residential areas, a planting screen of conifers shall be required, of sufficient size and proximity to provide an intermingled screen within five years;
- B. Decorative trees shall be planted along the right of way lines of adjacent public roadways;

- C. The use of conifers shall be encouraged and preferred.
- D. Whenever possible, an attempt will be made to preserve stands of existing vegetation, particularly treed or wooded areas.

11-1860 Case by Case Evaluation

Recognizing that the City contains a wide variety of commercial land, the landscape approval process shall be on a case by case basis. Where wetlands are present, or where large distances separate a commercial lot from adjacent lands, for example, strict adherence to screening requirements may be unnecessary. Likewise, strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial relationships, topography or other physical features render a given landscaping plan aesthetically acceptable, and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan.

11-1900 ILLICIT DISCHARGES AND CONNECTIONS TO STORM DRAINAGE SYSTEM

The purpose of this ordinance is to provide for the health, safety, and general welfare of the citizens of Ham Lake through the regulation of non-storm water discharges to the storm sewer drainage system to the maximum extent practicable as required by federal and state law. This ordinance establishes methods for controlling the introduction of pollutants into the Municipal Separate Storm Sewer System (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this ordinance are:

1. To regulate and minimize the contribution of pollutants to the municipal separate storm sewer system (MS4) by stormwater discharges by any user.
2. To prohibit Illicit Connections and Discharges to the municipal separate storm sewer system.
3. To establish legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with this ordinance.

11-1900.10 DEFINITIONS

For the purposes of this Code, the following shall mean:

- a) **Authorized Enforcement Agency:** employees or designees of the Administrator of the City of Ham Lake designated to enforce this Ordinance.
- b) **Best Management Practices (BMPs):** schedules of activities, prohibitions of practices, general good house keeping practices, pollution prevention and educational practices, maintenance procedures and other management practices to prevent or reduce the

David Krugler

From: MS4Front <do_not_reply@ms4prod.ms4front.net>
Sent: Tuesday, January 27, 2026 10:18 AM
To: mlovecchio@se3.us
Cc: permitsubmittals@cooncreekwd.org; David Krugler; ssaraf@se3.us
Subject: CCWD Notice of Permit Application Status

Project: TSC HAM LAKE, MN

Permit Application Number: P-25-037

Applicant (Property Owner): Marty Fisher

Purpose: A Tractor Supply Company store is proposed to be constructed along Johnson Street in Ham Lake, MN. The 6.99± acre site (5.16 acres excluding public rights of way) will consist of a 1 story building, paved parking lot, & stormwater infiltration basin with pretreatment area.

Location: 16350 JOHNSON ST NE

At their meeting on 01/26/2026 the Board of Managers of the Coon Creek Watershed District conditionally approved the above referenced project with 3 conditions and 4 stipulations. **This is NOT a permit.**

Prior to permit issuance, the following conditions must be fulfilled.

Conditions:

1. Update the sediment and erosion control plan to include the following notes: 1. portable toilets should be secured. 2. hazardous materials and stormwater contaminants should be stored uncover cover and in sealed containers.
2. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.
3. Submittal of a performance escrow in the amount of \$4,515.00.

After issuance, the permit will include the following stipulations that will need to be fulfilled before permit closeout:

Stipulations:

1. Completion of a post construction infiltration test on the Detention Basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
2. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)

3. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3 of the Application Review Report dated 1/21/2026, including volume, critical elevations and proof of installation for hydrodynamic separators.

4. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.

Please respond to each of the above items in writing when resubmitting revised materials to the District. Please use the link below when submitting all project documents.

[Access Permit # P-25-037 Here](#)

Please be advised that this is NOT a permit, and that work without a permit is a violation of the terms of the Coon Creek Watershed District Rules. If you have any questions, please call 763-755-0975.



