

# 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, AUGUST 18, 2025

- 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 August 4, 2025 and Special Meeting minutes of August 11, 2025
- 4.2 Approval of claims
- 4.3 Approval of a Proclamation proclaiming September 17-September 23 as Constitution Week
- 4.4 Approval of a Resolution supporting the Anoka County Submittal of a FY27-28 Transportation Economic Development (TED) Program and the Transportation Economic Development Infrastructure (TEDI) Program Funding Application for the Trunk Highway 65 and CSAH 116 (Bunker Lake Boulevard) Improvement Project
- 4.5 Approval of a Resolution supporting the Anoka County Submittal of a FY29-30 Minnesota Highway Freight Program (MNHFP) Funding application for the Trunk Highway 65 and CSAH 116 (Bunker Lake Boulevard) Improvement Project
- 4.6 Approval of a Resolution ordering the preparation of the assessment roll and scheduling a Public Hearing for Street Light Assessments for 2026
- 4.7 Approval of a Resolution scheduling a Public Hearing for Uncollected Fees
- 4.8 Approval of a Resolution accepting the low bid for the construction of 143<sup>rd</sup> Avenue NE from Trunk Highway 65 to 108 feet West of Lincoln Street NE

### **5.0 PLANNING COMMISSION RECOMMENDATIONS**

- 5.1 Marta Nandlall of Nishan Auction and Sales LLC, requesting a Certificate of Occupancy to operate a used car dealership at 15035 Aberdeen Street NE
- 5.2 John Markquart of Markquart Ham Lake, LLC, requesting Commercial Site Plan approval to expand the hard surface parking area at 14525 Highway 65 NE

### **6.0 ECONOMIC DEVELOPMENT AUTHORITY – None**

### **7.0 APPEARANCES**

### **8.0 CITY ATTORNEY**

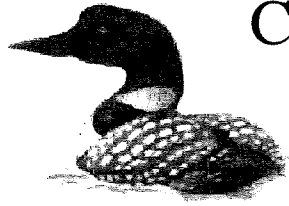
- 8.1 Discussion of other types of Cannabis Businesses

### **9.0 CITY ENGINEER**

### **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 MONDAY, AUGUST 4, 2025**

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, August 4, 2025 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, Andrew Hallberg, Al Parranto, and Mike Van Kirk

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** City Attorney, Mark Berglund; City Engineer, Dave Krugler; City Administrator, Denise Webster; and Deputy City Clerk, Dawnette Shimek

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

Mayor Kirkham called the meeting to order and the Pledge of Allegiance was recited by all in attendance.

### **2.0 PUBLIC COMMENT**

Gerald Richard was present and stated he is a member of a pickleball club and is asking the City Council to consider converting tennis courts to pickleball courts, either permanently or temporarily, at Lions Park. Mayor Kirkham stated that he and Councilmember Hallberg represent the Park Committee and can meet with Mr. Richard to discuss this.

Gina Saucedo, 1530 150<sup>th</sup> Avenue NE, was present with concerns about her property and easements as she feels that some of her property has been taken over the years. Mayor Kirkham stated he could meet with Ms. Saucedo after the meeting to discuss her concerns.

### **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 July 21, 2025

4.2 Approval of claims in the amount of \$117,396.54

4.3 Approval of scheduling a Budget Workshop meeting on Monday, August 18, 2025 at 5:15 p.m.

4.4 Approval of a proclamation proclaiming October as Domestic Violence Awareness Month

4.5 Approval of the adjustment of the Comp Worth Rating for the Finance/Human Resource Director Position

4.6 Approval of the 2026 North Metro Telecommunications Commission Budget (NMTV)

4.7 Road Committee Recommendation:

- 1) Approval of the Street Assessment amount of \$25,000 for 2025
- 4.8 Approval of Resolution No. 25-24 accepting a \$5,000 donation from the Ham Lake Chamber of Commerce
- 4.9 Approval of Resolution No. 25-25 accepting the donation of a smart board and a desk from Coon Creek Watershed District

**Motion by Van Kirk, seconded by Parranto, to approve the Consent Agenda as written. All in favor, motion carried.**

## **5.0 PLANNING COMMISSION RECOMMENDATIONS**

- 5.1 Jason Osberg, of JD Ham Lake Holdings, LLC, requesting revised Sketch Plan approval of Kohler Farms, a 43-lot single family residential development in Section 13

Darren Lazen, President of Landform, was present before the City Council requesting revised sketch plan approval for Kohler Farms. Mayor Kirkham stated that a recommendation has been received from the Planning Commission. The sketch plan before the City Council adds additional property to the plat. Attorney Berglund stated that he was updated by the City Engineer and City Staff because the plan is designed with an issue to the road ending in a cul-de-sac being 1,400 feet in length and City Code limits the road length to 1,100 feet ending in a cul-de-sac for safety purposes, unless the probability exists that the street will be extended to provide a second outlet in the future. Discussion followed regarding allowing a variance to allow a road longer than 1,100 feet ending in a cul-de-sac because of the wetlands on the land and obtaining input from the Fire Chief and Public Works Superintendent regarding whether to allow an emergency access road. Attorney Berglund suggested that the City Council table the application to allow the developer to request a variance. **Motion by Van Kirk, seconded by Parranto, to table the request for Sketch Plan approval for Kohler Farms, a 43-lot single family residential development in Section 13, submitted by Jason Osberg, of JD Ham Lake Holdings, LLC, to allow time for the developer to submit a request for a variance to the City Council to allow the road ending in a cul-de-sac to exceed 1,100 feet in length. All in favor, motion carried.**

## **6.0 ECONOMIC DEVELOPMENT AUTHORITY – None**

## **7.0 APPEARANCES – None**

## **8.0 CITY ATTORNEY**

- 8.1 Discussion of other types of Cannabis Businesses

Attorney Berglund stated that the City has received inquiries regarding applying for licensure to conduct cannabis based businesses that are not limited to cannabis retail and that the City Staff needs some direction from the Council on how to proceed. The City Council has recently adopted an ordinance related to cannabis retail only and that is all that the City is required to allow. Attorney Berglund stated that currently warehousing, distribution or cultivation of cannabis is not allowed. Attorney Berglund stated if these other businesses are allowed, the City licenses available for retail would be used and the City allowed licenses would remain at three. It was agreed that the attorney will research and offer some direction for the City Council.

## **9.0 CITY ENGINEER – None**

## **10.0 CITY ADMINISTRATOR – None**

**11.0 COUNCIL BUSINESS**

**11.1 Committee Reports**

Mayor Kirkham stated that a Park Committee Meeting was held prior to the meeting to discuss issues at Hidden Forest East Park.

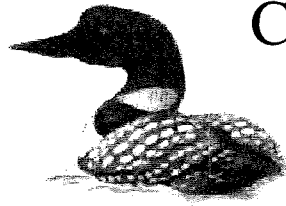
**11.2 Announcements and future agenda items**

Mayor Kirkham reminded the Council that tomorrow, August 5<sup>th</sup>, is Night to Unite and that Administrator Webster sent a list of parties to the Mayor and Councilmembers.

**Motion by Kirkham, seconded by Van Kirk, to adjourn the meeting at 7:03 p.m. All in favor, motion carried.**

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Dawnette Shimek, Deputy City Clerk



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**CITY OF HAM LAKE  
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY  
SPECIAL MEETING MINUTES  
MONDAY, AUGUST 11, 2025**

The Ham Lake City Council and Economic Development Authority met for its special meeting on Monday, August 11, 2025 at 8:30 a.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, Al Parranto and Andrew Hallberg

**MEMBERS ABSENT:** Councilmember Mike Van Kirk

**OTHERS PRESENT:** City Administrator, Denise Webster and Deputy City Clerk, Dawnette Shimek

**CALL TO ORDER - 8:30 A.M.**

- 1.1 Jason Osberg, of JD Ham Lake Holdings, LLC, requesting revised Sketch Plan approval of Kohler Farms, a 43-lot single family residential development in Section 13 (tabled at the August 4, 2025 City Council meeting)

Jason Osberg, of JD Ham Lake Holdings, was present requesting revised Sketch Plan approval of Kohler Farms, a 43-lot single family residential development in Section 13. Mayor Kirkham stated that the revised Sketch Plan meets the requirements of the City Code. **Motion by Kirkham, seconded by Hallberg, to approve the revised Sketch Plan, presented by Jason Osberg of JD Ham Lake Holdings, LLC, for a 43-lot single family residential development in Section 13 subject to submitting a septic compliance inspection report to the city for the 15946 Lexington Avenue NE parcel with soil borings that indicate a suitable secondary septic location on the parcel, maintaining proper building setbacks on the 15945 Lexington Avenue NE parcel, constructing a paved trail between 158<sup>th</sup> Lane NE and Hupp Street NE/160<sup>th</sup> Avenue NE, dedicating a 20-foot-wide bike trail easement west of Lexington Avenue NE along the eastern border of the plat, paying monies in lieu of parkland for parkland dedication with credit granted for trails and trail easements, modifying street names as directed by the City Engineer, completing a wetland delineation, obtaining Coon Creek Watershed District approval, completing a review by the Minnesota Department of Natural Resources' Natural Heritage Information System, meeting the requirements of the City Engineer and meeting all City, State and County requirements. All present in favor, motion carried.**

**Motion by Kirkham, seconded by Doyle, to adjourn the meeting at 8:32 a.m. All present in favor, motion carried.**

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Dawnette Shimek, Deputy City Clerk

**CITY OF HAM LAKE**  
**CLAIMS SUBMITTED TO COUNCIL**  
**August 18, 2025**

**CITY OF HAM LAKE**

<b>EFTS, CHECKS, AND BANK DRAFTS</b>		<b>08/05/25 - 08/18/2025</b>	
<b>EFT</b>	<b># 2349 - 2357</b>	\$	15,621.58
<b>REFUND CHECKS</b>	<b># 67384 - 67405</b>	\$	11,912.36
<b>CHECKS</b>	<b># 67406 - 67443</b>	\$	348,451.78
<b>BANK DRAFTS</b>	<b>DFT0002932 - DFT0002939</b>	\$	31,033.41
<b>TOTAL EFTS, CHECKS, AND BANK DRAFTS</b>		\$	<u>407,019.13</u>
<b>PAYROLL CHECKS</b>			
<b>08/08/25</b>	<b>Direct Deposits</b>	\$	44,801.43
<b>TOTAL PAYROLL CHECKS</b>		\$	<u>44,801.43</u>
<b>VOID CHECKS</b>			
<b>CHECKS</b>	<b># 67373</b>	\$	(202.83)
<b>ZERO CHECKS</b>	<b>#67390 - 67397, 67416, 67417, 67436, 67437</b>	\$	-
<b>ZERO EFT</b>		\$	-
<b>BANK DRAFTS</b>		\$	-
<b>TOTAL VOIDS</b>		\$	<u>(202.83)</u>
<b>TOTAL OF ALL PAYMENTS</b>		\$	<u><u>451,617.73</u></u>

APPROVED BY THE HAM LAKE CITY COUNCIL THIS 18TH DAY OF AUGUST 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
COUNCILMEMBER

\_\_\_\_\_  
COUNCILMEMBER

\_\_\_\_\_  
COUNCILMEMBER

\_\_\_\_\_  
COUNCILMEMBER



Packet: ARPKT01486 - 08/04/25 TRUST REFUNDS

## Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00633	TJB HOMES	8/4/2025	67384	2,500.00
00637	DREW BRODEEN	8/4/2025	67385	150.00
00663	TJB HOMES INC	8/4/2025	67386	5,100.00
00710	BLAINE SWIM & DIVE BOOSTER CLUB	8/4/2025	67387	150.00
00711	ADISA FEATHERSTONE	8/4/2025	67388	150.00
00717	JODY SCHONBERG	8/4/2025	67389	150.00
			Total Refund Amount:	8,200.00

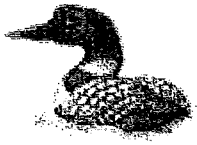
## Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	8,200.00
Revenue Totals:	8,200.00

## General Ledger Distribution

Posting Date: 08/04/2025

	Account Number	Account Name	Posting Amount	IFT
Fund:	890 - TRUST FUND			
	890-10101	Cash-claim on pooled cash	-8,200.00	Yes
	890-11501	Misc receivables	8,200.00	
		890 Total:	0.00	
Fund:	999 - POOLED CASH			
	999-10100	Pooled Cash	-8,200.00	
	999-20702	Due to other funds	8,200.00	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	



Packet: ARPKT01495 - 08/12/25 TRUST REFUNDS

## Refund Detail

Account Number	Name	Check Date	Check Number	Amount
	** VOID **	8/12/2025	67390	0.00
	** VOID **	8/12/2025	67391	0.00
	** VOID **	8/12/2025	67392	0.00
	** VOID **	8/12/2025	67393	0.00
	** VOID **	8/12/2025	67394	0.00
	** VOID **	8/12/2025	67395	0.00
	** VOID **	8/12/2025	67396	0.00
	** VOID **	8/12/2025	67397	0.00
00023	HOLIDAY STATIONSTORES LLC #2746223	8/12/2025	67398	226.81
00242	LARRY SCHWARTZ	8/12/2025	67399	375.55
00655	GLOBAL DISTRIBUTION INC	8/12/2025	67400	80.00
00678	REGGIE'S MOBILE HOME TRANSPORT, INC.	8/12/2025	67401	80.00
00689	PREMIER CUSTOM HOMES, INC.	8/12/2025	67402	2,500.00
00713	AMY URBAN	8/12/2025	67403	150.00
00716	SHARON HELGESON	8/12/2025	67404	150.00
00721	HAPPY BEANS LLC	8/12/2025	67405	150.00
			Total Refund Amount:	3,712.36

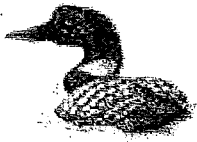
## Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	3,712.36
Revenue Totals:	3,712.36

## General Ledger Distribution

Posting Date: 08/12/2025

Account Number	Account Name	Posting Amount	IFT
Fund: 890 - TRUST FUND			
890-10101	Cash-claim on pooled cash	-3,712.36	Yes
890-11501	Misc receivables	3,712.36	
890 Total:		0.00	
Fund: 999 - POOLED CASH			
999-10100	Pooled Cash	-3,712.36	
999-20702	Due to other funds	3,712.36	Yes
999 Total:		0.00	
Distribution Total:		0.00	



City of Ham Lake, MN

# Council Approval List

By (None)

Payment Dates 8/5/2025 - 8/18/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2349	ACCESS	JULY SHREDDING	Waste management & recycli	231-43601-3630	205.95
2350	BERGLUND, BAUMGARTNER,	POTENTIAL TOWER AT FOX RU	Attorney	100-41101-3110	186.71
2350	BERGLUND, BAUMGARTNER,	RFC CONTRACT	Attorney	100-41101-3110	254.61
2350	BERGLUND, BAUMGARTNER,	GOODFELLAS/SCHOENROCK	Attorney	100-41101-3110	254.61
2350	BERGLUND, BAUMGARTNER,	7/21 COUNCIL MEETING	Attorney	100-41101-3110	281.71
2350	BERGLUND, BAUMGARTNER,	7/7 COUNCIL MEETING	Attorney	100-41101-3110	451.45
2350	BERGLUND, BAUMGARTNER,	CANNABIS ORDINANCE	Attorney	100-41102-3110	628.03
2350	BERGLUND, BAUMGARTNER,	AMERICINN LETTER - LODGIN	Attorney	100-41501-3110	67.90
2350	BERGLUND, BAUMGARTNER,	RT CONSTRUCTION VIOLATIO	Attorney	100-42401-3110	118.82
2350	BERGLUND, BAUMGARTNER,	MEETING WITH MARK JONES	Attorney	100-42401-3110	169.74
2350	BERGLUND, BAUMGARTNER,	STORAGE CO EXPANSION	Attorney	100-42401-3110	84.87
2350	BERGLUND, BAUMGARTNER,	BIDS - CROSSTOWN BUSINESS	Attorney	431-43301-3110	746.85
2350	BERGLUND, BAUMGARTNER,	BIDS - 143RD AVE	Attorney	431-43301-3110	1,137.26
2350	BERGLUND, BAUMGARTNER,	143RD RESOLUTION	Attorney	431-43301-3110	118.82
2350	BERGLUND, BAUMGARTNER,	KOHLER DEVELOPMENT	Attorney	890-90001-3110	203.69
2350	BERGLUND, BAUMGARTNER,	EVERGREEN ESTATES	Attorney	890-90001-3110	634.22
2350	BERGLUND, BAUMGARTNER,	JULY PROSECUTIONS	Attorney	100-41501-3110	6,895.85
2351	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-43101-2210	141.73
2351	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.08
2351	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-43101-2210	141.73
2351	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.08
2351	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-43101-2210	141.73
2351	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.08
2352	GREATAMERICA FINANCIAL SE	AUGUST MAILING MACHINE L	Equipment rentals	100-41701-3320	160.95
2353	KILLMER ELECTRIC CO INC	HWY 65 & BUNKER SIGNAL RE	Equipment repair & maintena	100-43401-3440	598.00
2354	O'REILLY AUTOMOTIVE STORE	WIPER BLADES	Operating supplies	100-42201-2290	22.20
2354	O'REILLY AUTOMOTIVE STORE	#58 STABILIZER	Vehicle parts & supplies	100-43101-2340	67.56
2354	O'REILLY AUTOMOTIVE STORE	#68 BOOM MAT	Equipment parts & supplies	100-43101-2320	71.98
2355	STAR TRIBUNE MEDIA COMPA	143RD AVENUE BIDS	Legal notices/publications/bid	431-43301-3950	165.90
2355	STAR TRIBUNE MEDIA COMPA	ELWELL FARMS PREL & REZON	Legal notices/publications/bid	890-90001-3950	314.42
2356	UNLIMITED SUPPLIES INC	CONNECTORS	Operating supplies	100-43101-2290	8.05
2357	WRUCK SEWER & PORTABLE	HAM LAKE BALL FIELD TOILET	Rentals-other	100-44101-3390	39.50
2357	WRUCK SEWER & PORTABLE	SODERVILLE PARK TOILET REN	Rentals-other	100-44101-3390	54.00
2357	WRUCK SEWER & PORTABLE	BLUEGRASS ESTATES TOILET R	Rentals-other	100-44101-3390	50.00
2357	WRUCK SEWER & PORTABLE	SBAA WISEN'S PARK TOILET R	Rentals-other	100-44101-3390	25.00
2357	WRUCK SEWER & PORTABLE	SBAA PINGER'S PARK TOILET R	Rentals-other	100-44101-3390	25.00
2357	WRUCK SEWER & PORTABLE	PINGER'S PARK TOILET RENTA	Rentals-other	100-44101-3390	25.00
2357	WRUCK SEWER & PORTABLE	TWIN BIRCH PARK TOILET REN	Rentals-other	100-44101-3390	25.00
2357	WRUCK SEWER & PORTABLE	PATRICIA'S WILDERNESS TOILE	Rentals-other	100-44101-3390	25.00
2357	WRUCK SEWER & PORTABLE	SBAA TWIN BIRCH PARK TOILE	Rentals-other	100-44101-3390	25.00
2357	WRUCK SEWER & PORTABLE	SBAA PATRICIA'S WILDERNESS	Rentals-other	100-44101-3390	25.00
2357	WRUCK SEWER & PORTABLE	SBAA HAM LAKE BALL FIELD T	Rentals-other	100-44101-3390	39.50
2357	WRUCK SEWER & PORTABLE	GRANT PARK	Rentals-other	100-44101-3390	50.00
2357	WRUCK SEWER & PORTABLE	CONSTANCE ESTATES PARK TO	Rentals-other	100-44101-3390	50.00
2357	WRUCK SEWER & PORTABLE	LARSON'S HERITAGE OAKS TOI	Rentals-other	100-44101-3390	50.00
2357	WRUCK SEWER & PORTABLE	SBAA SODERVILLE PARK TOILE	Rentals-other	100-44101-3390	54.00
2357	WRUCK SEWER & PORTABLE	LION'S PARK PLAYGROUND TO	Rentals-other	100-44101-3390	79.00
2357	WRUCK SEWER & PORTABLE	LION'S PARK TOILET RENTALS	Rentals-other	100-44101-3390	158.00
2357	WRUCK SEWER & PORTABLE	HAM LAKE BOAT LANDING TO	Rentals-other	100-44101-3390	79.00
2357	WRUCK SEWER & PORTABLE	TENNIS COURT TOILET RENTA	Rentals-other	100-44101-3390	108.00
2357	WRUCK SEWER & PORTABLE	WISEN'S PARK TOILET RENTAL	Rentals-other	100-44101-3390	25.00
2357	WRUCK SEWER & PORTABLE	SBAA LION'S PARK TOILET REN	Rentals-other	100-44101-3390	158.00
67406	ACE SOLID WASTE INC	AUGUST ORGANICS	Waste management & recycli	231-43601-3630	385.84
67407	ANOKA COUNTY PROPERTY	RACIBORSKI DRIVEWAY AGRE	Refunds & reimbursements	100-37601	46.00

## Council Approval List

Payment Dates: 8/5/2025 - 8/18/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
67407	ANOKA COUNTY PROPERTY	DUFRENE DRIVEWAY AGREEM	Refunds & reimbursements	100-37601	46.00
67408	ARCHITECT MECHANICAL INC	BUILDING DEPARTMENT COO	Building repair & maintenanc	100-41702-3420	255.00
67409	BLUE CROSS BLUE SHIELD OF	SEPT VISION	Vision Insurance	100-21715	37.00
67410	CENTERPOINT ENERGY	CITY HALL	Natural gas	100-41702-3620	108.21
67410	CENTERPOINT ENERGY	FIRE #2	Natural gas	100-42202-3620	35.24
67410	CENTERPOINT ENERGY	FIRE #1	Natural gas	100-42202-3620	39.02
67410	CENTERPOINT ENERGY	PW	Natural gas	100-43104-3620	108.59
67410	CENTERPOINT ENERGY	H.L. PARK BUILDING	Natural gas	100-44102-3620	87.46
67410	CENTERPOINT ENERGY	H.L. PARK PAVILION	Natural gas	100-44102-3620	30.15
67410	CENTERPOINT ENERGY	SR CENTER	Natural gas	100-44202-3620	58.26
67411	CITY OF ANDOVER	DUST CONTROL	Gravel Maintenance	100-43101-3415	1,127.28
67412	CITY OF COON RAPIDS	JPA SEALCOATING/LEGAL COS	Blacktop maintenance	100-43101-3410	1,364.64
67413	COMCAST BUSINESS-INTERNE	AUG FIRE #3 INTERNET	Internet	100-42201-3220	368.22
67414	COMPUTERSHARE TRUST CO	2010 CIP BOND AGENT FEES	Agent fees	370-47101-6130	325.00
67415	CONNEXUS ENERGY	GARAGE	Electricity	100-41702-3610	37.96
67415	CONNEXUS ENERGY	CITY HALL	Electricity	100-41702-3610	1,209.20
67415	CONNEXUS ENERGY	CITY SIGN	Electricity	100-41703-3610	303.02
67415	CONNEXUS ENERGY	SOUTH WELCOME	Electricity	100-41703-3610	16.28
67415	CONNEXUS ENERGY	FIRE #2	Electricity	100-42202-3610	305.42
67415	CONNEXUS ENERGY	FIRE #3	Electricity	100-42202-3610	363.24
67415	CONNEXUS ENERGY	FIRE #1	Electricity	100-42202-3610	587.37
67415	CONNEXUS ENERGY	SIRENS	Electricity	100-42302-3610	70.20
67415	CONNEXUS ENERGY	PW	Electricity	100-43104-3610	930.68
67415	CONNEXUS ENERGY	HWY 65/CONSTANCE SIGNALS	Electricity	100-43401-3610	129.21
67415	CONNEXUS ENERGY	HWY 65/BUNKER SIGNALS	Electricity	100-43401-3610	88.91
67415	CONNEXUS ENERGY	HWY 65/ANDOVER BLVD SIGN	Electricity	100-43401-3610	85.79
67415	CONNEXUS ENERGY	RADISSON/BUNKER SIGNALS	Electricity	100-43401-3610	80.21
67415	CONNEXUS ENERGY	BUNKER/LEXINGTON SIGNALS	Electricity	100-43401-3610	70.08
67415	CONNEXUS ENERGY	BUNKER/JEFFERSON SIGNALS	Electricity	100-43401-3610	65.37
67415	CONNEXUS ENERGY	LEXINGTON/CROSSTOWN SIG	Electricity	100-43401-3610	48.09
67415	CONNEXUS ENERGY	STREET LIGHTS #1	Electricity	100-43401-3610	24.20
67415	CONNEXUS ENERGY	STREET LIGHTS #2	Electricity	100-43401-3610	280.24
67415	CONNEXUS ENERGY	CROSSTOWN/HWY 65 SIGNAL	Electricity	100-43401-3610	81.51
67415	CONNEXUS ENERGY	HAM LAKE WELL	Electricity	100-44101-3610	126.41
67415	CONNEXUS ENERGY	SODERVILLE PARK	Electricity	100-44101-3610	37.61
67415	CONNEXUS ENERGY	SODERVILLE PARK WELL	Electricity	100-44101-3610	15.50
67415	CONNEXUS ENERGY	HAM LAKE AERATOR	Electricity	100-44101-3610	15.50
67415	CONNEXUS ENERGY	HAM LAKE PARK	Electricity	100-44101-3610	139.89
67415	CONNEXUS ENERGY	LION'S PARK PAVILION	Electricity	100-44102-3610	151.78
67415	CONNEXUS ENERGY	HAM LAKE PARK SHELTER	Electricity	100-44102-3610	30.70
67415	CONNEXUS ENERGY	HAM LAKE PARK CONCESSION	Electricity	100-44102-3610	118.48
67415	CONNEXUS ENERGY	LION'S PARK CONCESSION	Electricity	100-44102-3610	106.93
67415	CONNEXUS ENERGY	HAM LAKE PARK BUILDING	Electricity	100-44102-3610	85.75
67415	CONNEXUS ENERGY	SR CENTER	Electricity	100-44202-3610	651.11
67415	CONNEXUS ENERGY	STREET LIGHTS	Electricity	232-43701-3610	4,823.39
67418	DEHN OIL CO	270 GAL GASOLINE	Fuel	100-43101-2230	648.27
67418	DEHN OIL CO	270 GAL DIESEL	Fuel	100-43101-2230	693.98
67419	DELL MARKETING L.P.	DELL PRO 24 PLUS MONITOR	Office Supplies	100-43101-2110	166.74
67420	EJ EQUIPMENT INC	#61 NUTS, SCREWS, BEARING	Equipment parts & supplies	100-43101-2320	2,083.12
67420	EJ EQUIPMENT INC	#61 CAPSCREWS, STUB SHAFT	Equipment parts & supplies	100-43101-2320	311.10
67421	HAM LAKE HARDWARE INC	SPRAY PAINT	Operating supplies	100-43101-2290	26.57
67422	HEALTH PARTNERS INC	AUGUST EAP	Other professional services	100-41701-3190	22.95
67423	INTERSTATE ALL BATTERY CEN	BATTERY	Building repair & maintenanc	100-43104-2310	32.84
67424	JIM KALLAS REPAIR	E-2 K-12 REPAIR	Equipment repair & maintena	100-42201-3440	275.87
67424	JIM KALLAS REPAIR	E-3 K-12 REPAIR	Equipment repair & maintena	100-42201-3440	57.86
67425	LEPAGE & SONS INC	7/21 YARDWASTE	Waste management & recycli	231-43601-3630	482.00
67425	LEPAGE & SONS INC	7/28 YARDWASTE	Waste management & recycli	231-43601-3630	482.00
67426	LINCOLN NATIONAL LIFE INSU	JUL/AUG MR ST DISABILITY	STD/LTD	100-21713	4.06
67426	LINCOLN NATIONAL LIFE INSU	SEPT ST DISABILITY	STD/LTD	100-21713	891.85
67426	LINCOLN NATIONAL LIFE INSU	SEPT LT DISABILITY	STD/LTD	100-21713	991.01

## Council Approval List

Payment Dates: 8/5/2025 - 8/18/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
67427	MACQUEEN EQUIPMENT/MA	#52 HOSE & VALVE REPAIRS	Vehicle repair & maintenance	100-43101-3470	5,444.67
67428	MENARDS-BLAINE	TRASH BAGS, BAR OIL, SWIFF	Operating supplies	100-44101-2290	69.42
67429	MN FIRE SERVICE CERT BOAR	FAO-PUMPER RETEST MG	Professional licenses & certifica	100-42201-3520	75.00
67430	MN PEIP	SEPT HEALTH INSURANCE	Health Insurance	100-21710	10,728.82
67431	NCPERS GROUP LIFE INSURAN	SEPT LIFE	Life Insurance	100-21714	96.00
67432	NUSS EQUIPMENT GROUP LL	#87 '25 VOLVO L70H2 LOADE	Capital assets	430-43101-5110	266,798.00
67433	PREMIUM WATERS INC	JULY WATER	Equipment rentals	100-41701-3320	19.08
67433	PREMIUM WATERS INC	AUG WATER COOLER RENTAL	Equipment rentals	100-41701-3320	14.00
67434	PRINT CENTRAL	SEPTIC POSTCARDS	Office supplies	100-42401-2110	456.24
67434	PRINT CENTRAL	SEPTIC PUMPING FORMS	Office supplies	100-42401-2110	273.67
67435	RFC ENGINEERING, INC.	MEADOW PARK RECONSTRUC	Engineering	431-43301-3135	87.65
67435	RFC ENGINEERING, INC.	CROSSTOWN BUSINESS PARK	Engineering	262-46101-3135	2,982.92
67435	RFC ENGINEERING, INC.	CROSSTOWN SHOPPING CENT	Engineering	431-43301-3135	936.98
67435	RFC ENGINEERING, INC.	COUNCIL MEETING	Engineering	100-41101-3135	105.99
67435	RFC ENGINEERING, INC.	COON LAKE CHANNEL DREDG	Engineering	100-41101-3135	90.85
67435	RFC ENGINEERING, INC.	AERIAL MAPPING	Engineering	100-41101-3135	380.28
67435	RFC ENGINEERING, INC.	HALF SECTION MAPS	Engineering	100-41101-3135	30.28
67435	RFC ENGINEERING, INC.	2025 CITY ASSETS	Engineering	100-41401-3135	95.61
67435	RFC ENGINEERING, INC.	PLANNING COMMISSION MEE	Engineering	100-41601-3135	90.85
67435	RFC ENGINEERING, INC.	PLANNING/POTENTIAL DEVEL	Engineering	100-41601-3135	151.42
67435	RFC ENGINEERING, INC.	FIRE #3	Engineering	100-42201-3135	15.14
67435	RFC ENGINEERING, INC.	5 YR PLAN	Engineering	100-43101-3135	2,029.02
67435	RFC ENGINEERING, INC.	ROAD COMMITTEE MEETING	Engineering	100-43101-3135	121.14
67435	RFC ENGINEERING, INC.	WACONIA STREET/COON CRE	Engineering	100-43201-3135	60.57
67435	RFC ENGINEERING, INC.	UPPER RUM RIVER JURISDICTI	Engineering	234-43201-3135	242.27
67435	RFC ENGINEERING, INC.	162ND LANE/BUCHANAN	Engineering	431-43301-3135	1,826.97
67435	RFC ENGINEERING, INC.	CSAH 116/BUNKER ROUNDA	Engineering	431-43301-3135	60.56
67435	RFC ENGINEERING, INC.	CSAH 17 N OF CSAH 18	Engineering	431-43301-3135	75.71
67435	RFC ENGINEERING, INC.	2025 REHAB	Engineering	431-43301-3135	166.56
67435	RFC ENGINEERING, INC.	HIDDEN FOREST EAST WETLA	Engineering	440-44103-3135	28.68
67435	RFC ENGINEERING, INC.	HIDDEN FOREST EAST PARK P	Engineering	440-44103-3135	196.85
67435	RFC ENGINEERING, INC.	KOHLER SKETCH	Engineering	890-90001-3135	1,771.22
67435	RFC ENGINEERING, INC.	ELWELL FARMS	Engineering	890-90001-3135	1,257.48
67435	RFC ENGINEERING, INC.	L4B2 STONE ESTATES DRAIN	Engineering	890-90001-3135	378.55
67435	RFC ENGINEERING, INC.	L3B1 CITROWSKE LOT SPLIT	Engineering	890-90001-3135	121.14
67435	RFC ENGINEERING, INC.	NORTH METRO STORAGE - RO	Engineering	890-90001-3135	121.13
67435	RFC ENGINEERING, INC.	RUDDS SKOGSTED	Engineering	890-90001-3135	15.14
67435	RFC ENGINEERING, INC.	L2B2 CREEKSIDE FARMS - UNL	Engineering	890-90001-3135	45.43
67435	RFC ENGINEERING, INC.	MARKQUART RV	Engineering	890-90001-3135	90.85
67435	RFC ENGINEERING, INC.	HIDDEN FOREST EAST 4TH	Engineering	890-90001-3135	114.73
67435	RFC ENGINEERING, INC.	GROUP PERMIT BILLING	Engineering	100-43501-3135	2,256.07
67435	RFC ENGINEERING, INC.	MSA GROUP BILLING	Engineering	431-43301-3135	333.12
67435	RFC ENGINEERING, INC.	143RD AVENUE	Engineering	431-43301-3135	1,149.81
67438	S & S INDUSTRIAL SUPPLY INC	PLUG FT FACE	Operating supplies	100-43101-2290	26.10
67439	SHAWNA ECKERT	08/10/25 HAM LAKE PARK DE	Park/pavilion rentals	100-34702	150.00
67440	SIR LINES-A-LOT	STREET MARKINGS	Blacktop maintenance	100-43101-3410	20,869.00
67441	THE MPX GROUP	AUG HAM LAKER DELIVERY	Other services and charges	211-41704-3990	400.00
67442	USI CONSULTING GROUP INC	FIRE RELIEF VALUATION	Audit & actuarial services	100-41402-3115	2,900.00
67443	XCEL ENERGY	FIRE #3 NATURAL GAS	Natural gas	100-42202-3620	28.65
DFT0002932	COMPENSATION CONSULTAN	Health Savings Account	HSA Account	100-21712	150.00
DFT0002933	IRS-Payroll Tax	Federal Withholding	Federal WH/FICA/MC	100-21701	6,731.83
DFT0002933	IRS-Payroll Tax	Medicare Payable	Federal WH/FICA/MC	100-21701	1,851.44
DFT0002933	IRS-Payroll Tax	Social Security Payable	Federal WH/FICA/MC	100-21701	7,362.26
DFT0002934	MN STATE DEPT OF REVENUE-	MN State Withholding	State W/H	100-21702	2,962.12
DFT0002935	PERA	Retirement-Coordinated	PERA	100-21703	7,538.96
DFT0002935	PERA	Retirement-Police & Fire	PERA	100-21703	1,318.92
DFT0002936	VOYA	Deferred Compensation	Deferred compensation	100-21704	2,485.00
DFT0002936	VOYA	Roth IRA	Deferred compensation	100-21704	50.00
DFT0002938	MN STATE DEPT OF REVENUE-	JULY '25 FUEL TAX	Fuel	100-43101-2230	57.88

Council Approval List

Payment Dates: 8/5/2025 - 8/18/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
DFT0002939	MN STATE DEPT OF REVENUE-	2025 SPECIAL FUEL LICENSE	Fuel	100-43101-2230	25.00
Grand Total:					<u>394,606.77</u>

## Report Summary

## Fund Summary

Fund	Payment Amount
100 - GENERAL	105,379.68
211 - HAM LAKER	400.00
231 - RECYCLING	1,555.79
232 - STREET LIGHT	4,823.39
234 - UPPER RUM RIVER WATERSHED	242.27
262 - HAM LAKE EDA	2,982.92
370 - 2010 CIP BOND DEBT	325.00
430 - PUBLIC WORKS EQUIPMENT	266,798.00
431 - REVOLVING STREET	6,806.19
440 - PARK & BEACH LAND	225.53
890 - TRUST FUND	5,068.00
<b>Grand Total:</b>	<b>394,606.77</b>

## Account Summary

Account Number	Account Name	Payment Amount
100-21701	Federal WH/FICA/MC	15,945.53
100-21702	State W/H	2,962.12
100-21703	PERA	8,857.88
100-21704	Deferred compensation	2,535.00
100-21710	Health Insurance	10,728.82
100-21712	HSA Account	150.00
100-21713	STD/LTD	1,886.92
100-21714	Life Insurance	96.00
100-21715	Vision Insurance	37.00
100-34702	Park/pavilion rentals	150.00
100-37601	Refunds & reimburseme	92.00
100-41101-3110	Attorney	1,429.09
100-41101-3135	Engineering	607.40
100-41102-3110	Attorney	628.03
100-41401-3135	Engineering	95.61
100-41402-3115	Audit & actuarial service	2,900.00
100-41501-3110	Attorney	6,963.75
100-41601-3135	Engineering	242.27
100-41701-3190	Other professional servi	22.95
100-41701-3320	Equipment rentals	194.03
100-41702-3420	Building repair & mainte	255.00
100-41702-3610	Electricity	1,247.16
100-41702-3620	Natural gas	108.21
100-41703-3610	Electricity	319.30
100-42201-2290	Operating supplies	22.20
100-42201-3135	Engineering	15.14
100-42201-3220	Internet	368.22
100-42201-3440	Equipment repair & mai	333.73
100-42201-3520	Professional licenses & c	75.00
100-42202-3610	Electricity	1,256.03
100-42202-3620	Natural gas	102.91
100-42302-3610	Electricity	70.20
100-42401-2110	Office supplies	729.91
100-42401-3110	Attorney	373.43
100-43101-2110	Office Supplies	166.74
100-43101-2210	Clothing & personal prot	425.19
100-43101-2230	Fuel	1,425.13
100-43101-2290	Operating supplies	60.72
100-43101-2320	Equipment parts & suppl	2,466.20
100-43101-2340	Vehicle parts & supplies	67.56
100-43101-3135	Engineering	2,150.16
100-43101-3410	Blacktop maintenance	22,233.64

**Account Summary**

Account Number	Account Name	Payment Amount
100-43101-3415	Gravel Maintenance	1,127.28
100-43101-3470	Vehicle repair & mainten	5,444.67
100-43104-2310	Building repair & mainte	32.84
100-43104-3610	Electricity	930.68
100-43104-3620	Natural gas	108.59
100-43201-3135	Engineering	60.57
100-43401-3440	Equipment repair & mai	598.00
100-43401-3610	Electricity	953.61
100-43501-3135	Engineering	2,256.07
100-44101-2210	Clothing & personal prot	177.24
100-44101-2290	Operating supplies	69.42
100-44101-3390	Rentals-other	1,169.00
100-44101-3610	Electricity	334.91
100-44102-3610	Electricity	493.64
100-44102-3620	Natural gas	117.61
100-44202-3610	Electricity	651.11
100-44202-3620	Natural gas	58.26
211-41704-3990	Other services and charg	400.00
231-43601-3630	Waste management & r	1,555.79
232-43701-3610	Electricity	4,823.39
234-43201-3135	Engineering	242.27
262-46101-3135	Engineering	2,982.92
370-47101-6130	Agent fees	325.00
430-43101-5110	Capital assets	266,798.00
431-43301-3110	Attorney	2,002.93
431-43301-3135	Engineering	4,637.36
431-43301-3950	Legal notices/publicatio	165.90
440-44103-3135	Engineering	225.53
890-90001-3110	Attorney	837.91
890-90001-3135	Engineering	3,915.67
890-90001-3950	Legal notices/publicatio	314.42
<b>Grand Total:</b>		<b>394,606.77</b>

**Project Account Summary**

Project Account Key	Payment Amount
**None**	383,036.34
202103-100	87.65
202111-100	2,982.92
202111-110	746.85
202205-100	936.98
202302.032-100	1,826.97
20250502.036-100	196.85
202505-100	1,149.81
202505-110	1,256.08
202505-120	165.90
231004009	964.00
231009001	385.84
231010001	205.95
MISC-100	664.63
<b>Grand Total:</b>	<b>394,606.77</b>



City of Ham Lake, MN

Bank Transaction Report  
Transaction Detail  
Date Range: 080525-081825

Bank Draft	Date	Number	Description	Module	Status	Type	Amount
General Ledger	8/5/2025	DFT0002937	REPLENISH POSTAGE METER	General Ledger	Pending Clear	Bank Draft	-500.00
General Ledger Total: (1)							-500.00
Bank Draft Total: (1)							-500.00
Report Total: (1)							-500.00

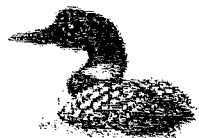
Bank Account	Count	Amount
<u>3000137 GENERAL CHECKING</u>	1	-500.00
Report Total:	1	-500.00

Cash Account	Count	Amount
<u>999 999-10100 Pooled Cash</u>	1	-500.00
Report Total:	1	-500.00

Transaction Type	Count	Amount
Bank Draft	1	-500.00
Report Total:	1	-500.00



City of Ham Lake, MN

# EFT Payroll Check Register

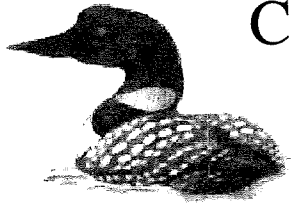
## Report Summary

Pay Period: 7/20/2025-8/2/2025

Packet: PYPKT01792 - PPE 08/02/25 PAID 08/08/25

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	35	44,801.43
Total	35	44,801.43



# CITY OF HAM LAKE

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

## PROCLAMATION

**WHEREAS:** September 17, 2025, marks the two hundred thirty-eighth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

**WHEREAS:** It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

**WHEREAS:** Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

**NOW, THEREFORE I, Brian Kirkham** by virtue of the authority vested in me as the Mayor of Ham Lake, do hereby proclaim the week of September 17 through 23 as

## CONSTITUTION WEEK

**AND** ask our citizens to reaffirm the ideals of the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the Seal of the City to be affixed this 18th day of August of the year of our Lord two thousand twenty-five.

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Brian Kirkham, Mayor

RESOLUTION NO. 25-XX

A RESOLUTION SUPPORTING ANOKA COUNTY SUBMITTAL OF FY27-28  
TRANSPORTATION ECONOMIC DEVELOPMENT (TED) PROGRAM AND THE  
TRANSPORTATION ECONOMIC DEVELOPMENT INFRASTRUCTURE (TEDI) PROGRAM  
FUNDING APPLICATIONS FOR THE TRUNK HIGHWAY 65 AND CSAH 116 (BUNKER  
LAKE BOULEVARD) IMPROVEMENT PROJECT

WHEREAS, the Minnesota Department of Transportation (MnDOT) has announced its latest statewide competitive funding opportunity through the FY27-28 Transportation Economic Development (TED) program allocating \$20 million to fund transportation infrastructure projects on trunk and state highways that generate measurable economic benefits and support job creation; and,

WHEREAS, concurrently, the Minnesota Department of Employment and Economic Opportunity (MnDEED) announced its Transportation Economic Development Infrastructure (TEDI) program allocating \$1,762,000 for local governments to fund public infrastructure improvements that will enhance transportation system, promote business growth, and accommodate economic development; and,

WHEREAS, Trunk Highway 65 (TH 65) is a State Highway that provides an important north- south transportation connection in and through the city of Blaine, Ham Lake, and Anoka County; and,

WHEREAS, traffic volumes on TH 65 have been increasing and are expected to continue to increase in the future as the area continues to grow such that congestion is and will continue to negatively impact the ability of the corridor to move traffic; and,

WHEREAS, with traffic volumes, serious and fatal crashes are expected to rise if improvements are not made at TH 65 intersections and along the adjacent supporting local transportation system; and,

WHEREAS, the Minnesota Department of Transportation (MnDOT), the Cities of Ham Lake and Blaine, and Anoka County have continued to work together since 2018 to plan for mobility and safety improvements along the corridor; and,

WHEREAS, Anoka County is leading this phase two investment along the TH 65 corridor within the Cities of Ham Lake and Blaine of which proposed improvements resulted in response to a 2018-2021 study lead by MnDOT; and,

WHEREAS, Anoka County is requesting funding from both programs to reconstruct the TH 65 and CSAH 116 (Bunker Lake Boulevard) intersection and support segments and necessary local system improvements; and,

WHEREAS, the proposed project aligns with TED and TEDI program goals by improving access, reducing congestion, and enabling private-sector investment and job creation; and,

WHEREAS, TED funds will be used to address critical transportation bottlenecks and enhance freight mobility, while TEDI funds will support essential non-trunk highway infrastructure upgrades that unlock economic development opportunities; and,

WHEREAS, the City of Ham Lake is a financial partner in the TH 65 and CSAH 116 (Bunker Lake Boulevard) Intersection Improvement Project: and,

NOW, THEREFORE, BE IT RESOLVED that the Ham Lake City Council supports Anoka County's FY27-28 TED and TEDI programs, to reconstruct the TH 65 and CSAH 116 (Bunker Lake Boulevard) intersection and supporting segments and necessary local system improvements.