3-
1-11-17

CITY OF HAM LAKE

PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

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

Date of Application 1/29/2026 Date of Receipt 1/29/2026
Receipt # D109992 Amount \$ 1400.00

Meeting Appearance Dates:
Planning Commission 2/23/2026 City Council _____

Please check request(s):

- | | |
|---|---|
| <input type="checkbox"/> Metes & Bounds Conveyance | <input type="checkbox"/> Commercial Building Permit |
| <input checked="" type="checkbox"/> Sketch Plan | <input type="checkbox"/> Certificate of Occupancy |
| <input type="checkbox"/> Preliminary Plat Approval* | <input type="checkbox"/> Home Occupation Permit |
| <input type="checkbox"/> Final Plat Approval | <input type="checkbox"/> Conditional Use Permit (New)* |
| <input type="checkbox"/> Rezoning* | <input type="checkbox"/> Conditional Use Permit (Renewal) |
| <input type="checkbox"/> Multiple Dog License* | <input type="checkbox"/> 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: KE Properties LLC - Majestic Highlands

Address/Location of property: 1016 Bunker Lake Blvd NE

Legal Description of property: see attached sheet

PIN # 32-32-23-32-0002 Current Zoning R-1H Proposed Zoning ~~R-1H~~
R-1

Notes: _____

Applicant's Name: Dave Erickson

Business Name: KE Properties LLC

Address 3143-104th Lane NE

City Blaine State MN Zip Code 55449

Phone 612 201 1131 Cell Phone 612 201 1131 Fax _____

Email address _____

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

SIGNATURE [Signature] DATE 1/29/2026

- 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 

COMPANY/TITLE: KE Properties LLC

DATE: 1/29/2026

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

The undersigned, Dave Erickson, 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:

Preliminary Plat

Type of Application

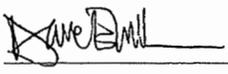
acknowledges that the sum of \$ _____, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and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

Applicant Signature  Dated 1/21/2026

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

Dave Erickson, 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 1/21/2026

Memorandum

Date: February 18, 2026
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: Majestic Highlands

Introduction:

The proposed two lot residential development is located on 3.17-acre parcel 32-32-23-32-0002. The existing zoning is Residential Affordable Housing (R-AH) which was rezoned in 2023 in preparation of an assisted living facility. A 200-scale aerial photo, a 400-scale zoning map and a 400-scale half section map are attached.

Discussion:

The proposed two-lot residential development are located within the 3.17-acre of a previously submitted residential development plan that had been approved for an assisted living development, but was ultimately abandoned. There is insufficient frontage to split the lot into two parcels, therefore a proposed cul-de-sac and infiltration basin is proposed to accommodate the additional lot. The parcel will need to be rezoned to Single Family Residential (R-1)

The sketch shows the 60-feet of right-of-way proposed to be dedicated to the County for Bunker Lake Boulevard (County State Aaid Highway 116). The proposed Taylor Street aligns with the private Majestic Oaks roadway, Taylor Street, located across CSAH 116. CSAH 116 falls under the jurisdiction of Anoka County Highway Department (ACHD). Prior comments from ACHD indicated that the full access may not be permitted if the roadway is expanded to a 4-lane highway. ACHD review and approval is required.

Per the attached Proposed Municipal Bike Trail System exhibit, Bunker Lake Boulevard is identified as a proposed bike trail corridor. The current trail constructed is on the north side of Bunker Lake Boulevard from the City border to 860 feet east of Jefferson Street. The constructed trail is on the south side of Bunker Lake Boulevard on the east side of Trunk Highway 65. The location of the proposed trail crossing of Bunker Lake Boulevard has not been identified and will require clarification. Per the Public Works Superintendent John Witkowski, fees be collected rather than parkland dedication.

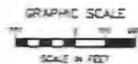
Coon Creek Watershed District approval is required. No portion of the development falls within the FEMA Zone A 100-year floodplain. An existing septic field exists on the parcel. A septic compliance inspection, that includes soil borings confirming a secondary septic system location must be completed and certified. If the field is to be abandoned, it must be properly decommissioned in accordance with Minnesota Rule 7080.2500.

Recommendations:

It is recommended that the Sketch Plan of Majestic Highlands be recommended for approval.

S 1/2 SECTION 32, T. 32, R. 23

CITY OF HAM LAKE



ANGKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3286

QUARTER QUARTER INDEX

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

PROPERTY IDENTIFICATION NUMBER

| Section | Quarter | Range | Quarter | Township | Range | County |
|---------|---------|-------|---------|----------|-------|--------|
| 11 | 12 | 13 | 14 | 1000 | | |