Adopted by the City Council of the City of Ham Lake this 18th day of August, 2025.

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Brian Kirkham, Mayor

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Dawnette Shimek, Deputy City Clerk

RESOLUTION NO. 25-XX

A RESOLUTION SUPPORTING ANOKA COUNTY SUBMITTAL OF A FY29-30 MINNESOTA HIGHWAY FREIGHT PROGRAM (MNHFP) FUNDING APPLICATION FOR THE TRUNK HIGHWAY 65 AND CSAH 116 (BUNKER LAKE BOULEVARD) IMPROVEMENT PROJECT

WHEREAS, the Minnesota Department of Transportation (MnDOT) announced its latest statewide competitive funding opportunity through the FY29-30 Minnesota Highway Freight Program (MNHFP) allocating \$25.6M million to fund freight projects that address the investment goals identified in the State Freight Plan; and,

WHEREAS, Trunk Highway 65 (TH 65) is a State Highway that provides an important north- south transportation connection in and through the city of Blaine, Ham Lake, and Anoka County; and,

WHEREAS, traffic volumes on TH 65 have been increasing and are expected to continue to increase in the future as the area continues to grow such that congestion is and will continue to negatively impact the ability of the corridor to move traffic; and,

WHEREAS, with traffic volumes, serious and fatal crashes are expected to rise if improvements are not made at TH 65 intersections and along the adjacent supporting local transportation system; and,

WHEREAS, the Minnesota Department of Transportation (MnDOT), the Cities of Ham Lake and Blaine, and Anoka County have continued to work together since 2018 to plan for mobility and safety improvements along the corridor; and,

WHEREAS, Anoka County is leading this phase two investment along the TH 65 corridor within the Cities of Ham Lake and Blaine of which proposed improvements resulted in response to a 2018-2021 study lead by MnDOT; and,

WHEREAS, Anoka County is proposing to submit an application requesting \$10 million in funds from the FY29-30 MNHFP to reconstruct the TH 65 and CSAH 116 (Bunker Lake Road) intersection and supporting segments and necessary local system improvements; and,

WHEREAS, the City of Ham Lake is a financial partner in the TH 65 and CSAH 116 (Bunker Lake Road) Improvement Project and is committed to assisting the county in meeting the local cost share requirements associated with successful grant awards, NOW, THEREFORE, BE IT RESOLVED that the Ham Lake City Council supports Anoka County's, FY29-30 MNHFP program, to reconstruct the TH 65 and CSAH 116 (Bunker Lake Road) intersection and supporting segments and necessary local system improvements.

Adopted by the City Council of the City of Ham Lake this 18th day of August, 2025.

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Brian Kirkham, Mayor

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Dawnette Shimek, Deputy City Clerk

**RESOLUTION NO. 25-XX**

**CITY OF HAM LAKE**

**RESOLUTION ORDERING THE FINANCE DIRECTOR TO PREPARE AN ASSESSMENT ROLL AND SCHEDULE A PUBLIC HEARING TO ASSESS FOR 2026 STREET LIGHTING FEES**

**WHEREAS**, the Finance Director will prepare and send public hearing notices for the proposed assessment of the 2026 Street Lighting Fees

**WHEREAS**, each property owner shall have an opportunity to present their account at a public hearing to be scheduled for **September 15, 2025 at 6:01 pm.**

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HAM LAKE, MINNESOTA:**

1. The Finance Director is hereby directed to prepare an assessment roll and public hearing notices for Street Lighting Fees for 2026. This assessment roll will be on file with the Finance Department for public inspection. The final assessment roll will be presented to Council for approval following the public hearing.
2. The Finance Director will hereby be directed to cause a notice of hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing.
3. A hearing shall be held on September 15, 2025 in the City Hall at 6:01 p.m. to pass upon such proposed assessment and at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

Adopted by the City Council of the City of Ham Lake this 18th day of August, 2025.

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Brian Kirkham, Mayor

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Dawnette Shimek, Deputy City Clerk

**RESOLUTION NO. 25-XX**

**CITY OF HAM LAKE**

**RESOLUTION ORDERING THE FINANCE DIRECTOR TO PREPARE AN ASSESSMENT ROLL AND SCHEDULE A PUBLIC HEARING TO ASSESS FOR UNCOLLECTED PLANNING FEES AND UNCOLLECTED LODGING TAX FEES**

**WHEREAS**, the Finance Director will prepare and send public hearing notices for the proposed assessment of the uncollected Plannings Fees and uncollected Lodging Tax fees

**WHEREAS**, each property owner shall have an opportunity to present their account at a public hearing to be scheduled for **September 15, 2025 at 6:01 pm**.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HAM LAKE, MINNESOTA:**

1. The Finance Director is hereby directed to prepare an assessment roll and public hearing notices for uncollected Planning Fees and uncollected Lodging Tax Fees. This assessment roll will be on file with the Finance Department for public inspection. The final assessment roll will be presented to Council for approval following the public hearing.
2. The Finance Director will hereby be directed to cause a notice of hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing.
3. A hearing shall be held on September 15, 2025 in the City Hall at 6:02 p.m. to pass upon such proposed assessment and at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

Adopted by the City Council of the City of Ham Lake this 18th day of August, 2025.


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Brian Kirkham, Mayor

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Dawnette Shimek, Deputy City Clerk

## Memorandum

Date: August 13, 2025  
To: Mayor and Councilmembers  
From: David A. Krugler, City Engineer   
Subject: 143<sup>rd</sup> Avenue NE from Trunk Highway 65 to Lincoln Street NE

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### Introduction:

Bids were opened on August 13<sup>th</sup> for the 143<sup>rd</sup> Avenue NE from Trunk Highway 65 to Lincoln Street NE Project.

### Discussion:

Three bids were received and are shown in the attached breakdown of bids. The range of bids was from \$342,426.76 to \$353,533.75 with an average bid of \$349,289.88. The apparent low bidder was Douglas-Kerr Underground, a responsible contractor with recent experience on City projects such as the Creek Valley Reconstruction Project and the 149<sup>th</sup> Avenue NE from Radisson Road NE to Xylite Street NE Project.

The Engineer's Construction Cost Estimate was \$342,188.35. Major differences between the Engineer's Estimate and the low bid were installation and removal of storm sewer and tree clearing. Overall, the low bidder was 0.07% over the Engineer's Estimate.

### Recommendation:

It is recommended to adopt the attached Resolution awarding the contract to Douglas-Kerr Underground, LLC in the amount of \$342,426.76 for reconstruction of 143<sup>rd</sup> Avenue NE from 108 feet west of Lincoln Street NE to Trunk Highway 65.

## RESOLUTION NO. 25-XX

WHEREAS, pursuant to an advertisement for bids for the construction of 143rd Avenue NE from Trunk Highway 65 to 108 feet West of Lincoln Street NE, bids were received, opened and tabulated according to law, and the following bids were received complying with the advertisement:

Douglas-Kerr Underground	\$342,426.76
Park Construction Company	\$351,909.12
North Valley, Inc.	\$353,533.75

AND WHEREAS, it appears that Douglas-Kerr Underground, of Mora, Minnesota is the lowest responsible bidder;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HAM LAKE, MINNESOTA:

1. That the Mayor and Clerk are hereby authorized and directed to enter into a contract with Douglas-Kerr Underground, of Mora, Minnesota in the name of the City of Ham Lake for the construction of 143rd Avenue NE from Trunk Highway 65 to 108 feet West of Lincoln Street NE by according to the plans and specifications therefore approved by the City Council and on file in the office of the City Clerk.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.
3. The City Attorney is hereby directed to review all bids and contracts for the Improvement Project.

Adopted by a unanimous vote of the Ham Lake City Council this 18th day of August, 2025.

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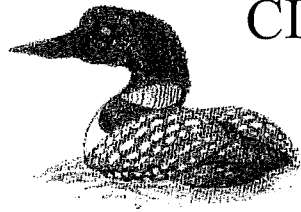
Brian Kirkham, Mayor

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Dawnette Shimek, Deputy City Clerk

**BID TABULATION**  
**143rd Avenue Street Reconstruction**  
**HAM LAKE IMPROVEMENT PROJECT 2505**  
**August 13, 2025**

ITEM NUMBER	ITEM DESCRIPTION	UNIT	EST. QTY.	Engineering Estimate		Douglas-Kerr		Park Construction		North Valley	
				UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
				PRICE		PRICE		PRICE		PRICE	
2021.501	MOBILIZATION	LUMP SUM	1	\$31,000.00	\$31,000.00	\$51,751.00	\$51,751.00	\$72,700.00	\$72,700.00	\$8,163.94	\$8,163.94
2101.505	CLEARING (P)	ACRE	0.16	\$10,000.00	\$1,600.00	\$25,000.00	\$4,000.00	\$29,900.00	\$4,784.00	\$34,734.56	\$5,557.53
2101.505	GRUBBING (P)	ACRE	0.16	\$15,000.00	\$2,400.00	\$20,000.00	\$3,200.00	\$29,900.00	\$4,784.00	\$27,787.56	\$4,446.01
2104.502	SALVAGE SIGN	EACH	7	\$225.22	\$1,576.54	\$25.00	\$175.00	\$25.80	\$180.60	\$27.21	\$190.47
2104.502	SALVAGE MAIL BOX SUPPORT AND MAILBOX	EACH	3	\$130.00	\$390.00	\$175.00	\$525.00	\$180.00	\$540.00	\$244.92	\$734.76
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)-DRIVEWAY	LIN FT	123	\$2.00	\$246.00	\$4.05	\$498.15	\$2.00	\$246.00	\$6.53	\$803.19
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	93	\$2.00	\$186.00	\$3.05	\$283.65	\$2.00	\$186.00	\$6.53	\$607.29
2104.503	REMOVE METAL CULVERT	LIN FT	28	\$10.00	\$280.00	\$47.45	\$1,328.60	\$38.60	\$1,080.80	\$12.00	\$336.00
2104.503	REMOVE CURB AND GUTTER	LIN FT	126	\$50.00	\$6,300.00	\$7.00	\$882.00	\$12.70	\$1,600.20	\$15.95	\$2,009.70
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	329	\$5.00	\$1,645.00	\$5.40	\$1,776.60	\$8.65	\$2,845.85	\$5.28	\$1,737.12
2106.507	EXCAVATION - COMMON (P)	CU YD	1,809	\$24.00	\$43,416.00	\$18.50	\$33,466.50	\$25.50	\$46,129.50	\$33.63	\$60,836.67
2106.507	COMMON EMBANKMENT (CV) (P)	CU YD	707	\$30.00	\$21,210.00	\$9.70	\$6,857.90	\$30.20	\$21,351.40	\$32.58	\$23,034.06
2211.509	AGGREGATE BASE CLASS 5	TON	1,267	\$29.00	\$36,743.00	\$27.80	\$35,222.60	\$0.01	\$12.67	\$28.08	\$35,577.36
2211.604	AGGREGATE BASE (CV) CLASS 5 4.0" THICK-DRIVEWAY	SQ YD	183	\$20.00	\$3,660.00	\$11.25	\$2,058.75	\$11.90	\$2,177.70	\$11.34	\$2,075.22
2211.604	AGGREGATE BASE (CV) CLASS 5 6.0" THICK-COMMERCIAL DRIVEWAY	SQ YD	120	\$20.00	\$2,400.00	\$12.45	\$1,494.00	\$9.95	\$1,194.00	\$19.45	\$2,334.00
2215.504	FULL DEPTH RECLAMATION (P)	SQ YD	2,712	\$3.00	\$8,136.00	\$5.10	\$13,831.20	\$6.10	\$16,543.20	\$3.28	\$8,895.36
2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.0" THICK-COMMERCIAL DRIVEWAY	SQ YD	77	\$33.00	\$2,541.00	\$18.50	\$1,424.50	\$27.60	\$2,125.20	\$36.64	\$2,821.28
2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0" THICK-DRIVEWAY	SQ YD	183	\$33.00	\$6,039.00	\$27.50	\$5,032.50	\$31.00	\$5,673.00	\$51.09	\$9,349.47
2360.504	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C) 2.0" THICK-COMMERCIAL DRIVEWAY	SQ YD	77	\$28.00	\$2,156.00	\$25.50	\$1,963.50	\$29.70	\$2,286.90	\$76.85	\$5,917.45
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	377	\$120.00	\$45,240.00	\$114.00	\$42,978.00	\$113.00	\$42,601.00	\$108.54	\$40,919.58
2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	377	\$100.00	\$37,700.00	\$101.00	\$38,077.00	\$97.00	\$36,569.00	\$93.17	\$35,125.09
2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	31	\$100.00	\$3,100.00	\$124.00	\$3,844.00	\$94.60	\$2,932.60	\$89.99	\$2,789.69
2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	19	\$105.00	\$1,995.00	\$139.00	\$2,641.00	\$120.00	\$2,280.00	\$89.99	\$1,709.81
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL-2X3	EACH	1	\$3,000.00	\$3,000.00	\$6,128.00	\$6,128.00	\$3,280.00	\$3,280.00	\$4,559.48	\$4,559.48
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1-48"	EACH	1	\$5,000.00	\$5,000.00	\$6,793.00	\$6,793.00	\$4,570.00	\$4,570.00	\$6,959.21	\$6,959.21
2506.602	CONNECT INTO EXISTING STORM SEWER	EACH	1	\$1,000.00	\$1,000.00	\$2,656.00	\$2,656.00	\$1,250.00	\$1,250.00	\$143.98	\$143.98
2511.504	GEOTEXTILE FILTER TYPE 4	SQ YD	39	\$6.00	\$234.00	\$2.10	\$81.90	\$11.40	\$444.60	\$6.00	\$234.00
2511.507	RANDOM RIPRAP CLASS III	CU YD	6	\$180.00	\$1,080.00	\$313.00	\$1,878.00	\$257.00	\$1,542.00	\$143.98	\$863.88
2531.503	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	47	\$31.00	\$1,457.00	\$36.60	\$1,720.20	\$44.10	\$2,072.70	\$33.95	\$1,595.65
2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	1,846	\$21.00	\$38,766.00	\$24.15	\$44,580.90	\$21.40	\$39,504.40	\$26.80	\$49,472.80
2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	34	\$180.00	\$6,120.00	\$101.00	\$3,434.00	\$126.00	\$4,284.00	\$153.43	\$5,216.62
2531.604	CONCRETE SPILLWAY	SQ YD	6	\$180.00	\$1,080.00	\$294.00	\$1,764.00	\$302.00	\$1,812.00	\$198.60	\$1,191.60
2540.602	INSTALL MAIL BOX SUPPORT WITH MAILBOX	EACH	3	\$210.00	\$630.00	\$275.00	\$825.00	\$283.00	\$849.00	\$380.98	\$1,142.94
2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$2,500.00	\$2,500.00	\$2,400.00	\$2,400.00	\$2,470.00	\$2,470.00	\$2,612.46	\$2,612.46
2564.518	SIGN PANELS TYPE C	SQ FT	24	\$115.94	\$2,782.56	\$75.00	\$1,800.00	\$77.30	\$1,855.20	\$81.64	\$1,959.36
2564.602	INSTALL SALVAGED SIGNS	EACH	7	\$520.00	\$3,640.00	\$225.00	\$1,575.00	\$232.00	\$1,624.00	\$244.92	\$1,714.44
2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	\$2,500.00	\$2,500.00	\$0.01	\$0.01	\$1,150.00	\$1,150.00	\$816.40	\$816.40
2573.502	STORM DRAIN INLET PROTECTION	EACH	2	\$150.00	\$300.00	\$212.00	\$424.00	\$392.00	\$784.00	\$179.61	\$359.22
2573.502	CULVERT END CONTROL	EACH	1	\$150.00	\$150.00	\$300.00	\$300.00	\$263.00	\$263.00	\$459.36	\$459.36
2573.503	SILT FENCE, TYPE MS	LIN FT	259	\$4.75	\$1,230.25	\$6.95	\$1,800.05	\$7.30	\$1,890.70	\$3.81	\$986.79
2575.605	TURF ESTABLISHMENT (25-131 SEEDING MIX)	ACRE	0.89	\$10,000.00	\$8,900.00	\$8,475.00	\$7,542.75	\$8,910.00	\$7,929.90	\$15,239.34	\$13,563.01
2582.503	4" DOUBLE YELLOW SOLID LINE PAINT	LIN FT	650	\$2.86	\$1,859.00	\$5.25	\$3,412.50	\$5.40	\$3,510.00	\$5.71	\$3,711.50
TOTAL					\$342,188.35		\$342,426.76		\$351,909.12		\$353,533.75



# 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 MINUTES MONDAY, AUGUST 11, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, August 11, 2025, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

**MEMBERS PRESENT:** Commissioners Brian Pogalz, Jeff Entsminger, David Ross, Jonathan Fisher and Erin Dixon

**MEMBERS ABSENT:** Commissioners Kyle Lejonvarn and Dave Ringler

**OTHERS PRESENT:** City Engineer Dave Krugler, Building and Zoning Official Mark Jones and Building and Zoning Clerk Jennifer Bohr

**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 Dixon, seconded by Ross, to approve the minutes of the July 28, 2025, Planning Commission meeting as written. All present in favor, motion carried.**

**PUBLIC HEARING:** None

*Commissioner Entsminger removed himself from the table due to his ownership interest in the 15035 Aberdeen Street NE parcel.*

**NEW BUSINESS:**

Marta Nandlall of Nishan Auction and Sales LLC, requesting a Certificate of Occupancy to operate a used car dealership at 15035 Aberdeen Street NE

Ms. Marta Nandlall was present. Chair Pogalz asked Commissioner Fisher, who completed the inspection (a copy which is on file) to comment. Commissioner Fisher stated there is a large empty parking lot on the property and two buildings. Commissioner Fisher stated one of the buildings is a warehouse/garage and the other building is a warehouse/garage with office space. Commissioner Fisher stated the property is well suited for this use. Commissioner Fisher stated the applicant purchases used vehicles from auction and will have up to eight cars on the property at one time for sale; the cars will all be licensed and will not be damaged. Commissioner Fisher stated there will be no vehicle repairs done on the property and the property will not be used as an impound lot.

Chair Pogalz asked Ms. Nandlall to comment. Ms. Nandlall stated she had no comment. Chair Pogalz asked Commissioner Fisher if he had any concerns related to the applicant's request. Commissioner Fisher stated the property is an existing lot of record with access from a city street that ends in a cul-de-sac and the property is zoned CD-2, Commercial Development II, which permits the operation of a used car sales lot. **Motion by Fisher, seconded by Ross, to recommend approval of the Certificate of Occupancy for Nishan Auction and Sales LLC as presented by Marta Nandlall, to operate a used car dealership at 15035 Aberdeen Street NE, subject to the location being used for used auto sales only, all vehicle inventory on the property must be capable of obtaining applicable licenses and all motor vehicles shall be completely assembled motor vehicles as customarily delivered from the factory, no damaged vehicles are to be kept at this location, all vehicle parking to be as shown on the parking diagram and is not to exceed 15 vehicles, no auto repair is to be performed onsite other than general maintenance, such as headlight or windshield replacement, the property not being used as an impound lot, hours of operation being Mondays from 9:00 am to 1:00 pm and Tuesday to Saturday by appointment only, Marta Nandlall or Neyvash Nandlall to be the only employees to work onsite, and meeting all State and City Codes and requirements.**

Chair Pogalz asked Ms. Nandlall if she had seen Building and Zoning Official Jones' memo and understood the conditions. Ms. Nandlall stated she had seen the memo and does understand the conditions. Commissioner Fisher stated he did review the memo with Ms. Nandlall.

**Commissioners Pogalz, Ross, Fisher and Dixon voted yes, Commissioner Entsminger abstained from the vote. Motion carried.** *This application will be placed on the City Council's Monday, August 18, 2025, agenda.*

*Commissioner Entsminger returned to his seat at the table.*

John Markquart of Markquart Ham Lake, LLC, requesting Commercial Site Plan approval to reconstruct and expand the hard surface parking area at 14525 Highway 65 NE

Mr. John Markquart was present. Chair Pogalz confirmed the location is that of North Country RV. Mr. Markquart stated it is. Mr. Markquart stated much of the property is currently unimproved and there is not a drainage pond. Mr. Markquart stated the plans show how the property will be improved, including adding a drainage pond; the plans have obtained approval from MnDOT and the Coon Creek Watershed District (CCWD). Mr. Markquart stated the current parcel consists of three parcels that have been combined into one parcel. Mr. Markquart stated the proposed site plan will allow campers to be easily moved around on the lot, meets the requirements for fire department access and will make managing the flow of work and sales easier. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated after combining three parcels together, the property is 5.22 acres. Engineer Krugler stated there are trees along the eastern property line; it will be up to the Planning Commission to determine if those trees provide adequate screening to the adjacent residential property and if trees should be planted along the western property line that is adjacent to Highway 65 NE. Engineer Krugler stated Great River Energy power lines run along Highway 65 NE at the western property line.

Engineer Krugler stated the applicant has obtained conditional approval with the Coon Creek Watershed District, has acquired a permit from MnDOT and has a NPDES permit from the Minnesota Pollution Control Agency. Chair Pogalz asked Building and Zoning Official Jones to comment. Building and Zoning Official Jones stated a chain link fence has been in place around the property. Building and Zoning Official Jones stated the plans indicate some change in location for the fence. Building and Zoning Official Jones stated if the Planning Commission recommends approval, the applicant could reconstruct and relocate the chain link fence; a fence permit will be required. Mr. Markquart stated there was a chain link fence along Highway 65 NE, but it was setback approximately 37-feet due to a former access easement to the former 14533 Highway 65 NE parcel. Mr. Markquart stated he had a discussion with city staff about fencing along the western property line and it was determined a fence was not necessary. Mr. Markquart stated he would contact the city in the future if they decide a fence is needed. Mr. Markquart stated staff informed him that city code states chain link fence is not appropriate in Commercial Development I (CD-1) zoning. Mr. Markquart stated that if a fence is constructed along the western property line in the future, it would be aesthetically pleasing. Mr. Markquart stated there is currently a chain link fence along the northern, eastern and southern property lines. Mr. Markquart stated the chain link fence will remain and there may be a continuation of the chain link fence from the northwest corner of the property 50 feet south along the western property line. Commissioner Dixon completed the inspection. A copy which is on file. Commissioner Dixon stated she spoke with Mr. Markquart about the fence and he stated it is his preference not to have a fence on the western property line. Commissioner Dixon stated the trees along the eastern property line provide sufficient screening. Commissioner Dixon stated she did not feel the city should require the planting of trees along the western property line as trees would obstruct the view of the campers on display for sale and there are several other properties along Highway 65 NE that do not have trees on the property border that is adjacent to Highway 65 NE. Commissioner Dixon stated adding additional asphalt to the lot will provide a better and cleaner surface for customers when they are looking at the campers. Chair Pogalz asked about the applicant's interest in changing the business hours. Commissioner Dixon stated the applicant would like to have business hours from 7:00 am to 8:00 pm Monday through Saturday and 9:00 am to 6:00 pm Sundays. Commissioner Dixon stated the applicant is requesting approval of those hours although actual business hours may differ. Commissioner Dixon stated the applicant has stated they will not be open on Sundays other than when events are scheduled. Building and Zoning Official Jones stated the parcel currently has a Conditional Use Permit (CUP); the applicant will need to apply for an amendment to the CUP to obtain approval for the proposed business hours. Building and Zoning Clerk Bohr stated the Planning Commission will review a request to amend the current CUP at the next meeting. Commissioner Dixon asked Building and Zoning Official Jones if a fence was required on the western property line. Building and Zoning Official Jones stated a fence is not required. Building and Zoning Official Jones stated he noted the information about fencing in his memo so there was discussion about the chain link fence, and that proper approvals were obtained if the applicant wanted a chain link fence. Commissioner Dixon stated the chain link fence may be extended 50 feet along the western property line from the northwest corner of the property. Commissioner Dixon stated that extension would be acceptable due to there being existing chain link fence in place. Chair Pogalz asked Mr. Markquart if the 1446 145<sup>th</sup> Avenue NE parcel to the south

would be combined with the 14525 Highway 65 NE parcel. Mr. Markquart stated they have decided not to take any action on that property at this time. Mr. Markquart stated there has been discussion on combining the two parcels together; that may be addressed in the future. Mr. Markquart stated the focus is on improving the 14525 Highway 65 NE parcel now. Mr. Markquart also commented on the business hours he would like to have. Mr. Markquart stated employees will likely have shorter business hours than he is requesting; he wants the ability to have the proposed business hours in the future if needed. **Motion by Dixon, seconded by Entsminger, to recommend approval of the request of John Markquart of Markquart Ham Lake, LLC, for the Commercial Site Plan to reconstruct and expand the hard surface parking area at 14525 Highway 65 NE, subject to obtaining a permit for the 50-foot extension of the chain link fence along the northwestern property line, requesting an amendment to the Conditional Use Permit related to business hours, meeting the requirements of the City Engineer, meeting the requirements of the Building Official, meeting all city, state and county requirements.**

Chair Pogalz asked Commissioner Dixon if she had reviewed the memo with Mr. Markquart. Commissioner Dixon stated they discussed the memo, but she did not address every point in the memo. Mr. Markquart asked for clarification on the conditions. Commissioner Dixon provided an explanation of the conditions noted in the motion. Engineer Krugler stated outstanding items with the CCWD are the signing of an operations and maintenance agreement and paying a performance escrow to obtain a permit.

**All present in favor, motion carried.** *This application will be placed on the City Council's Monday, August 18, 2025, agenda.*

#### **COMMISSION BUSINESS:**

##### City Council Update

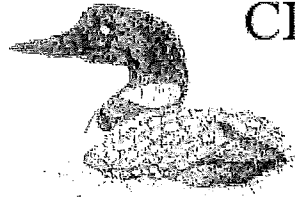
Chair Pogalz informed the Commissioners that the City Council tabled the Kohler Farms revised sketch plan discussion at the August 4, 2025 meeting due to the Hupp Street NE and 160<sup>th</sup> Avenue NE cul-de-sac exceeding 1,100 feet. Chair Pogalz stated the City Council held a special meeting on August 11, 2025 to review a third rendition of the sketch plan that met city code requirements for cul-de-sac lengths. Chair Pogalz stated a small cul-de-sac was added south of 160<sup>th</sup> Avenue NE, and although the length of the road overall did not change, the plans now meet city code requirements for cul-de-sacs. There will not be a Planning Commissioner present at the August 18, 2025 City Council meeting.

#### **ADJOURNMENT:**

**Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:29 p.m. All present in favor, motion carried.**

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Jennifer Bohr  
Building and Zoning Clerk



## 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, AUGUST 11, 2025

**CALL TO ORDER:** 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:** July 28, 2025

**PUBLIC HEARING:** None

**NEW BUSINESS:**

1. Marta Nandlall of Nishan Auction and Sales LLC, requesting a Certificate of Occupancy to operate a used car dealership at 15035 Aberdeen Street NE.
2. John Markquart of Markquart Ham Lake, LLC, requesting Commercial Site Plan approval to reconstruct and expand the hard surface parking area at 14525 Highway 65 NE.

**COMMISSION BUSINESS:**

1. City Council Update



**PLANNING  
REQUEST**

**CITY OF HAM LAKE**

**15544 Central Avenue NE**

**Ham Lake, MN 55304**

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

**Date of Application** 7-10-25 **Date of Receipt** 7-10-25  
**Receipt #** 102990 **Amount \$** 200.00

**Meeting Appearance Dates:**  
**Planning Commission** 8-11-25 **City Council** \_\_\_\_\_

**Please check request(s):**

- |   |  |
|---|--|
| <input type="checkbox"/> Metes & Bounds Conveyance  | <input type="checkbox"/> Commercial Building Permit          |
| <input type="checkbox"/> Sketch Plan                | <input checked="" 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:** Nishan Auction and Sales LLC

**Address/Location of property:** 15035 Aberdeen St NE Ham Lake, MN 55304

**Legal Description of property:** See Exhibit A.

**PIN #** 20-32-23-43-0022 **Current Zoning** CO-2 **Proposed Zoning** —

**Notes:** Change of use of property from manufacturing to used cars sales

**Applicant's Name:** Marta Nandlall

**Business Name:** Nishan Auction and Sales LLC

**Address** 20110 US HWY 10 NW

**City** Big Lake **State** MN **Zip Code** 55309

**Phone** 612-735-0766 **Cell Phone** \_\_\_\_\_ **Fax** \_\_\_\_\_

**Email address** marta@maya-maintenance.com

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

**SIGNATURE** Marta Nandlall **DATE** 7-10-25

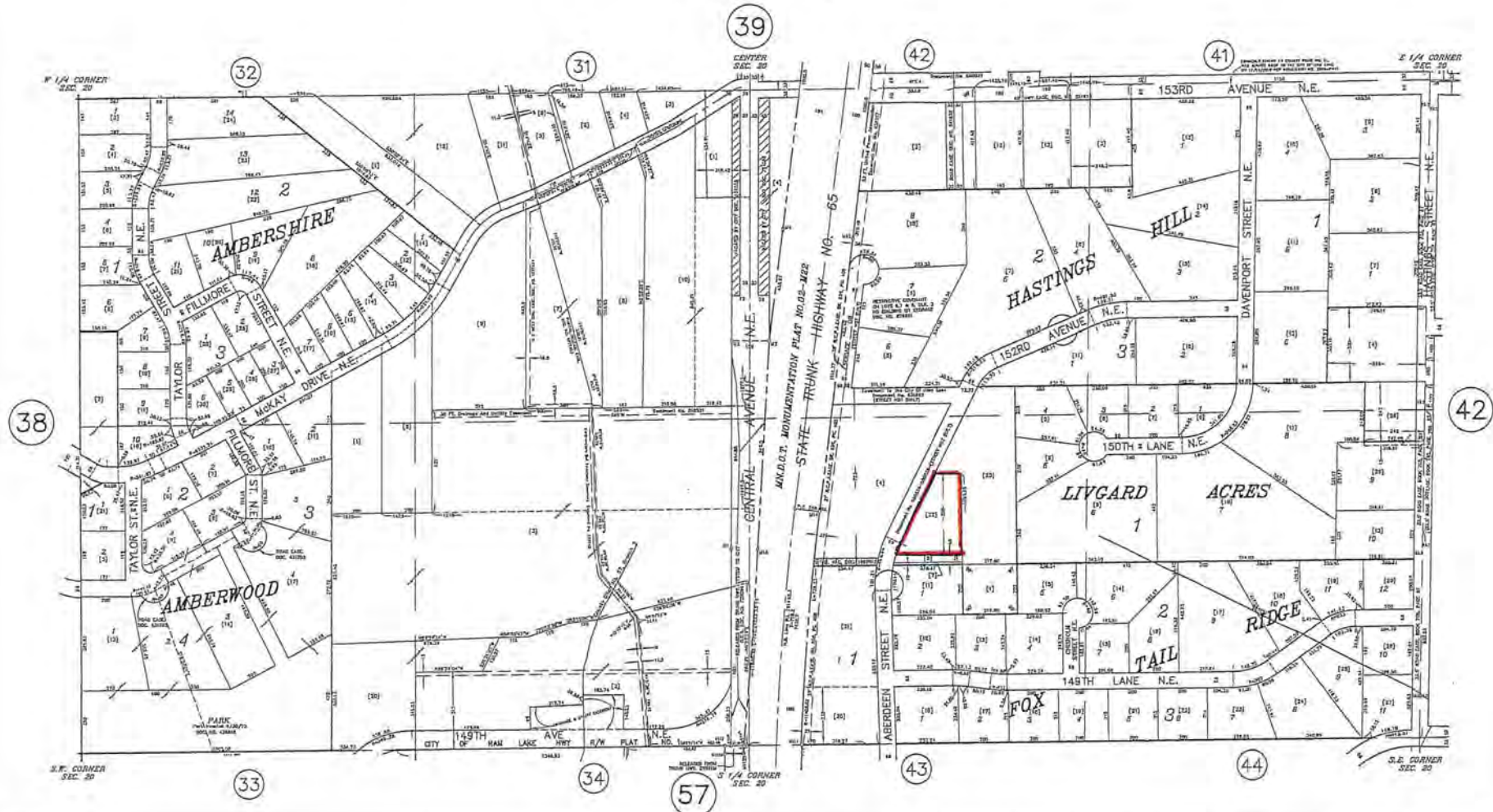
**- FOR STAFF USE ONLY -**

**ACTION BY:** **Planning Commission** \_\_\_\_\_  
**City Council** \_\_\_\_\_

**PROPERTY TAXES CURRENT** YES **NO**

# S 1/2 SECTION 20, T. 32, R. 23

CITY OF HAM LAKE



ANOKA COUNTY  
SURVEYOR'S OFFICE  
ROOM 224  
2100 3RD AVENUE  
ANOKA, MN 55303  
(763) 324-3200

## QUARTER QUARTER INDEX

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

## PROPERTY IDENTIFICATION NUMBER

Section Township Range Quarter Specific  
Number Number Number Quarter Parcel  
XX XX XX XX XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]  
EXAMPLE OF PIN NUMBER: 20-32-23-43-012

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

# ArcGIS Web Map



8/6/2025, 11:03:05 AM

- Multi-units

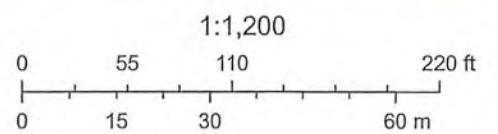
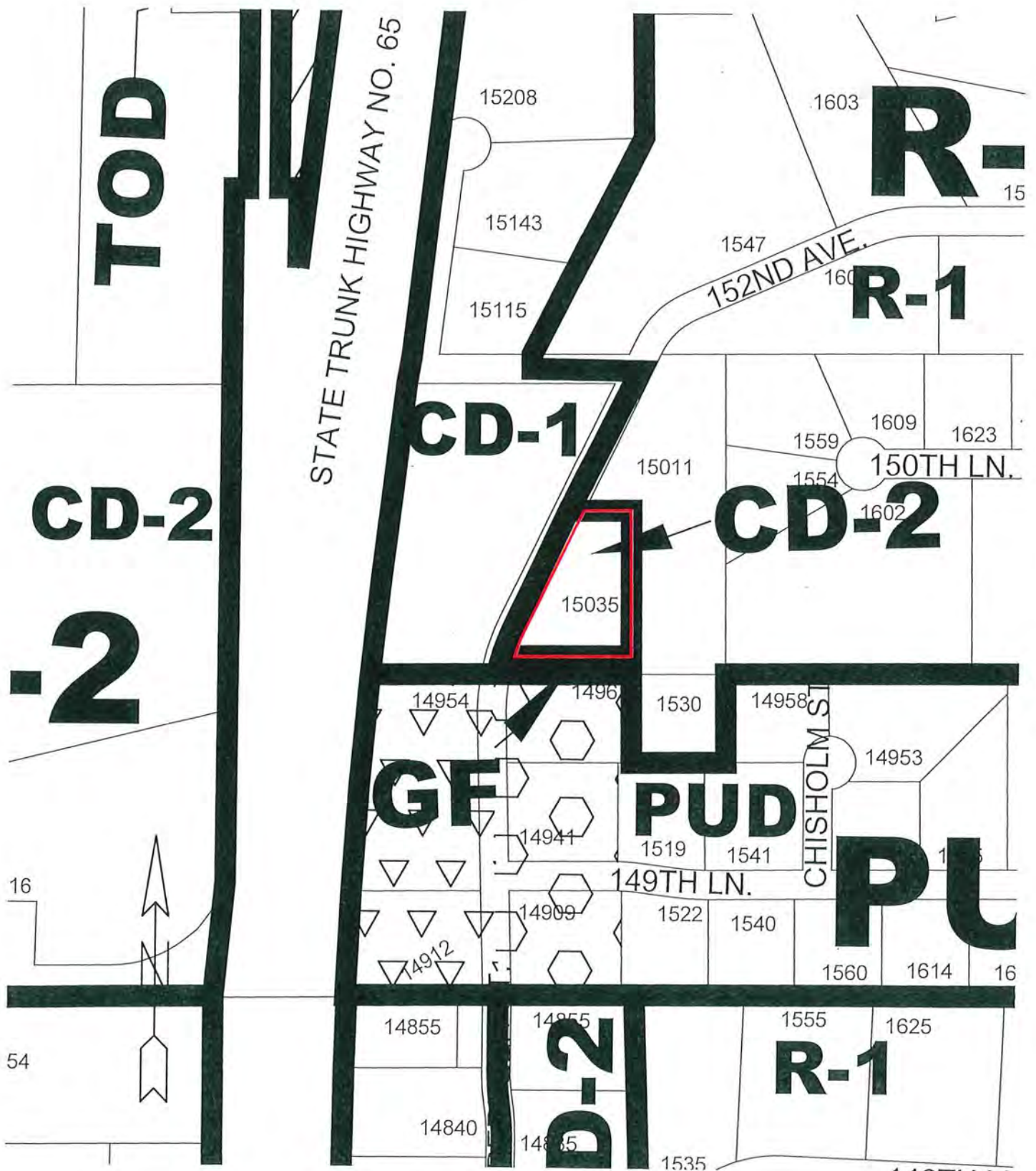


Exhibit A

THAT PRT OF N 330 FT OF S 1093.75 FT, AS MEAS AT RT ANG TO S LINE THEREOF OF  
SE1/4 OF SEC 20 TWP 32 RGE 23 LYG W OF A LINE DRAWN NLY AT RT ANG TO SD S  
LINE FROM A PT ON SD S LINE 888.21 FT ELY OF SW C OR OF SD SE1/4 & LYG ELY  
OF C/L OF ABERDEEN ST NE, EX RD, SUBJ TO EASE OF REC



July 3, 2025

To: City of Ham Lake

We will use the 15035 Aberdeen Street NE Ham Lake MN 55304 for Nishan Auctions and Sales LLC.

We will sell cars, we will not use this location as an impound lot or to store any junk cars. Customers will see cars by appointment only, one customer at a time.

There are 15 parking spots on concrete and black top that's already stripped and marked. There is a handicap spot, employee parking, customer parking, all within the required measurements.

Business hours will be Monday 9:00 – 1:00pm Tuesday to Saturday by appointment only.

Nishan Auctions and sales has no employees. It will be just Marta Nandlall or Neyvash Nandlall working at the office.

Regards,

  
Marta Nandlall

612-735-0766

marta@maya-maintenance.com

**Meeting Date: August 11, 2025**

**CITY OF HAM LAKE**

**STAFF REPORT**

**To: Members of the Planning Commission**

**From: Mark Jones, Building and Zoning Official**

**Subject: Certificate of Occupancy for Nishan Auctions and Sales LLC at 15035 Aberdeen St NE**

**Introduction/Discussion:**

Marta Nandall, of Nishan Auction and Sales LLC, is leasing the property at 15035 Aberdeen Street NE for used motor vehicle sales. Ms. Nandall will be displaying cars for sale outdoors. This type of occupancy is a change of use for this location. Under Article 9-150.2, if the occupancy of any parcel of land changes under conditions in which the new occupant will or is likely to conduct activities which will generate a significant change in structural components of a given parcel, the new occupant shall be required to obtain a new Certificate of Occupancy prior to commencing activity. The owners of the property have made improvements to bring the property into compliance with the city code to allow used car sales. Nishan Auction and Sales LLC will only have two people working from this location, days of operation will be Monday through Saturday.

The plans submitted by Ms. Nandall identify 15 parking stalls. Eight of the parking stalls will be used to display cars for sale, three will be designated for customer parking, two will be for visitor parking, one for employee parking and one will be a handicapped accessible space, with van access.

**Recommendation:**

I recommend the approval of the new Certificate of Occupancy requested by Nishan Auction and Sales LLC with the following conditions:

- 1) The location is to be used for used auto sales only.
- 2) All vehicle inventory on the property be capable of obtaining applicable licenses and all motor vehicles shall be completely assembled motor vehicles as customarily delivered from the factory.

- 3) No damaged vehicles are kept at this location.
- 4) All vehicles are to be parked per the approved parking diagram and will not exceed 15 vehicles.
- 5) No auto repair is to be performed onsite other than general maintenance, such as headlight, windshield replacement, etc.
- 6) The property is not to be used as an impound lot.
- 7) The hours of operation will be Mondays from 9:00 am to 1:00 pm, Tuesday to Saturday by appointment only.
- 8) As per the narrative, Marta Nandlall or Neyvash Nandlall, will be working on site; no other employees.
- 9) Meet all State and City Codes.

## GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE. ON ALL INSTALLATIONS, THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL Gopher State ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLASHING AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

## LEGEND

□	EXISTING AIR GAS METER	— 128 —	PROPOSED CONTOUR
□	EXISTING AIR CONDITIONING UNIT	— 128 —	PROPOSED SPOT ELEVATION
□	EXISTING FIBER OPTIC BOX	— 128 —	EXISTING AND PROPOSED SURFACES, ON EXISTING SURFACE (UNLESS OTHERWISE INDICATED)
□	EXISTING ELECTRICAL BOX	— 4.05 —	PROPOSED DIRECTION OF DRAINAGE
□	EXISTING CABLE PEDESTAL	— 2 —	PROPOSED SILT FENCE
□	EXISTING WELL	— 2 —	PROPOSED BIOROLLS
□	EXISTING CONTOUR	— 2 —	PROPOSED INLET PROTECTION
□	EXISTING FENCE	— 2 —	PROPOSED KIP-RAP
□	EXISTING FENCE	— 2 —	HAND BORINGS BY MARK THADWELL
□	EXISTING BITUMINOUS	— 2 —	
□	EXISTING CONCRETE	— 2 —	
□	EXISTING GRAVEL	— 2 —	

## TIMING FOR EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS.

### PHASE I

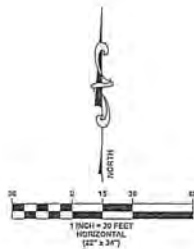
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. PROVIDE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL SILT FENCE AS SHOWN ON PLAN.
- 3.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- 3.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE (INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT), ROCK CONSTRUCTION EXIT AND BIOROLLS THROUGH COMPLETION OF BUILDING CONSTRUCTION.
- 3.3. SILT FENCE SHALL REMAIN IN PLACE UNTIL SITE HAS BEEN STABILIZED.
- 3.4. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL, FOR ANY SLOPES THAT APPEAR TO BE FAILING. (NOTE: EROSION CONTROL BLANKET MUST HAVE NON-FIXED JOINTS AND BE FULLY BIODEGRADABLE; ANY BLANKET NETTING MUST BE LOOSE-WEAVE.)
4. INSTALL INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES (AS APPLICABLE).
5. PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
- 5.1. CONTRACTOR MUST INITIATE STABILIZATION OF EXPOSED SOIL AREAS AS SOON AS PRACTICAL AND COMPLETE STABILIZATION WITHIN 24 HOURS OF INACTIVITY OR AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
6. PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
7. STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
8. FINAL GRADE SHALL BE MAINTAINED UNTIL STABILIZATION OF UPSTREAM AREAS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

### PHASE II

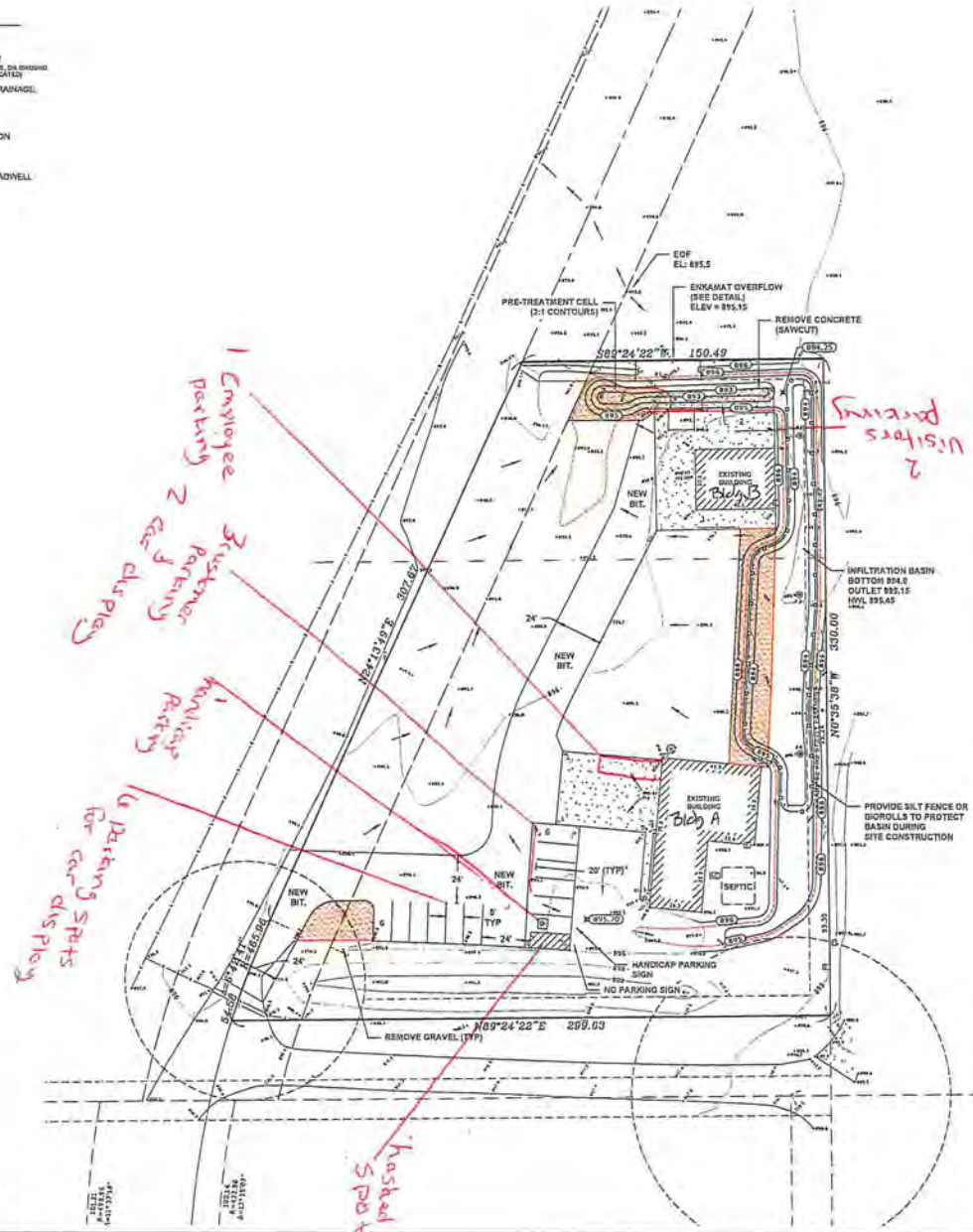
1. INSTALL KIP-RAP AT FLARED-END SECTIONS (AS APPLICABLE).
2. INSTALL TEMPORARY INLET PROTECTION FOR ALL STORM SEWER INLET STRUCTURES IN PAVING AREAS (AS APPLICABLE).
3. INSTALL UTILITIES INCLUDING SANITARY SEWER, WATER MAIN, STORM SEWER (AS APPLICABLE).
4. COMPLETE GRADING AND INSTALL SEED OR SOG IN DISTURBED PERVIOUS AREAS (PER LANDSCAPE PLAN).
5. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE HAS BEEN STABILIZED.

## GRADING INFORMATION

LOT AREA	+ 74,790 SF
	+ 1.72 ACRES
AREA OF DISTURBANCE	+ 33,200 SF
	+ 0.76 ACRES



Know what's below.  
Call before you dig.



15035 ABERDEEN ST NE  
GRADING, DRAINAGE, ESC & PAVING  
PLAN



15035 ABERDEEN ST NE  
GRADING, DRAINAGE, ESC & PAVING  
PLAN

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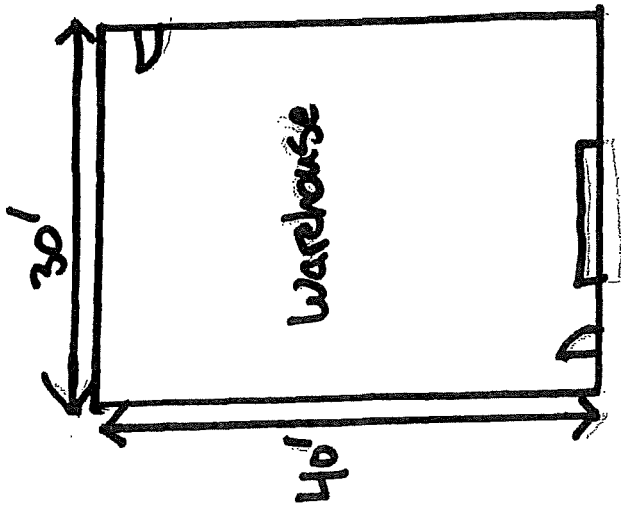
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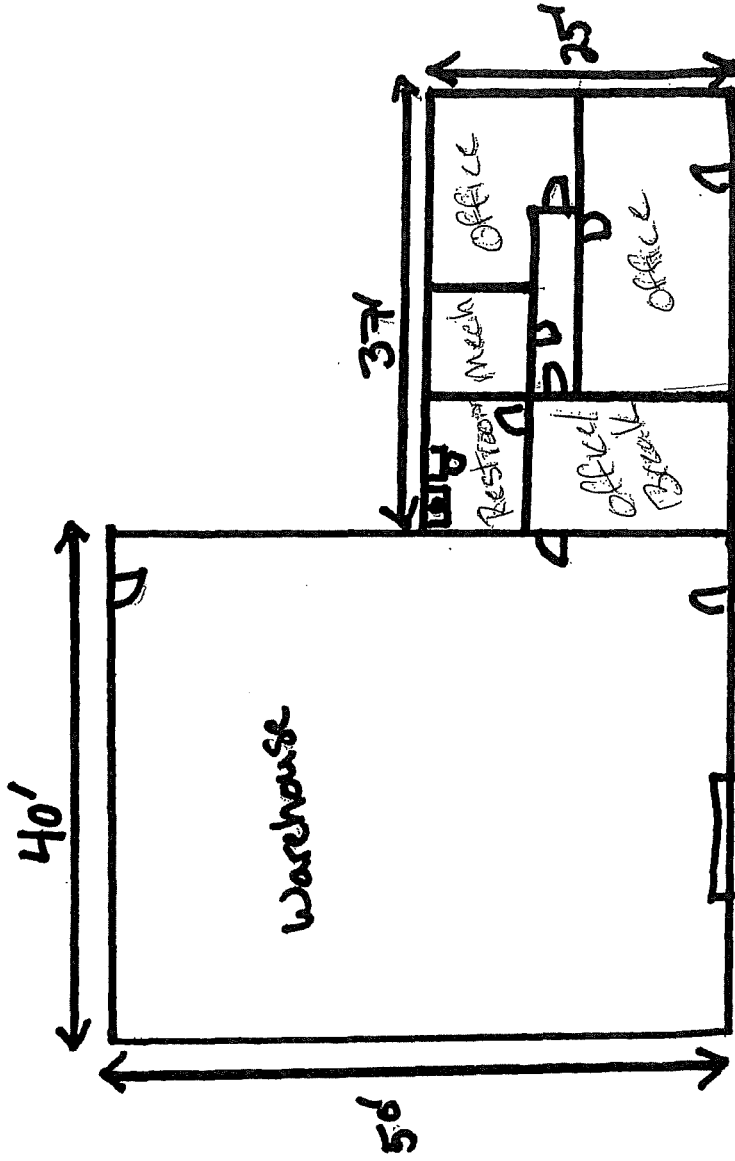
15035 ABERDEEN ST NE  
GRADING, DRAINAGE, ESC & PAVING  
PLAN

15035 Aberdeen St. NE  
Ham Lake, MN 55304  
Building Interior Layout

RECEIVED  
AUG 06 2025



Building B



Building A (Main)

## Excerpt from Article 9 of the Ham Lake City Code

...

### 9-150 Changes in Usage or Occupancy and Accessory Uses

**9-150.1 Non-Conforming Uses** A *non-conforming use* is a land use which, by virtue of its having been in existence at the time of a code change, is not currently compliant with any provision of the City Code. A *non-conforming use* may continue to exist, but, except in the limited conditions described below, may not be altered (except to effect repairs restoring the pre-existing condition) or expanded unless to a conforming use. If a *non-conforming use* is abandoned or not used because of unrepaired damage for any period of twelve consecutive months, it shall no longer be permitted to exist in a non-conforming status.

A residential dwelling (and ancillary features on the lot) located in a zoning district that does not include residential uses as a permitted or conditional use may be structurally altered to expand the residential use, provided that:

- a. No such alteration would tend to preclude the construction of future commercial service roads that are likely to be constructed over the parcel in the future; and
- b. The livability requirements of this code relating to SSTs and other space will continue to be met on the upland portion of the lot, and
- c. The expansion requires no variances from setback regulations; and
- d. The alteration is not intended to nor will it promote usage of the structure for multiple-family housing.

Notwithstanding the foregoing language, a parcel containing a structure originally constructed as a single-family dwelling in areas zoned CD-1, CD-2, CD-3 or CD-4 that converts to a non-residential use may return to use as a single-family dwelling if the non-residential use terminates. This exception to the normal non-conforming use limitations applies only to structures that were in existence as of January 1, 2014.

Self-storage facilities located in areas zoned CD-1 may be expanded in accord with the provisions of Article 9-220.2 (c) of this Code.

**9-150.2 New Occupancy** Other than *Residential Land Uses*, if the occupancy of any parcel of land changes under conditions in which the new occupant will or is likely to conduct activities which will generate a significant change in the parking, drainage, water usage, traffic, signage size, structural components or vegetation of a given parcel, the new occupant shall be required to obtain a new *Certificate of Occupancy* prior to commencing activity. The *Zoning Officer* shall determine whether or not a new *Certificate of Occupancy* is required for any given land use.



# 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 3-27-25 Date of Receipt 3-27-25  
Receipt # 101892 Amount \$ 1150.00

### Meeting Appearance Dates:

Planning Commission 8-11-25

City Council \_\_\_\_\_

### Please check request(s):

- |   |   |
|---|---|
| <input type="checkbox"/> Metes & Bounds Conveyance  | <input checked="" type="checkbox"/> <b>Commercial Building Permit</b>                 |
| <input 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 checked="" type="checkbox"/> Conditional Use Permit (Renewal) <u>amendment</u> |
| <input type="checkbox"/> Multiple Dog License*      | <input type="checkbox"/> Other _____  |
- 8/25/25 Meeting*

**\*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: Markquart Ham Lake, LLC

Address/Location of property: 14525 Hwy 65 NE Ham Lake MN 55304

Legal Description of property: Lot 1 Blk 2 North Pines; subject to ease of rec

PIN # 29-32-23-13-0019 Current Zoning CO-1 Proposed Zoning \_\_\_\_\_

Notes: Commercial site plan application - expand hard surface parking area

Applicant's Name: John Markquart

Business Name: Markquart Ham Lake, LLC

Address 1844 Commercial Blvd

City Chippewa Falls State WI Zip Code 54729

Phone NA Cell Phone 715-829-9002 Fax NA

Email address john@markquart.com

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

SIGNATURE [Signature] DATE 3-27-25

\*\*\*\*\*

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission \_\_\_\_\_

City Council \_\_\_\_\_

PROPERTY TAXES CURRENT YES NO

## Jennifer Bohr

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**From:** John Markquart <john@markquart.com>  
**Sent:** Wednesday, August 6, 2025 7:33 AM  
**To:** Jennifer Bohr  
**Subject:** Revised narrative

Markquart Ham Lake, LLC

Markquart Ham Lake, LLC is an LLC formed to own the real estate that Markquart North Country RV, LLC operates in. We acquired the real estate as part of the acquisition of North Country RV from the previous owners. Markquart Ham Lake, LLC is owned by a father and son, John and Charlee Markquart. The Markquarts are based out of Eau Claire WI (Chippewa Falls). John and Charlee own Markquart Toyota located between Eau Claire and Chippewa Falls and Markquart Chrysler Dodge Jeep Ram in Menomonie, WI. We also are majority owners in Wuerflein Chevrolet GMC in Albert Lea, MN. Markquart Motors, the largest GM automobile dealer in Wisconsin, is owned by a brother of John.

Markquart North Country RV, LLC (dba North Country RV) is part of a group owned by Markquart RV, LLC, based in Chippewa Falls WI. Markquart RV, LLC is owned by Lee Markquart Enterprises, LLC (John and Charlee) and has three minority partners. Markquart RV, LLC owns 9 RV stores:

Markquart RV Hallie (Hallie is a village located between Eau Claire and Chippewa Falls)  
Willies RV in Bloomer WI  
Dicks RV in Durand WI  
Kings Campers in Wausau, WI  
Markquart RV Burlington in Burlington/Lake Geneva WI  
Markquart RV Madison in Fitchburg WI  
Markquart RV Ramsey in Ramsey, MN  
Markquart RV Columbus in Columbus WI

Our original interest in North Country RV arose out of a development dilemma regarding Markquart RV Ramsey. We had acquired RV World of Ramsey in January 2024 and entered into an agreement to buy 7 acres on Hwy 10 north of the existing property to build a larger facility. As planning moved along the project was looking to be expensive and the RV market was not accelerating as we anticipated. Around that time we were approached by a broker with the North Country RV opportunity. We thought there was enough land and enough service bays at North Country for us to store units and do prep for our Ramsey location. We would acquire an operating business which we could grow and become an independent profit center and avoid an expensive new facility for Ramsey. We purchased North Country RV and the Rapid Marine Land just south of it and are requesting approval to improve the lot to accommodate the additional work and campers we need to store on the property. We are also upgrading the Ramsey facility (which is super ugly) with a \$1.5M interior and exterior renovation. Our objective is to improve the customer experience and have a much more attractive facility in Ramsey to attract high end employees.

Markquart has long been recognized as an automotive leader and an excellent community member. The Boys and Girls Club in Eau Claire exists today in large part because of the energy and the financial support of Lee and Mary Markquart, my parents. The location is named in their honor. We entered the RV business in 2021 and now have 9 locations. The family is heavily involved in other community and philanthropic ventures. Markquart have always been recognized as the type of company that treats customers and employees very well. RV dealers looking to get out of the business tell us that they prefer to deal with us over the other large companies in RV in our area because of our reputation.

The core business at North Country RV is selling and servicing RVs, mostly towables. We will employ 20 employees who will generally be on site at the same time. We have already grown dramatically and hope to establish North Country RV as a prominent RV store in the north metro area. We would like our CUP hours to be 7A to 8P Monday through Saturday and 9A to 6P on Sundays. Our normal business hours will vary according to the time of year but normal spring to fall hours would be 7A to 6P Monday through Saturday. We anticipate only being open a few Sundays a year for promotional events.

**Meeting Date: August 11, 2025**

**CITY OF HAM LAKE**

**STAFF REPORT**

**To: Members of the Planning Commission**

**From: Mark Jones, Building and Zoning Official**

**Subject: Site Plan Approval for Parking Lot Improvements for Markquart Ham Lake, LLC, dba North Country RV, at 14525 Highway 65 NE**

**Introduction/Discussion:**

Markquart Ham Lake, LLC acquired North Country RV in 2024. Markquart Ham Lake, LLC wants to reconstruct and expand the parking area to the north and northwest of the building for storage and display of campers. This area will be paved with asphalt increasing impermeable surface. The plans have been reviewed and approved by the Coon Creek Watershed District and the City Engineer. Markquart Ham Lake, LLC will need to provide 20 parking stalls for 20 employees and a minimum of 5 parking stalls, plus one handicapped accessible parking space with van access, for customers. This site has a pre-existing chain link fence. The plans propose the construction of a chain link fence parallel with Highway 65 NE and along portions of the northern and southern property lines. Per Article 11-260, a chain link fence may not be appropriate in the Commercial Development Tier 1 (CD-1) zoning district, but for special purposes and fences differing in construction, height or length may be permitted in any district in the City of Ham Lake with approval by the Planning Commission and City Council.

**Recommendation:**


I recommend approval of Markquart Ham Lake, LLC's plans to reconstruct and expand the asphalt parking area with the following conditions:

- 1) A permit is obtained for the 6-foot chain link fence, if approved by the Planning Commission and City Council.
- 2) Markquart Ham Lake, LLC requests an amendment to the Conditional Use Permit related to business hours.
- 3) Meeting the requirements of the City Engineer.
- 4) Meeting the requirements of Coon Creek Watershed District.
- 5) Meeting all city, county and state requirements.

## Memorandum

Date: August 7, 2025

To: Planning Commissioners

From: David A. Krugler, City Engineer 

Subject: Markquart Ham Lake, LLC dba North Country RV Commercial Site Plan

---

**Introduction:**

Markquart Ham Lake LLC building is proposing to reconstruct and expand the hard surface parking area located on the 5.22-acre Lot 1, Block 2 of the North Pines subdivision. The parcel is zoned Commercial Development Tier 1 (CD-1). A 100-scale aerial photo, a 300-scale zoning map and a 400-scale half section map are attached.

**Discussion:**

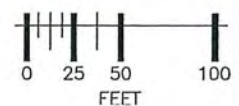
The Existing Site Conditions, Soil Borings, Removal Plan, Site Plan, Grading Plan, Erosion Control Plan, Utility Plan, Construction Details and Ham Lake SWPPP received April 29<sup>th</sup> address prior review comments.

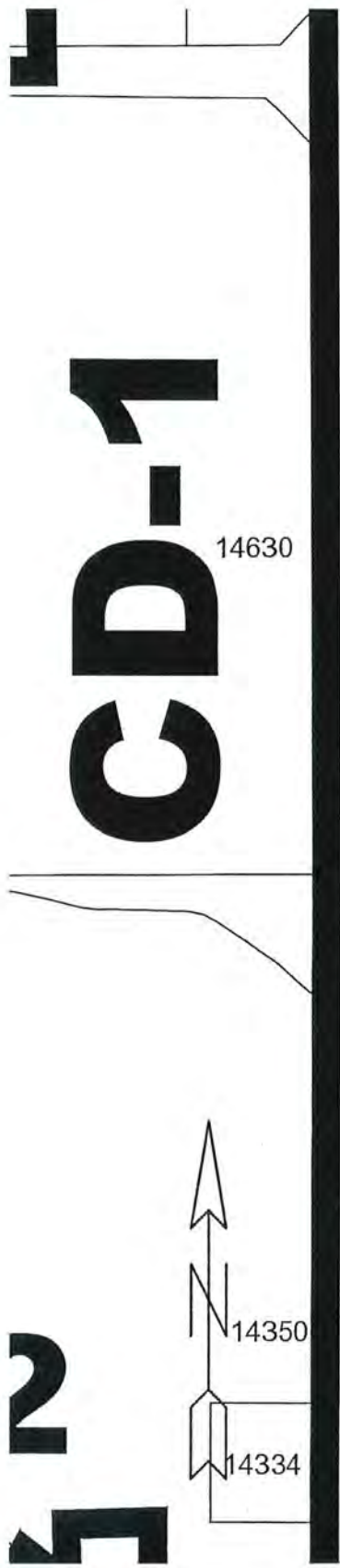
The attached Existing Site Conditions which show 33 existing trees along the east property line. Per 11-1853(A) of the City Code, decorative trees shall be planted along the right-of-way lines of adjacent public roadways. 11-1860 allows for case-by-case evaluation of landscape requirements for commercial 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 existing landscaping is adequate adjacent to the public roadway or if additional screening should be required. It is not recommended to have trees planted along Trunk Highway 65 as the Great Rivers Energy power lines are located along the west side of the property.

The Markquart Ham Lake, LLC project was conditionally approved by the Coon Creek Watershed District (CCWD) Board of Managers at their March 24<sup>th</sup> 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 was obtained on December 5<sup>th</sup> 2024. The attached MnDOT permit was approved on July 23<sup>rd</sup>. Great Rivers Energy has an easement on the west side of the parcel. Comments received from Great Rivers Energy address review comments and has approved of the plans.