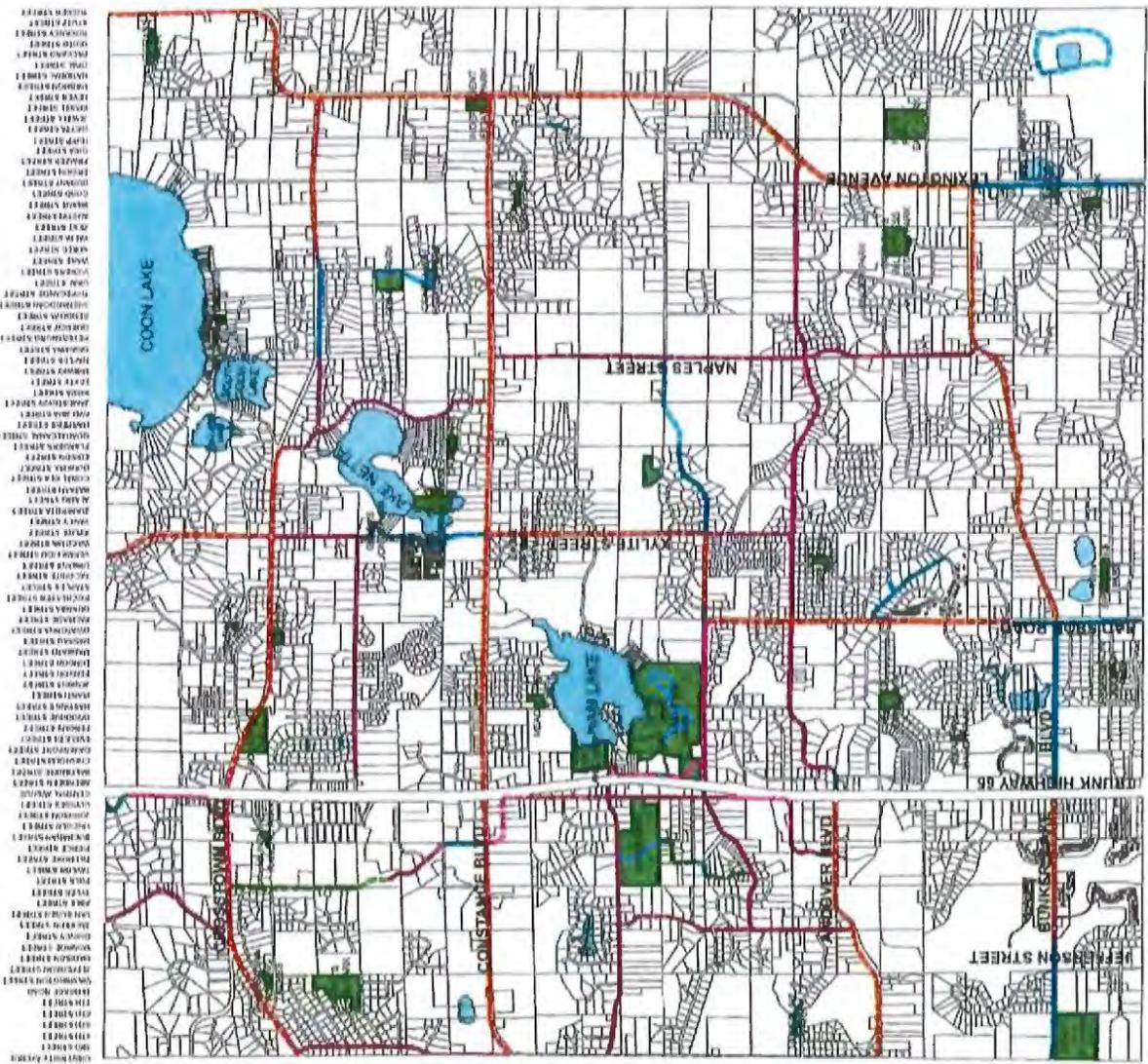
SPECIFIC PARCEL NUMBERS ARE IN BRACKETED ()
EXAMPLE OF P/N NUMBER: 21-12-13-14-1000

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

**HAM LAKE,
MINNESOTA**

BIKE FACILITIES MAP

PRESIDENTS **CITIES** **BATTLES** **AUTOMOBILES**



Legend

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

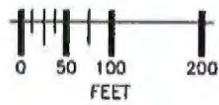


MAP DATE:

12/2/2025



1500 1/2025
1400 1/2025
1300 1/2025
1200 1/2025
1100 1/2025
1000 1/2025
900 1/2025
800 1/2025
700 1/2025
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500 1/2025
400 1/2025
300 1/2025
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100 1/2025
0 1/2025



→
N

PUD

R-AH

R-A
901

(D. CSAH 116)