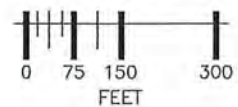
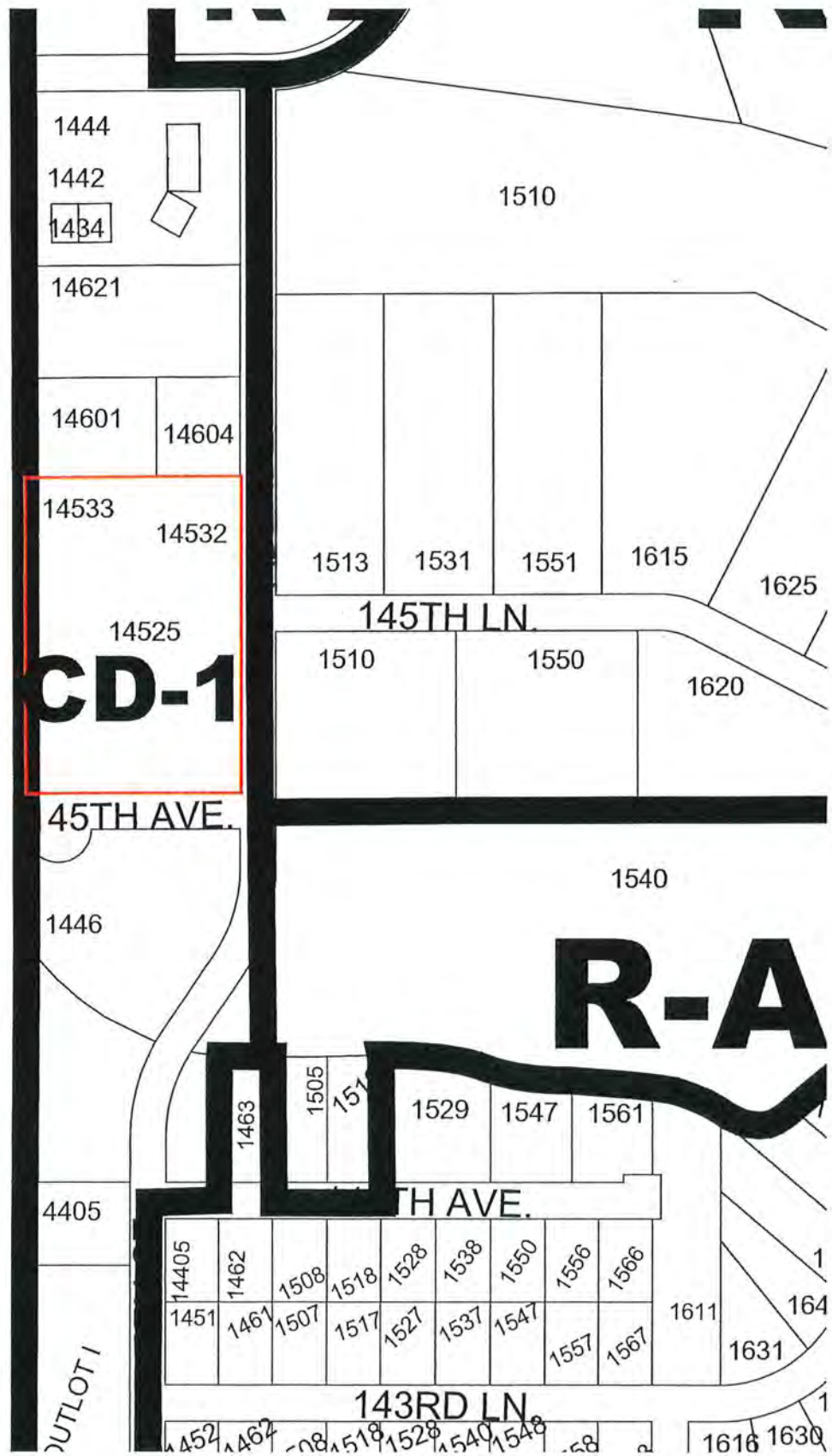
**Recommendation:**

It is recommended that the Markquart Ham Lake, LLC commercial site plan be recommended for approval, including the determination if the existing screening is adequate.





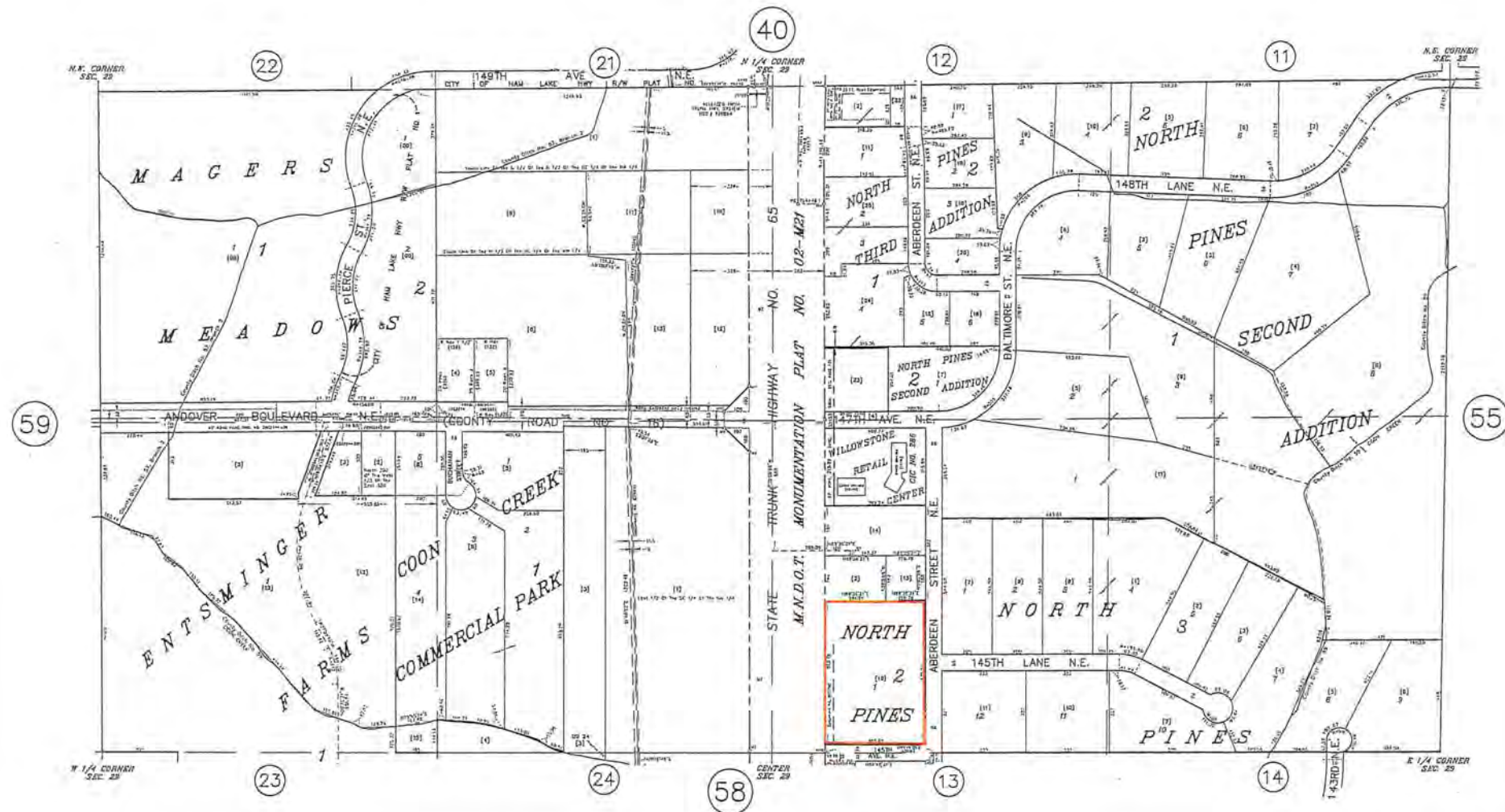
STATE TRUNK HIGHWAY NO. 65



# N 1/2 SECTION 29, T. 32, R. 23

CITY OF HAM LAKE

57



ANOKA COUNTY  
SURVEYOR'S OFFICE  
ROOM 224  
2100 3RD AVENUE  
ANOKA, MN 55303  
(763) 324-3200

## QUARTER QUARTER INDEX

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

## PROPERTY IDENTIFICATION NUMBER

Section Number	Township Number	Range Number	Quarter Number	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: (1)  
EXAMPLE OF PIN NUMBER: 25-32-23-13-001

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

\\C:\Users\mike\OneDrive\Documents\MarkQuart Ham Lake\14525 MN-65 Ham Lake\14525 MN-65 Ham Lake.dwg 11/22/24 3:23:23 PM



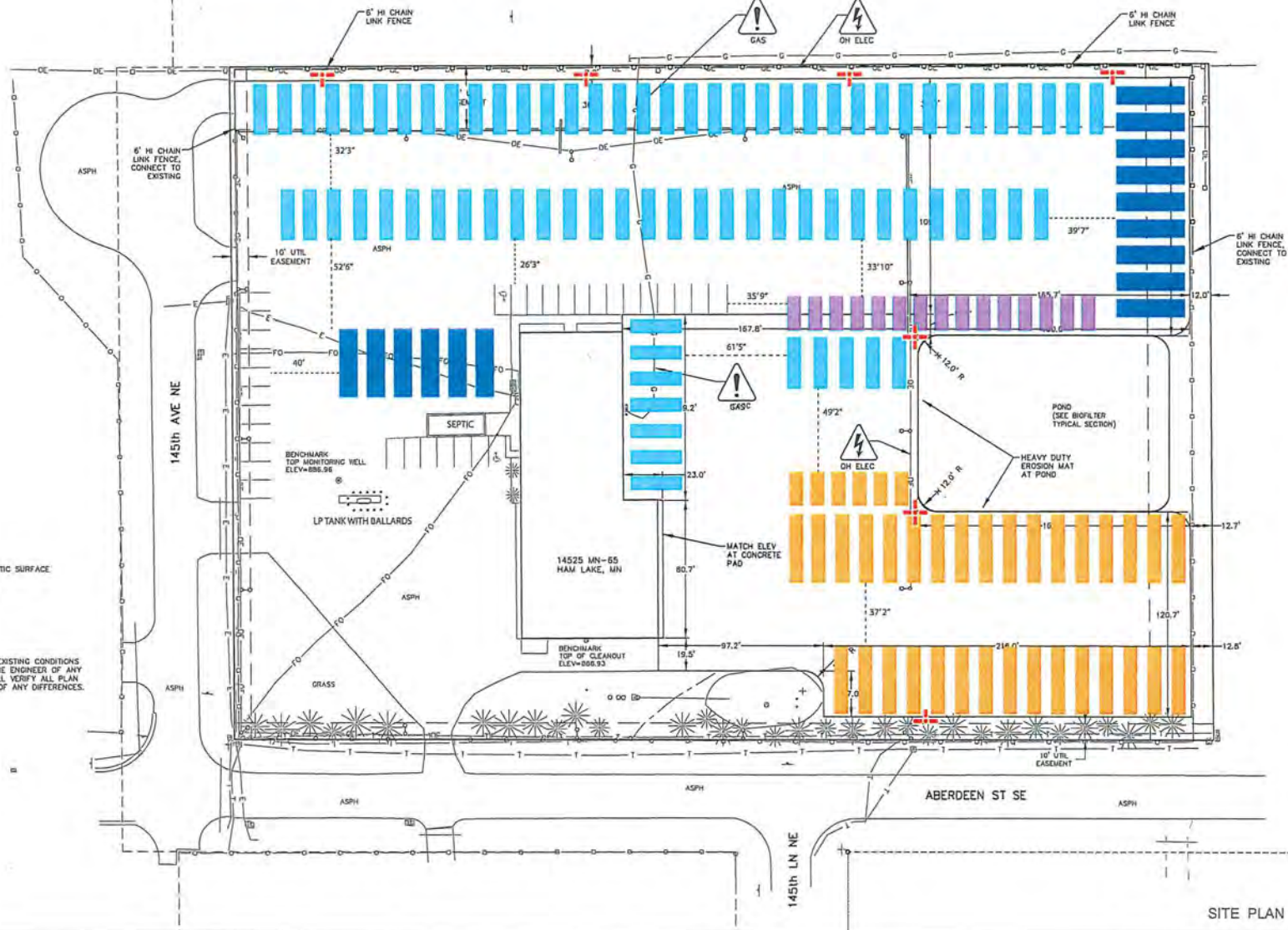
KEY

PROPOSED ASPHALTIC SURFACE

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION & NOTIFY THE ENGINEER OF ANY DIFFERENCES. THE CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS & NOTIFY THE ENGINEER OF ANY DIFFERENCES.

MN-65 NE (NORTHBOUND)



SITE PLAN

NO.	DATE	APVD	REVISION



MARKQUART HAM LAKE LLC.  
RV SITE IMPROVEMENTS  
CITY OF HAM LAKE, ANOKA COUNTY, MN  
SITE PLAN

JOB NO.  
M7001-005  
DRAWN BY  
CHECKED BY  
DATE  
NOV-2024  
SET TYPE  
BIDDING DOCUMENTS

SCALE  
0 15 30 60  
SHEET NO.  
PAGE NO.  
5 OF 10



MN-65 NE (NORTHBOUND)

# ABBREVIATIONS

CAAC CRUSHED AGGREGATE BASE COURSE  
CONC. CONCRETE  
CUP CORRUGATED METAL PIPE  
ELEV. ELEVATION  
EXIST. EXISTING  
FES FINISH FLOOR ELEVATION  
HYD. HYDRANT  
HWT. HYDRO TANK  
J/H MANHOLE  
PVC POLYVINYL CHLORIDE PIPE  
RCP REINFORCED CONCRETE PIPE  
R/W RIGHT OF WAY  
SAN. SANITARY  
SDWM SIDEWALK  
STIA. STORM  
TYP. TYPICAL  
UTL. UTILITY  
VAR. VARIABLE

## LEGEND

--- DBS --- EXISTING CONTOUR LINE  
--- OH --- OVERHEAD LINES  
--- E --- UNDERGROUND ELECTRIC LINES  
--- W --- WATERMAIN PIPE  
--- STU --- STORM SEWER  
--- SAN --- SANITARY SEWER PIPE  
--- G --- UNDERGROUND GAS  
--- T --- UNDERGROUND TELEPHONE  
--- FO --- FIBER OPTICS  
--- CUB & GUTTER  
--- TREE LINE  
FFE=1198.22 + FINISH FLOOR ELEVATION  
--- FIRE HYDRANT  
--- CURBSTOP  
--- GATE VALVE  
--- POWER POLE  
--- LIGHT POLE  
--- GUY WIRE  
--- UTILITY PEDESTAL  
--- SIGN  
--- CATCH BASIN  
--- MANHOLE  
--- CLEANOUT  
--- BENCHMARK  
--- CONTROL POINT  
--- PARKING STALLS COUNT

## NOTES:

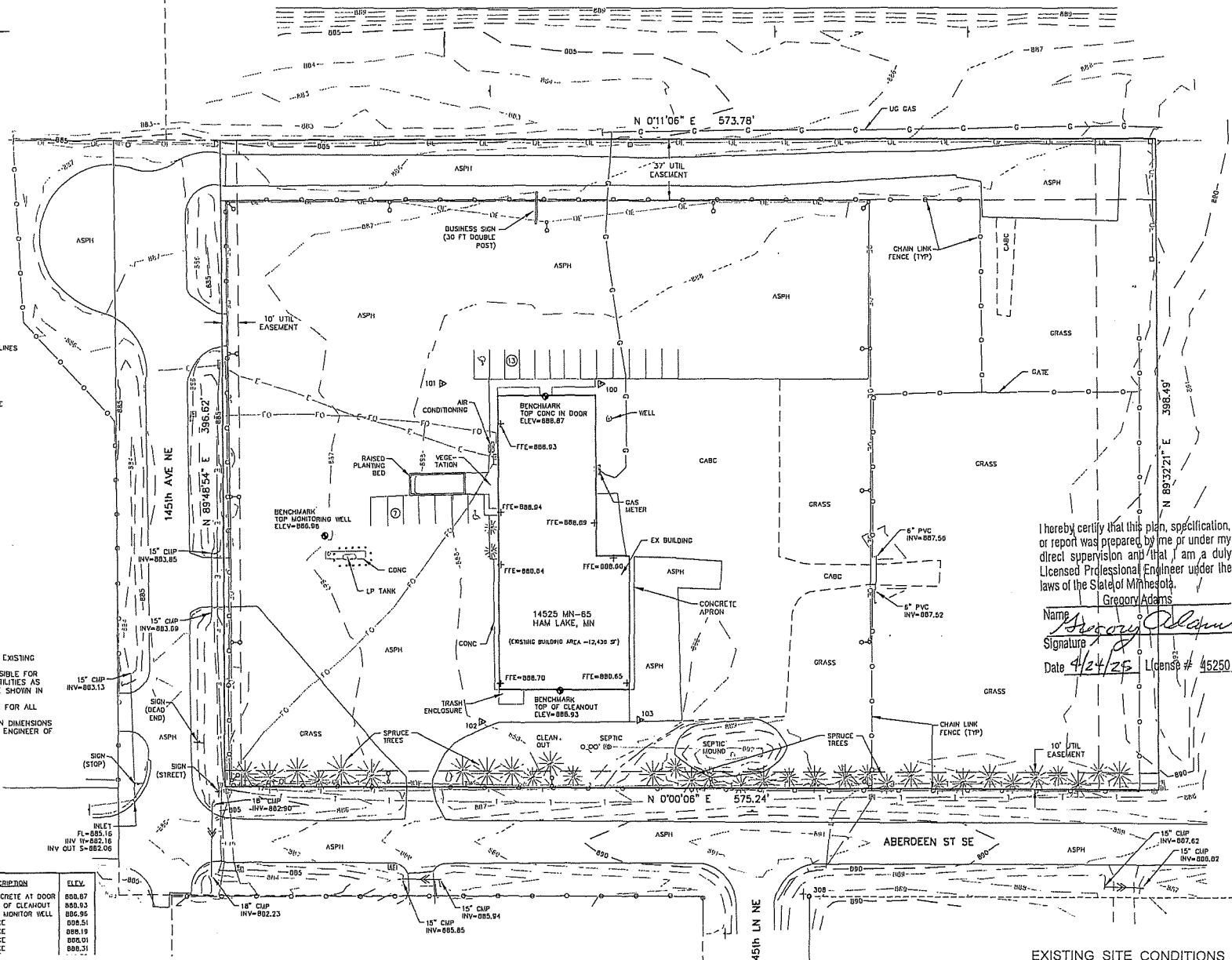
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES AS UNDERGROUND UTILITIES MAY NOT BE SHOWN IN THEIR ENTIRETY HERE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CONSTRUCTION PERMITS.
- CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS BEFORE INSTALLATION & NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

## UTILITY COMPANIES

CONCAST TV, FIBER OPT  
LUMIN (CENTURYLINK) TELEPHONE  
CONNEYS ENERGY ELECTRIC  
CENTURYPART ENERGY GAS

## CONTROL

PI	NORTHING	EASTING	DESCRIPTION	ELEV.
BU	508537.738	172455.467	CONCRETE AT DOOR	808.07
BU	508717.848	172454.401	TOP OF CLEANOUT	808.93
BU	508624.044	172319.339	TOP MONITOR WELL	806.96
100	508530.018	172489.308	SPICE	808.51
101	508530.081	172391.840	SPICE	808.19
102	508736.974	172415.627	SPICE	808.01
103	508735.309	172512.675	SPICE	808.31



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

Gregory Adams

Name Gregory Adams

Signature Gregory Adams

Date 4/24/25 License # 45250

NO. DATE APVD REVISION

800-272-7872  
WWW.CEDARCORP.COM

Cedar  
CORPORATION

MARKQUART HAM LAKE LLC.

RV SITE IMPROVEMENTS  
CITY OF HAM LAKE, ANOKA COUNTY, MN  
EXISTING SITE CONDITIONS

JOB NO.  
M7001-005

DRAWN BY

CHECKED BY

DATE  
APRIL 2025

SET TYPE  
BIDDING DOCUMENTS

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PAGE NO.

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DATE

MARCH 2025

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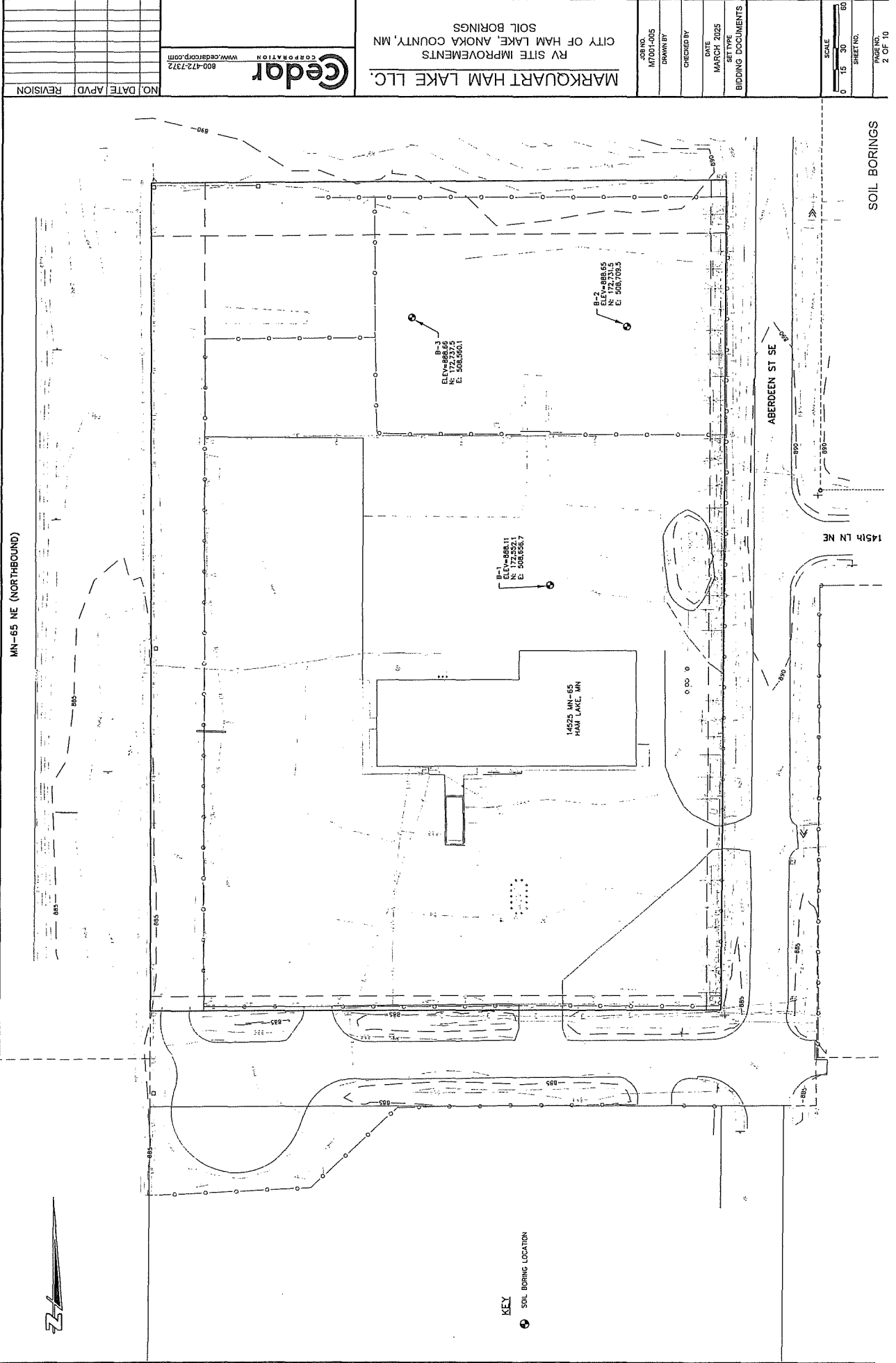
JOE NO.

M7001-005

MARKQUART HAM LAKE LLC.  
RV SITE IMPROVEMENTS  
CITY OF HAM LAKE, ANOKA COUNTY, MN  
SOIL BORINGS

**Cedar**  
CORPORATION  
800-472-7372  
WWW.CEDARCORP.COM

NO. DATE APVD REVISION



KEY  
● SOIL BORING LOCATION



SOIL BORING LOG: B - 1


Project: Request for proposal for parking lot expansion  
Location: Ham Lake, Minnesota  
Project No.: 005232  
Bore Date: September 16, 2014

DEPTH FEET	TEST NO.	TEST DESCRIPTION	SPT BLows					REMARKS
			1	2	3	4	5	
1	101	10' - 12' 0" (10' - 12' 0")	1	1	1	1	1	1
2	102	12' - 14' 0" (12' - 14' 0")	1	1	1	1	1	1
3	103	14' - 16' 0" (14' - 16' 0")	1	1	1	1	1	1
4	104	16' - 18' 0" (16' - 18' 0")	1	1	1	1	1	1
5	105	18' - 20' 0" (18' - 20' 0")	1	1	1	1	1	1
6	106	20' - 22' 0" (20' - 22' 0")	1	1	1	1	1	1
7	107	22' - 24' 0" (22' - 24' 0")	1	1	1	1	1	1
8	108	24' - 26' 0" (24' - 26' 0")	1	1	1	1	1	1
9	109	26' - 28' 0" (26' - 28' 0")	1	1	1	1	1	1
10	110	28' - 30' 0" (28' - 30' 0")	1	1	1	1	1	1
11	111	30' - 32' 0" (30' - 32' 0")	1	1	1	1	1	1
12	112	32' - 34' 0" (32' - 34' 0")	1	1	1	1	1	1
13	113	34' - 36' 0" (34' - 36' 0")	1	1	1	1	1	1
14	114	36' - 38' 0" (36' - 38' 0")	1	1	1	1	1	1
15	115	38' - 40' 0" (38' - 40' 0")	1	1	1	1	1	1
16	116	40' - 42' 0" (40' - 42' 0")	1	1	1	1	1	1
17	117	42' - 44' 0" (42' - 44' 0")	1	1	1	1	1	1
18	118	44' - 46' 0" (44' - 46' 0")	1	1	1	1	1	1
19	119	46' - 48' 0" (46' - 48' 0")	1	1	1	1	1	1
20	120	48' - 50' 0" (48' - 50' 0")	1	1	1	1	1	1
21	121	50' - 52' 0" (50' - 52' 0")	1	1	1	1	1	1
22	122	52' - 54' 0" (52' - 54' 0")	1	1	1	1	1	1
23	123	54' - 56' 0" (54' - 56' 0")	1	1	1	1	1	1
24	124	56' - 58' 0" (56' - 58' 0")	1	1	1	1	1	1
25	125	58' - 60' 0" (58' - 60' 0")	1	1	1	1	1	1
26	126	60' - 62' 0" (60' - 62' 0")	1	1	1	1	1	1
27	127	62' - 64' 0" (62' - 64' 0")	1	1	1	1	1	1
28	128	64' - 66' 0" (64' - 66' 0")	1	1	1	1	1	1
29	129	66' - 68' 0" (66' - 68' 0")	1	1	1	1	1	1
30	130	68' - 70' 0" (68' - 70' 0")	1	1	1	1	1	1
31	131	70' - 72' 0" (70' - 72' 0")	1	1	1	1	1	1
32	132	72' - 74' 0" (72' - 74' 0")	1	1	1	1	1	1
33	133	74' - 76' 0" (74' - 76' 0")	1	1	1	1	1	1
34	134	76' - 78' 0" (76' - 78' 0")	1	1	1	1	1	1
35	135	78' - 80' 0" (78' - 80' 0")	1	1	1	1	1	1
36	136	80' - 82' 0" (80' - 82' 0")	1	1	1	1	1	1
37	137	82' - 84' 0" (82' - 84' 0")	1	1	1	1	1	1
38	138	84' - 86' 0" (84' - 86' 0")	1	1	1	1	1	1
39	139	86' - 88' 0" (86' - 88' 0")	1	1	1	1	1	1
40	140	88' - 90' 0" (88' - 90' 0")	1	1	1	1	1	1
41	141	90' - 92' 0" (90' - 92' 0")	1	1	1	1	1	1
42	142	92' - 94' 0" (92' - 94' 0")	1	1	1	1	1	1
43	143	94' - 96' 0" (94' - 96' 0")	1	1	1	1	1	1
44	144	96' - 98' 0" (96' - 98' 0")	1	1	1	1	1	1
45	145	98' - 100' 0" (98' - 100' 0")	1	1	1	1	1	1
46	146	100' - 102' 0" (100' - 102' 0")	1	1	1	1	1	1
47	147	102' - 104' 0" (102' - 104' 0")	1	1	1	1	1	1
48	148	104' - 106' 0" (104' - 106' 0")	1	1	1	1	1	1
49	149	106' - 108' 0" (106' - 108' 0")	1	1	1	1	1	1
50	150	108' - 110' 0" (108' - 110' 0")	1	1	1	1	1	1
51	151	110' - 112' 0" (110' - 112' 0")	1	1	1	1	1	1
52	152	112' - 114' 0" (112' - 114' 0")	1	1	1	1	1	1
53	153	114' - 116' 0" (114' - 116' 0")	1	1	1	1	1	1
54	154	116' - 118' 0" (116' - 118' 0")	1	1	1	1	1	1
55	155	118' - 120' 0" (118' - 120' 0")	1	1	1	1	1	1
56	156	120' - 122' 0" (120' - 122' 0")	1	1	1	1	1	1
57	157	122' - 124' 0" (122' - 124' 0")	1	1	1	1	1	1
58	158	124' - 126' 0" (124' - 126' 0")	1	1	1	1	1	1
59	159	126' - 128' 0" (126' - 128' 0")	1	1	1	1	1	1
60	160	128' - 130' 0" (128' - 130' 0")	1	1	1	1	1	1
61	161	130' - 132' 0" (130' - 132' 0")	1	1	1	1	1	1
62	162	132' - 134' 0" (132' - 134' 0")	1	1	1	1	1	1
63	163	134' - 136' 0" (134' - 136' 0")	1	1	1	1	1	1
64	164	136' - 138' 0" (136' - 138' 0")	1	1	1	1	1	1
65	165	138' - 140' 0" (138' - 140' 0")	1	1	1	1	1	1
66	166	140' - 142' 0" (140' - 142' 0")	1	1	1	1	1	1
67	167	142' - 144' 0" (142' - 144' 0")	1	1	1	1	1	1
68	168	144' - 146' 0" (144' - 146' 0")	1	1	1	1	1	1
69	169	146' - 148' 0" (146' - 148' 0")	1	1	1	1	1	1
70	170	148' - 150' 0" (148' - 150' 0")	1	1	1	1	1	1
71	171	150' - 152' 0" (150' - 152' 0")	1	1	1	1	1	1
72	172	152' - 154' 0" (152' - 154' 0")	1	1	1	1	1	1
73	173	154' - 156' 0" (154' - 156' 0")	1	1	1	1	1	1
74	174	156' - 158' 0" (156' - 158' 0")	1	1	1	1	1	1
75	175	158' - 160' 0" (158' - 160' 0")	1	1	1	1	1	1
76	176	160' - 162' 0" (160' - 162' 0")	1	1	1	1	1	1
77	177	162' - 164' 0" (162' - 164' 0")	1	1	1	1	1	1
78	178	164' - 166' 0" (164' - 166' 0")	1	1	1	1	1	1
79	179	166' - 168' 0" (166' - 168' 0")	1	1	1	1	1	1
80	180	168' - 170' 0" (168' - 170' 0")	1	1	1	1	1	1
81	181	170' - 172' 0" (170' - 172' 0")	1	1	1	1	1	1
82	182	172' - 174' 0" (172' - 174' 0")	1	1	1	1	1	1
83	183	174' - 176' 0" (174' - 176' 0")	1	1	1	1	1	1
84	184	176' - 178' 0" (176' - 178' 0")	1	1	1	1	1	1
85	185	178' - 180' 0" (178' - 180' 0")	1	1	1	1	1	1
86	186	180' - 182' 0" (180' - 182' 0")	1	1	1	1	1	1
87	187	182' - 184' 0" (182' - 184' 0")	1	1	1	1	1	1
88	188	184' - 186' 0" (184' - 186' 0")	1	1	1	1	1	1
89	189	186' - 188' 0" (186' - 188' 0")	1	1	1	1	1	1
90	190	188' - 190' 0" (188' - 190' 0")	1	1	1	1	1	1
91	191	190' - 192' 0" (190' - 192' 0")	1	1	1	1	1	1
92	192	192' - 194' 0" (192' - 194' 0")	1	1	1	1	1	1
93	193	194' - 196' 0" (194' - 196' 0")	1	1	1	1	1	1
94	194	196' - 198' 0" (196' - 198' 0")	1	1	1	1	1	1
95	195	198' - 200' 0" (198' - 200' 0")	1	1	1	1	1	1
96	196	200' - 202' 0" (200' - 202' 0")	1	1	1	1	1	1
97	197	202' - 204' 0" (202' - 204' 0")	1	1	1	1	1	1
98	198	204' - 206' 0" (204' - 206' 0")	1	1	1	1	1	1
99	199	206' - 208' 0" (206' - 208' 0")	1	1	1	1	1	1
100	200	208' - 210' 0" (208' - 210' 0")	1	1	1	1	1	1
101	201	210' - 212' 0" (210' - 212' 0")	1	1	1	1	1	1
102	202	212' - 214' 0" (212' - 214' 0")	1	1	1	1	1	1
103	203	214' - 216' 0" (214' - 216' 0")	1	1	1	1	1	1
104	204	216' - 218' 0" (216' - 218' 0")	1	1	1	1	1	1
105	205	218' - 220' 0" (218' - 220' 0")	1	1	1	1	1	1
106	206	220' - 222' 0" (220' - 222' 0")	1	1	1	1	1	1
107	207	222' - 224' 0" (222' - 224' 0")	1	1	1	1	1	1
108	208	224' - 226' 0" (224' - 226' 0")	1	1	1	1	1	1
109	209	226' - 228' 0" (226' - 228' 0")	1	1	1	1	1	1
110	210	228' - 230' 0" (228' - 230' 0")	1	1	1	1	1	1
111	211	230' - 232' 0" (230' - 232' 0")	1	1	1	1	1	1
112	212	232' - 234' 0" (232' - 234' 0")	1	1	1	1	1	1
113	213	234' - 236' 0" (234' - 236' 0")	1	1	1	1	1	1
114	214	236' - 238' 0" (236' - 238' 0")	1	1	1	1	1	1
115	215	238' - 240' 0" (238' - 240' 0")	1	1	1	1	1	1
116	216	240' - 242' 0" (240' - 242' 0")	1	1	1	1	1	1
117	217	242' - 244' 0" (242' - 244' 0")	1	1	1	1	1	1
118	218	244' - 246' 0" (244' - 246' 0")	1	1	1	1	1	1
119	219	246' - 248' 0" (246' - 248' 0")	1	1	1	1	1	1
120	220	248' - 250' 0" (248' - 250' 0")	1	1	1	1	1	1
121	221	250' - 252' 0" (250' - 252' 0")	1	1	1	1	1	1
122	222	252' - 254' 0" (252' - 254' 0")	1	1	1	1	1	1
123	223	254' - 256' 0" (254' - 256' 0")	1	1	1	1	1	1
124	224	256' - 258' 0" (256' - 258' 0")	1	1	1	1	1	1
125	225	258' - 260' 0" (258' - 260' 0")	1	1	1	1	1	1
126	226	260' - 262' 0" (260' - 262' 0")	1	1	1	1	1	1
127	227	262' - 264' 0" (262' - 264' 0")	1	1	1	1	1	1
128	228	264' - 266' 0" (264' - 266' 0")	1	1	1	1	1	1
129	229	266' - 268' 0" (266' - 268' 0")	1	1	1	1	1	1
130	230	268' - 270' 0" (268' - 270' 0")	1	1	1	1	1	1
131	231	270' - 272' 0" (270' - 272' 0")	1	1	1	1	1	1
132	232	272' - 274' 0" (272' - 274' 0")	1	1	1	1	1	1
133	233	274' - 276' 0" (274' - 276' 0")	1	1	1	1	1	1
134	234	276' - 278' 0" (276' - 278' 0")	1	1	1	1	1	1
135	235	278' - 280' 0" (278' - 280' 0")	1	1	1	1	1	1
136	236	280' - 282' 0" (280' - 282' 0")	1	1	1	1	1	1
137	237	282' - 284' 0" (282' - 284' 0")	1	1	1	1	1	1
138	238	284' - 286' 0" (284' - 286' 0")	1	1	1	1	1	1
139	239	286' - 288' 0" (286' - 288' 0")	1	1	1	1	1	1
140	240	288' - 290' 0" (288' - 290' 0")	1					

MN-65 NE (NORTHBOUND)



KEY

XXXX XXXX SAWCUT  
 ASPHALTIC REMOVAL

NOTES:

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES AS UNDERGROUND UTILITIES MAY NOT BE SHOWN IN THEIR ENTIRETY HERE.
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1451H AVE NE

14525 MN-65  
HAM LAKE, MN

ABERDEEN ST SE

1451b IN NF

REMOVAL PLAN

<div style="text-align: center;">  <p><b>CEDAR</b> CORPORATION</p> </div> <div style="text-align: right; padding-right: 10px;">             800-472-2372 www.cedarcorp.com         </div>	NO.	DATE	APVD	REVISION
<div style="text-align: center;"> <b>MARKQUART HAM LAKE LLC.</b>                   RV SITE IMPROVEMENTS                  CITY OF HAM LAKE, ANOKA COUNTY, MN                  REMOVAL PLAN             </div>				
JOB NO. MD7001-005				
DRAWN BY				
CHECKED BY				
DATE MARCH 2025				
SET TYPE BIDDING DOCUMENTS				
<div style="text-align: center;">                   SCALE                  0      30      60                  FEET             </div>				
PAGE NO. OF 2				





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72

MN-65 NE (NORTHBOUND)

INSTALL AGGREGATE TRACKING PAD

RIPRAP (TYP)



750 LF SILT FENCE (TYP)

STORM MH 1

STORM MH 2

#### NOTES:

- SEED & MULCH & FERTILIZE ALL DISTURBED AREAS OVER 6" OF TOPSOIL.
- SEED MIXTURE & APPLICATION RATE SHALL BE DETERMINED USING RECOMMENDATIONS PROVIDED IN THE MINNESOTA STORMWATER MANUAL BASED ON PLANTING SEASON.
- ADJUST SILT FENCE AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
- INSTALL SILT FENCE AS NEEDED AROUND ANY TEMPORARY SOIL STORAGE PILES.
- FOR INTERMEDIATE-VELOCITY MULCH BLANKET, INSTALL DOUBLE NET STRAW PER MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL FOLLOW ALL PRACTICES AS DEFINED IN THE MN TECHNICAL STANDARDS FOR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL.
- PERMANENT OR TEMPORARY STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY AND BE FULLY STABILIZED WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED. STABILIZATION SHALL OCCUR PRIOR TO WINTER; THIS COULD CONSIST OF POLYMER OR OTHER MEANS WITH RE-SEEDING THEN OCCURRING IN THE SPRING. AT A MINIMUM RYE/WHEAT SHALL BE UTILIZED AS A COVER CROP TO PROTECT THE SITE.
- THE EXACT NUMBER, LOCATION AND SPACING OF ALL EROSION CONTROL DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED.
- ALL POND SLOPES REQUIRE CLASS I, TYPE B EROSION MAT.
- PREVENT TRACKING SOIL ON PAVED ROADS LOCATED NEAR THE CONSTRUCTION SITE. ALL STREETS SHALL BE SWEEPED AND CLEARED OF ALL DIRT AND DEBRIS BY THE END OF EACH WORKDAY.

#### CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE ALONG THE NORTH AND WEST SIDES OF THE PROJECT LIMITS AS SHOWN ON THE EROSION CONTROL PLAN.
2. REMOVE EXISTING FENCE, BASE AGGREGATE AND ASPHALT AS SHOWN ON THE REMOVAL PLAN. CLEARING TO BEGIN MARCH 31, 2025.
3. ROUGH GRADE THE ENTIRE PROJECT AREA WHILE LEAVING THE INFILTRATION BASIN A MINIMUM OF THREE FEET ABOVE FINAL GRADE.
4. INSTALL STORM WATER CONVEYANCE SYSTEM INCLUDING MANHOLES, OUTLET CONTROL STRUCTURE AND HOPE PIPING AS SHOWN ON THE UTILITY PLAN.
5. INSTALL BASE AGGREGATE AND CONSTRUCT ASPHALT PARKING AREA AS SHOWN ON THE SITE PLAN.
6. INSTALL RAIN GUARDIAN BUNKER STRUCTURES AND 24" CURB AND GUTTER ON THE EAST, WEST AND SOUTH SIDES OF THE INFILTRATION BASIN FOR PERIMETER CONTROL. INSTALL SILT FENCE ON THE NORTH SIDE OF THE INFILTRATION BASIN FOR PERIMETER CONTROL.
7. INSTALL INLET PROTECTION ON RAIN GUARDIAN STRUCTURES.
8. EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE.
9. INSTALL EROSION MATTING ON THE SIDE SLOPES OF THE INFILTRATION BASIN AND SEED THE ENTIRE INFILTRATION BASIN AREA.
10. INSTALL RIP RAP FOR PERMANENT EROSION CONTROL.

#### LEGEND - EROSION CONTROL

- INTERMEDIATE-VELOCITY MULCH BLANKET CLASS I, TYPE B
- SILT FENCE
- RIPRAP, MEDIUM
- INLET PROTECTION
- AGGREGATE TRACKING PAD

145th AVE NE

14525 MN-65  
HAM LAKE, MN



TYPE D INLET PROTECTION (TYP)

CONTROL STRUCTURE

RIPRAP (TYP)

HEAVY DUTY EROSION MAT (TYP)

104 LF SILT FENCE (TYP)

SEED & MULCH EFFECTIVE INFILTRATION AREA

ABERDEEN ST SE

145th LN NE

EROSION CONTROL PLAN

NO. DATE APVD REVISION

800-472-7372  
www.cedarcorp.com

**Cedar**  
CORPORATION

MARKQUART HAM LAKE LLC.

RV SITE IMPROVEMENTS  
CITY OF HAM LAKE, ANOKA COUNTY, MN  
EROSION CONTROL PLAN

JOB NO.  
M7001-005

DRAWN BY

CHECKED BY

DATE  
APRIL 2025

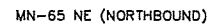
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7 OF 10



- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN & AROUND CONSTRUCTION AREA.
- CONTRACTOR SHALL FIELD VERIFY DEPTHS, LOCATIONS & SIZES OF ALL EXISTING UTILITIES. LOCATIONS SHOWN ARE APPROXIMATE.
- CONTRACTOR SHALL VERIFY LOCATIONS & ELEVATIONS FOR ALL UTILITY CROSSINGS (EXISTING & PROPOSED) TO ELIMINATE POSSIBLE CONFLICTS. REPORT ANY CONFLICTS TO ARCHITECT IMMEDIATELY.
- ALL UTILITIES SHALL BE INSTALLED ACCORDING TO STATE & LOCAL REQUIREMENTS.
- IF NEEDED, INSTALL TRAFFIC CONTROL & TEMPORARY DETOUR AS PER MUTCD & CITY REQUIREMENTS

1	2	3	4	5	6	7	8	9	10	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	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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800-472-7372  
www.cedarcorp.com

**Cedar**  
CORPORATION

MARKQUART HAM LAKE LLC.  
RV SITE IMPROVEMENTS  
CITY OF HAM LAKE, ANOKA COUNTY, MN  
UTILITY PLAN

**JOB NO.**

DRAWN BY

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DATE \_\_\_\_\_

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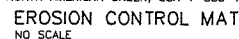
3 OF 10

UTILITY PLAN

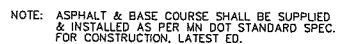
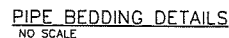


TRACER WIRE & ACCESS BOX NOTES

- ~~SECRET~~ ~~DO NOT WRITE~~
- \* TRACER WIRE SHALL BE ATTACHED TO ALL PLASTIC PIPE EVERY 10' & ALL RIGID PVC PIPE EVERY 20'.
  - \* SPLICES IN TRACER WIRE SHALL BE MADE W/ SPLIT BOLT OR COMPRESSION-TYPE CONNECTORS. ALL SPLICES SHALL BE WATER PROOF.
  - \* TRACER WIRE SHALL HAVE ACCESS POINTS TO GRADE AT A MIN. OF EVERY 300' W/ VAULTS, CLEANDOUTS, MANHOLES, VALVE BOXES OR OTHER COVERED ACCESS.
  - \* TRACER WIRE AND ACCESS BOX SHALL BE SUPPLIED AND INSTALLED AS PER W/ COMM. 82.30(1)(h) LOCATING REQUIREMENTS.