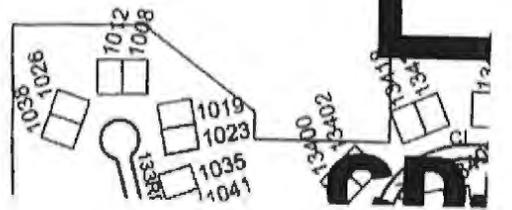
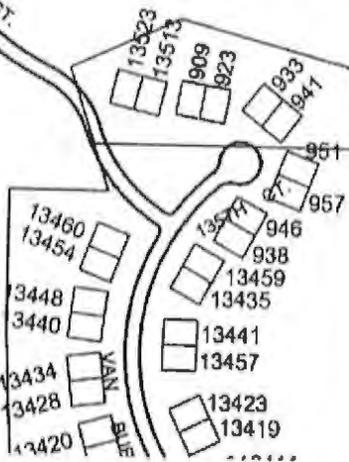
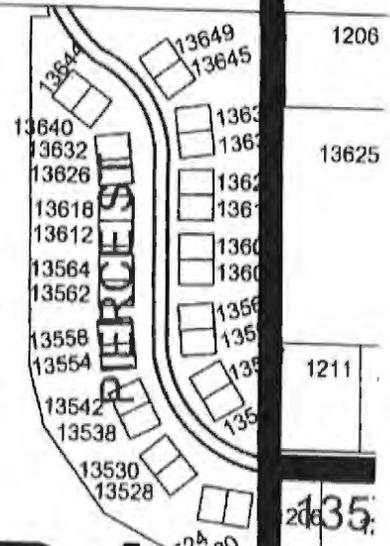
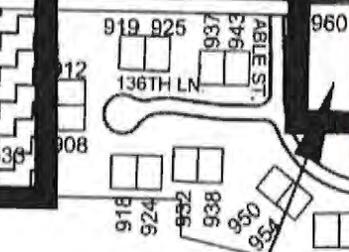
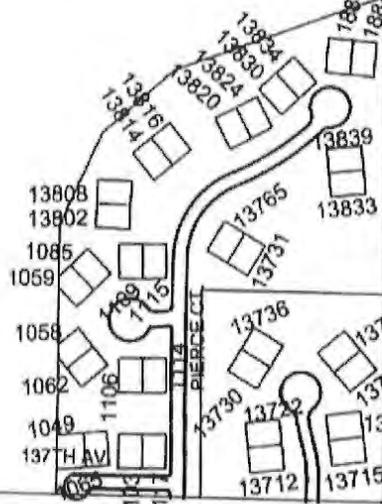
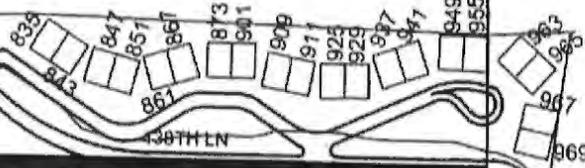
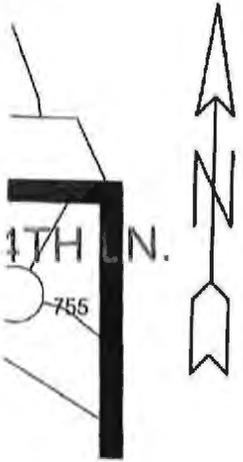
R-1

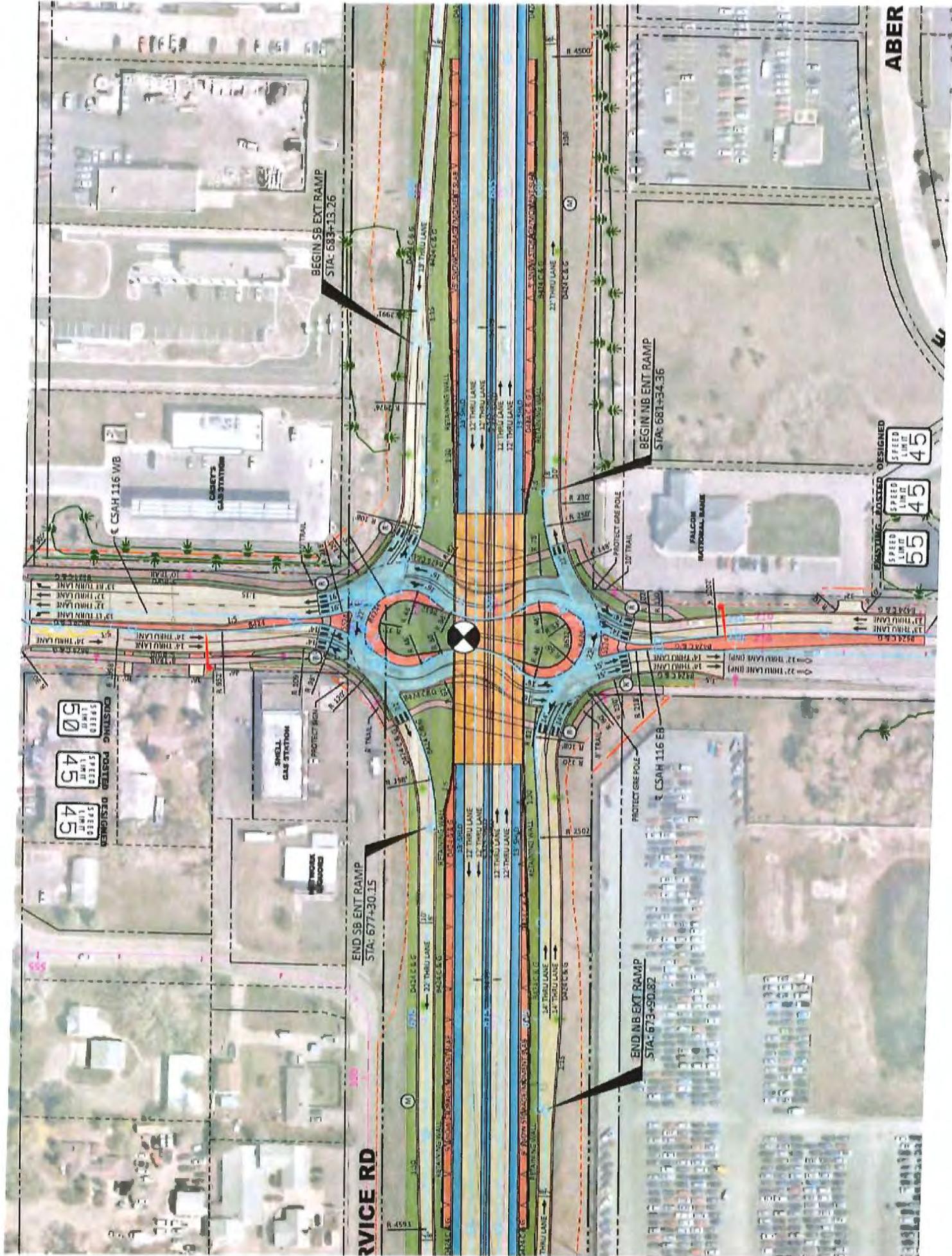
R-AH

PUD R-1

LINCOLN ST.

PIERCES ST.





Memorandum

Date: February 25, 2026
To: Mayor and Councilmembers
From: David A. Krugler, City Engineer 
Subject: Crosstown Shopping Center street reconstruction

Introduction:

The Plans for the reconstruction of the streets within the Crosstown Shopping Center plat are nearing completion and will be on a future City Council agenda for consideration of approval.

Discussion:

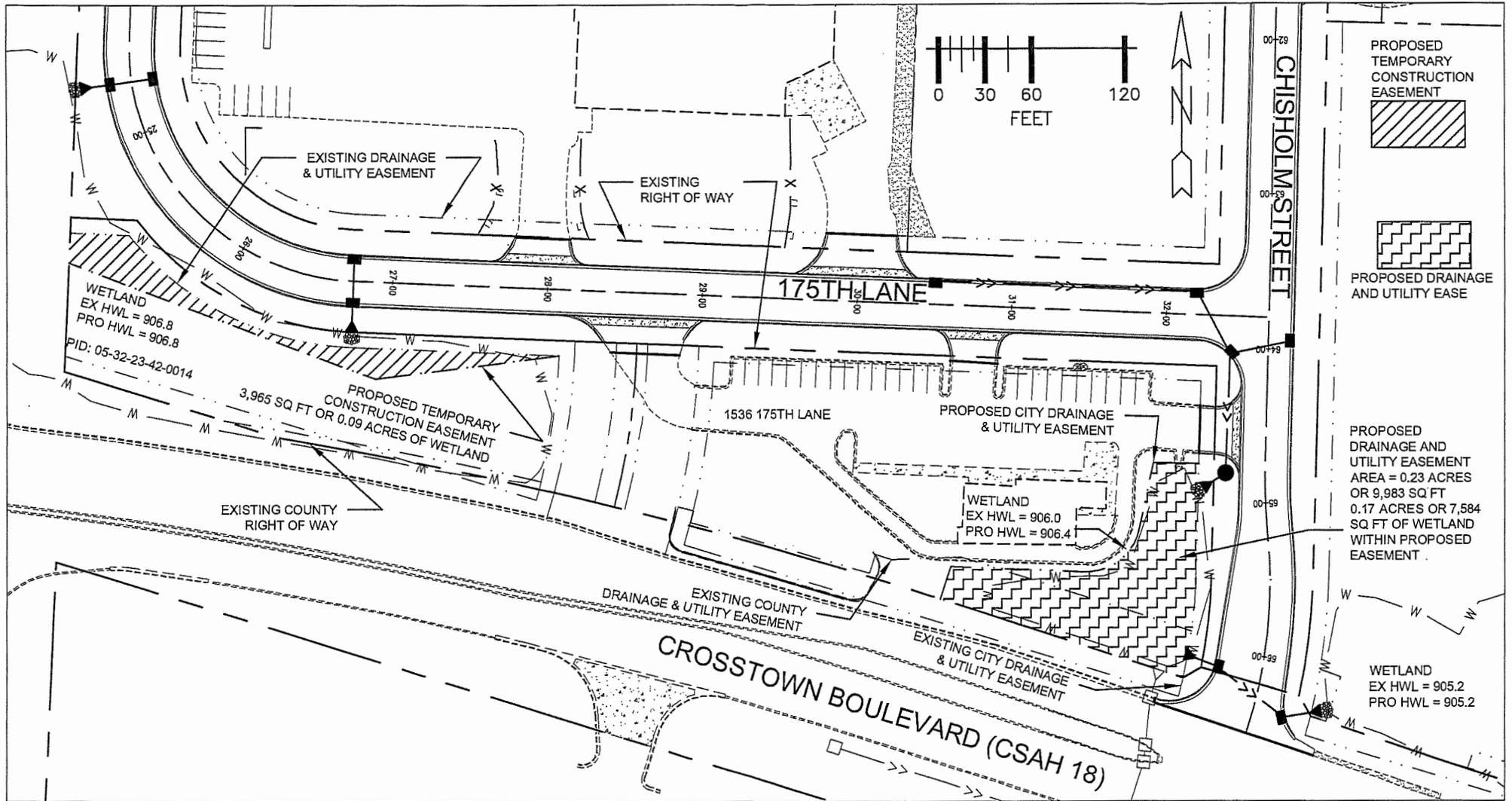
All streets within the Crosstown Shopping Center have been designated as Municipal State Aid (MSA) streets. Since the original development of the site in 1979, updated stormwater management standards have been adopted by the Minnesota Pollution Control Agency and the Coon Creek Watershed District.

These current regulations require enhanced stormwater treatment and management measures that were not part of the original construction. Improvements must now meet updated water quality, rate control, and volume control standards. While many of the required upgrades can be accommodated within the existing right-of-way, full compliance will necessitate additional stormwater retention and treatment areas.

As a result, additional drainage and utility easements will be required to complete the proposed improvements. Multiple attempts have been made to initiate discussions with the affected property owner regarding acquisition of the necessary easements; however, those efforts have not yet resulted in a resolution.

Recommendation:

It is recommended that the City Council direct the City Attorney to negotiate the acquisition of additional drainage and utility easements from the parcel located at 1536 175th Lane NE (PID 05-32-23-43-0010) and a temporary construction easement from parcel PID 05-32-23-42-0014, both of which are owned by the same company, to facilitate the planned street reconstruction and ensure compliance with current regulatory requirements.



Sheet Title
1536 175TH LANE PROPOSED DRAINAGE AND UTILITY EASEMENT & PID: 05-32-23-42-0014 PROPOSED TEMPORARY CONSTRUCTION EASEMENT

| | | | |
|-------------|------------------|---------------------|----------------|
| Drawn LZ | Date 2/4/2026 | Project No. 2205 | Sheet No. 1 |
|-------------|------------------|---------------------|----------------|

Project
CROSTOWN SHOPPING CENTER STREET RECONSTRUCTION

13635 Johnson Street
Ham Lake, MN 55304
Voice: 763.862.8000
Fax: 763.862.8042

RFC
Engineering, Inc.