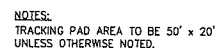
- \* PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL MAT, INCLUDING GRADING, TOPSOIL, SEED & FERTILIZER.
- \* BEGIN AT TOP OF SLOPE. BY ANCHORING MAT IN TRENCH, INSTALL STAPLES 12" APART, SEE DETAIL.
- \* ROLL MAT DOWN SLOPE AS SHOWN, FASTEN MAT TO SOIL SURFACE W/ STAPLES. STAPLE PATTERN GUIDE BY MFR.
- \* OVERLAP MAT AS PER MFRS. SPEC.
- \* NORTH AMERICAN GREEN, USA 1-800-772-2040, [www.nagreen.com](http://www.nagreen.com).



ASPHALT, MEDIUM DUTY  
NO SCALE



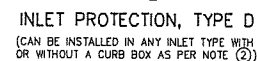
- NOTE: USE 1/2" FELT JOINT WHERE  
CONC. MEETS BUILDING.



REMOVE AND REPLACE AGGREGATE WHEN  
VOIDS BECOME FILLED WITH SEDIMENT OR IF  
SURFACE OPENINGS BECOME PLUGGED SO THAT  
TRACKING PAD DOES NOT FUNCTION

## AGGREGATE TRACKING PAD

NO SCALE



- \* SILT FENCE SHALL BE SUPPLIED & INSTALLED AS PER THE WY DOT STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION.

## CONSTRUCTION DETAILS

[illegible]800-472-7372  
www.cod-ar.com

**Cedar**  
CORPORATION

MARKQUART HAM LAKE LLC.  
RV SITE IMPROVEMENTS  
CITY OF HAM LAKE, ANOKA COUNTY, MN  
CONSTRUCTION DETAILS

**JOB NO.**

M7001-005

DRAWN BY

**CHECKED BY**

DATE \_\_\_\_\_

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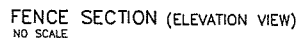
9 OF 10



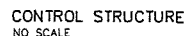
NOTE- STEPS REQUIRED WHEN  $0 > 4'$



CONCRETE CURB & GUTTER



FENCE SECTION (ELEVATION VIEW)  
NO SCALE



CONTROL STRUCTURE  
NO SCALE



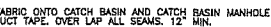
## —NATIVE SOILS

- NOTES:
- INFILTRATION BASIN SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED.
  - WHEN EXCAVATING THE INFILTRATION BASIN TO WITHIN THREE FEET OF FINAL GRADE, THE INFILTRATION AREA SHALL BE COMPLETELY SURROUNDED WITH PERIMETER CONTROL, SO HEAVY CONSTRUCTION VEHICLES OR EQUIPMENT DO NOT COMPACT THE SOIL IN THE INFILTRATION AREA.
  - ALLEVIATE ANY COMPACTED SOILS DUE TO FINAL GRADING OPERATIONS PRIOR TO SEEDING.



POLE BASE  
NO SCALE

- NOTES
- PROVIDE INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HANDHOLE. CONDUCTORS IN POLE TO LUMINAIRES SHALL BE #10 THWN. EACH POLE SHALL BE PROVIDED WITH 2"x10" COPPER CLAD GROUND ROD DRIVEN TO 6" BELOW GRADE AND BONDED TO POLE, ANCHOR BOLTS, LUMINAIRES, AND REINFORCING STEEL WITH 1-10# AWC COPPER BONDING JUMPER.

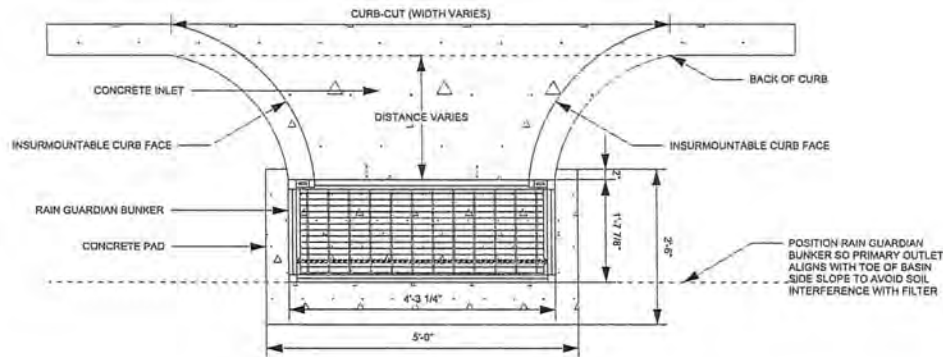


FABRIC ONTO CATCH BASIN AND CATCH BASIN MANHOLE  
DUCT TAPE, OVER LAP ALL SEAMS. 12" MIN.

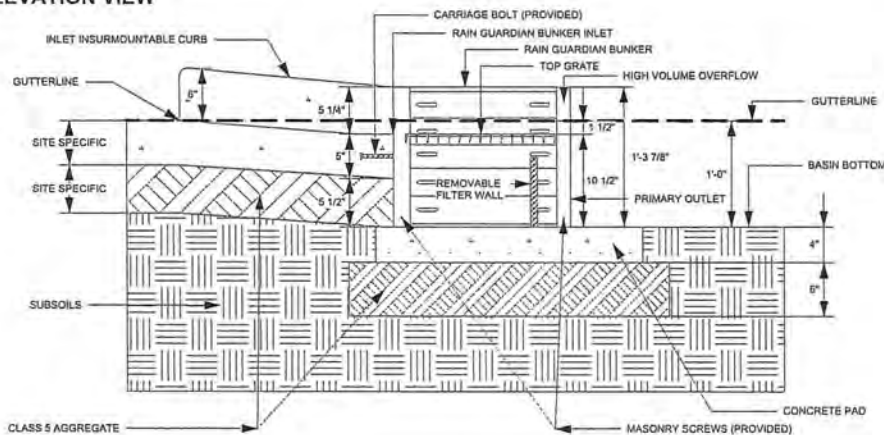


PARKING LOT LIGHT (20-FT)

### PLAN VIEW



ELEVATION VIEW



PLAN VIEW NOTES

1. INLET WIDTH AND DISTANCE BETWEEN BACK OF CURB AND RAIN GUARDIAN BUNKER MAY VARY WITH SITE CONDITIONS. INSTALLATION FLUSH WITH THE BACK OF THE CURB CAN ALSO BE COMPLETED WITH THE RAIN GUARDIAN BUNKER.
2. CONCRETE PAD EXTENDS BEYOND THE FILTER WALL OF THE RAIN GUARDIAN BUNKER TO SERVE AS A SPLASH DISSIPATOR.

### SPECIFICATIONS

1. CHAMBER CONSTRUCTED OF RECYCLED PLASTIC LUMBER (95%+) MANUFACTURED AND DESIGNED TO ASTM C1028, D6108, D6109, D6111, D6117, AND D6341 (54 LBS).
2. TOP GALVANIZED METAL GRATE (35 LBS, 1" THICK) - 316 LB CONCENTRATED LOAD OR 158 LB/SQ-FT UNIFORM LOAD.

## INSTALLATION NOTES

1. INSTALL THE CONCRETE PAD WITH A 1' 10" OFFSET FROM THE BACK OF THE CURB TO ACCOMMODATE THE CONCRETE INLET. THIS DISTANCE MAY VARY BASED ON SITE CONDITIONS, BUT CONSIDERATIONS SHOULD INCLUDE SLOPE OF THE INLET AND BASIN SIDE SLOPES ADJACENT TO THE RAIN GUARDIAN BUNKER. POSITION RAIN GUARDIAN BUNKER SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL. THE CONCRETE PAD SHOULD BE REINFORCED WITH REBAR.
2. EXCAVATE 1' 10" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 1' PONDING DEPTH, 5" CLASS 5 AGGREGATE, AND 4" CONCRETE PAD TO WHICH THE RAIN GUARDIAN BUNKER WILL BE SECURED. THEREFORE, THE TOP OF THE FINISHED CONCRETE PAD IS PRECISELY 1' BELOW THE GUTTERLINE ELEVATION. THE TOP OF THE RAIN GUARDIAN BUNKER METAL GRATE WILL BE 10-1/2" ABOVE THE TOP OF THE CONCRETE PAD AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN BUNKER.
3. THE RAIN GUARDIAN BUNKER SHOULD BE POSITIONED 2" FROM THE EDGE OF THE CONCRETE PAD CLOSEST TO THE BACK OF THE CURB. THEREFORE, THE RAIN GUARDIAN BUNKER WILL BE 2" FROM THE BACK OF THE CURB.
4. USING THE PILOT HOLE IN EACH OF THE FOUR CORNER POSTS, PREDRILL 5/32" HOLES INTO THE CONCRETE PAD WITH A 4-1/2" MASONRY BIT AND HAMMER DRILL.
5. SECURE RAIN GUARDIAN BUNKER TO CONCRETE PAD WITH FOUR 3/16" X 2-3/4" MASONRY SCREWS (PROVIDED).
6. INSTALL FRAMING FOR INLET BETWEEN RAIN GUARDIAN BUNKER AND BACK OF CURB. TOP ELEVATIONS OF THE FRAMING SHOULD MATCH THE TOP OF THE CURB ON THE STREET SIDE AND THE TOP OF THE RAIN GUARDIAN BUNKER ON THE BIORETENTION SIDE.
7. WHEN POURING THE CONCRETE INLET, ENSURE THE CARRIAGE BOLTS ON THE RAIN GUARDIAN BUNKER ARE SURROUNDED BY AT LEAST 2" OF CONCRETE ON ALL SIDES.
8. SIDE CURBS OF THE POURED INLET MUST HAVE AN INSURMOUNTABLE PROFILE TO PREVENT WATER FLOW FROM OVERTOPPING THE DOWNSTREAM SIDE OF THE INLET.
9. WRAP CABLE THROUGH TOP METAL GRATE AND SECURE WITH PROVIDED CLAMP. ENSURE SUFFICIENT SLACK EXISTS IN CABLE TO ALLOW FOR GRATE REMOVAL AND PLACEMENT IN CONCRETE INLET DURING CLEANING. REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC FACING THE RAIN GUARDIAN BUNKER INLET.

### 3D VIEWS



### ELEVATION VIEW NOTES

1. THE TOP OF THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR) IS PRECISELY 1' 4" BELOW THE GUTTERLINE ELEVATION.
2. THE TOP OF THE CONCRETE PAD IS PRECISELY 1' BELOW THE GUTTERLINE.



RAIN GUARDIAN BUNKER  
PRETREATMENT CHAMBER  
BIORETENTION PONDING DEPTH: 1'  
TYPICAL DETAIL

## REVISION HISTORY

REV	BY	DATE	DESCRIPTION
A	MDH	02/22/2022	BUNKER -
SCALE		VARIABLE	
U.S. PATENT NO.		8,501,016 AND 8,058,804	

DEVELOPED/MANUFACTURED BY:



## Excerpt from Article 11 of the Ham Lake City Code

...

### 11-200 FENCES AND HEDGES

#### 11-210 Definitions

For the purposes of this Code, the following terms shall have the meanings herein stated:

- A. **Fence.** Any structure which is 36 inches or more in height, and a length of 6 feet or more, which is composed on non-living materials which cover the entire area bounded by said height and length criteria;
- B. **Hedge.** Any grouping of vegetation which creates a visual barrier of a substantially opaque nature for a length of 6 feet or more and for a height of from ground level to 36 inches above ground level;
- C. **Front Yard.** The area between the public street right-of-way line and the minimum required building setback line, as measured along any side of a lot. Lakeshore properties shall be considered on both lakeside and roadside to be front yards.
- D. **Side Yard.** The area between the front yard and back yard of any lot;
- E. **Back Yard.** The area lying to the rear of the rear building line of the principal structure on any lot;
- F. **Principal Structure.** In the case of property used wholly or partially for residential purposes, the principal structure shall be the structure housing any dwelling unit. In all other cases, the principal structure shall be the structure located closest to any adjacent street, or, in the case of more than one building equidistant from such street, the building containing the greater square footage shall be deemed the principal structure.

#### 11-220 Height

Fences and hedges shall not exceed the following heights unless a variance from this ordinance is granted by the City Council.

##### 11-220.1 Varied Height Requirements

The above fence height requirements may be varied by resolution of the City Council, where the following conditions are met:

- a) The fence will not present any public safety problems;
- b) The height requested will not deprive adjoining properties of air, light, or ventilation, sight lines or create aesthetic problems.

Zoning Classification	Front Yard	Side yard	Back Yard
R-1, R-2, RS-1, RS-2, ML-PUD, PUD	4 feet	6 feet	6 feet
R-A, C-A	4 feet	6 feet	6 feet

CD-1-2-3 & 4, B-1, B-2	• 6-12 feet	• 6-12 feet	• 6-12 feet
I-1, I-2	• 6-12 feet	• 6-12 feet	• 6- 12 feet

- Height marked with an asterisk may be increased by two feet to accommodate a barbed wire security arm top.

**11-230 Permit Required.** No person, firm, or corporation shall hereafter construct or erect or cause to be constructed or erected within any Commercial or Industrial Zoning District any fence which is intended to be a permanent structure on the premises, without first securing a building permit.

**11-240 Construction and Maintenance of Fences Generally.** Every fence shall be constructed in a substantial, workmanlike manner and of substantial material reasonably suited for the purpose for which the fence is proposed to be used. Fences shall be constructed so that their more attractive side faces neighboring property. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair or danger, or constitute a nuisance, public or private. Any such fence which is, or has become dangerous to the public safety, health or welfare, is a public nuisance and the Ham Lake Building Inspector shall commence proper proceedings for the abatement thereof. Link fences, wherever permitted, shall be constructed in such a manner that no barbed ends shall be at the top except in Industrial and Commercial Districts. Electric and barbed wire fences shall be permitted only on agriculturally zoned property (R-A), and shall be permitted only when necessary to further so bona fide agricultural purpose.

**11-250 Residential District Fences.** The following conditions shall apply in the R-1, RS-1 and PUD zoning districts:

- (1) No fence shall be erected in any front yard to a height in excess of four (4) feet, nor in any other location to a height in excess of six (6) feet.
- (2) On corner lots in all districts, no fence or planting in excess of thirty (30) inches above the street center line grade shall be permitted within a triangular area defined as follows: Beginning at the intersection of the projected curbing lines of two intersecting streets, thence twenty (20) feet along one property line, thence diagonally to a point twenty (20) feet from the point of beginning on the other property line, thence to the point of beginning.
- (3) In those instances where a fence exists as an enclosure which restricts access from the front to the rear yard, a gate, identifiable collapsible section, or other such means of recognizable ingress/egress shall be unobstructed and a minimum of three (3) feet in width. The location of such ingress/egress points shall be positioned at any point paralleling the front lot line, between the side lot property line and the principle structure. In those instances where a property contain ponds or Public Works needs to access the property for stormwater

management purposes, the gate or ingress/egress point shall be a minimum of ten (10) feet in width.

- (4) Fences on the corner lots must receive special consideration from the Ham Lake Building Official to assure site safety before a Building Permit is issued. This review may require the applicant to pay an additional fee if extraordinary means need to be taken to ascertain impacts (i.e. consultation by a Traffic Engineer).
- (5) Lakeshore properties shall be considered on both lakeside and roadside to be frontyards. In lakeside frontyard of lakeshore properties a maximum of twenty (20) feet of privacy fence can be erected from the rear of the home. Beyond twenty (20) feet a four (4) foot fence, not of opaque material may be erected to extend no further than the high water mark. In roadside frontyard of lakeshore properties shall meet the residential frontyard requirements.
- (6) No fence shall be constructed of plastic mesh, snow-fence lath, chicken-wire, or any other metal except for wrought iron or chain-link.

#### **11-260 Commercial and Industrial Fences**

Fences in all Commercial and Industrial Zoning shall not be less than 6 (six) feet and not exceed twelve (12) feet in height and may be increased to accommodate a barbed wire security arm top except that:

- (1) Special Purpose Fences. Fences for special purposes and fences differing in construction, height or length may be permitted in any district in the City of Ham Lake with approval by the Planning and Zoning Commission and City Council. Findings shall be made that the fence is necessary to protect, buffer or improve the premises for which the fence is intended.
- (2) Metal panel and chain link fencing are not appropriate in Commercial Development Tier 1 (CD-1) zoning. Fencing is not appropriate in front yard area facing Highway 65.

#### **11-270 Inground Swimming Pools**

Every "in-ground" swimming pool shall be enclosed by a non-climbable fence or wall not less than four feet high. In-ground shall be defined to mean a pool requiring excavation of more than 12 inches of existing grade. The walking surface around the pool shall be a minimum of three feet wide. Any access gate shall be self-closing and self-latching and shall open outward away from the pool. The release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate or 54 inches from the bottom of the gate. Maximum mesh size for chain link fences shall be 1.25 inches unless the fence is provided with slats fastened at the top or bottom which reduce the openings to not more than 1.75 inches.

**11-271 Above Ground Swimming Pools** – Every above ground swimming pool shall be enclosed by a non-climbable fence or wall not less than four feet high. An above ground swimming pool is not required to be enclosed if the pool sidewalls are 48 inches in height or more. If an above ground swimming pool has sidewalls of 48 inches or more, a removable ladder is required to access the swimming pool. Any access gate shall be self-closing and self-latching and shall open outward away from the pool. The release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate or 54 inches from the bottom of the gate. Maximum mesh size for chain link fences shall be 1.25 inches unless the fence is provided with slats fastened at the top or bottom which reduce the openings to not more than 1.75 inches.

**11-280 Electrified Security Fences**

Notwithstanding the provisions of Article 11-240, electrified security fencing may be installed in areas zoned CD-1, CD-2, CD-3, CD-4, I-P, I-1, or G-F, under the following circumstances:

- (a) The electrification is necessary to prevent or deter intrusion into an outdoor storage area during non-business hours. In order to document need, the applicant shall furnish a written communication from a representative of the Anoka County Sheriff's Office confirming that an electrified fence would constitute a crime deterrent for the particular parcel to be served;
- (b) The electrification is charged only during non-business hours of the establishment;
- (c) The electrification is at a voltage level that is non-lethal to humans, and otherwise not a threat to cause serious injury;
- (d) The installation meets all applicable electrical codes;
- (e) The design of the system is approved by the City's building official after review by the Fire Department and the Anoka County Sheriff's Office. The City may establish as a design limitation a condition that only limited strands of wires at predetermined heights may be electrified;
- (f) Adequate warning signs are posted, to the specifications of the City's building official;
- (g) The system has a shutoff that is easily accessible by emergency responders;
- (h) A permit has been obtained from the City's building official, after payment of a permit fee to be established from time to time by the City Council. The City may revoke a permit if the fence is not properly constructed, used or maintained.

- 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

### NOTICE OF PERMIT APPLICATION STATUS

**Project:** Markquart RV Ham Lake

**Date:** April 11, 2025

**Applicant:** Markquart Ham Lake LLC  
Attn: John Markquart  
1884 Commercial Blvd.  
Chippewa Falls, WI 54729

**Permit Application#:** P-24-061

**Purpose:** parking lot reconstruction and expansion with associated stormwater treatment features.

**Location:** 14525 MN-65, Ham Lake

At their meeting on 03/24/2025 the Board of Managers of the Coon Creek Watershed District **Approved with Conditions** the above referenced project with 3 conditions and 4 stipulations. **This is NOT a permit.**

Since the last submittal on 04/01/2025, the following conditions remain which must be addressed before permit issuance.

1. 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. *In progress*
2. Submittal of a performance escrow in the amount of \$3,300.00.

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.

Sincerely,



Erin Margl  
Watershed Development Coordinator

cc: File P-24-061  
Eileen Weigel, Stantec  
Dave Krugler, RFC Engineering



520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | Use your preferred relay service | [info.pca@state.mn.us](mailto:info.pca@state.mn.us) | Equal Opportunity Employer

December 5, 2024

**Project Owner:**

John Markquart

1884 Commercial Blvd.

Chippewa Falls, WI 54729

**Project Contractor:**

To be determined To be determined

To be determined

To be determined, WI 00000

**RE:** NPDES/SDS General Stormwater Permit for Construction Activity (MNR100001) Application

Permit ID Number: C00071091

Project Name: Markquart RV Ham Lake

The Markquart RV Ham Lake project has been granted coverage by the Minnesota Pollution Control Agency (MPCA) under the National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) Stormwater Permit (Permit) for Construction Activity. Permit coverage is effective for this project on December 5, 2024.

You are required to comply with the terms of the permit to prevent erosion and control sediment from your site with the procedures established in your stormwater pollution prevention plan (SWPPP). You are also required to upgrade your SWPPP and erosion prevention and sediment control best management practices as site and weather conditions dictate throughout the entire term of the project.

Once all construction activity has been completed at this project, you must submit a notice of termination using MPCA e-Services (<https://rsp.pca.state.mn.us>) within 30 days of meeting the conditions outlined in Part 4 of the permit. You can check the status of your permit on the MPCA's construction stormwater permit information search page at:

<https://webapp.pca.state.mn.us/csw/permits>.

Please save this letter for your records. If you have any questions about permit coverage for this project, please contact the Construction Stormwater Program at 651-757-2119 or toll free at 800-657-3804.



# MINNESOTA DEPARTMENT OF TRANSPORTATION DRAINAGE PERMIT APPLICATION

Document Management System # \_\_\_\_\_

District M2 Permit # D-25-114035C.S. 0208 T.H. 65

R.P. \_\_\_\_\_

(THIS SECTION FOR MnDOT OFFICE USE ONLY.)

**ATTACH REQUIRED TECHNICAL SUBMITTALS (SEE INSTRUCTIONS) TO COMPLETED FORM AND  
SUBMIT TO DISTRICT OFFICE OF MINNESOTA DEPARTMENT OF TRANSPORTATION**

APPLICANT <u>CEDAR CORPORATION</u>	TELEPHONE <u>608-237-5834</u>	ADDRESS (Street, City, State, Zip) <u>2820 WALTON COMMONS WEST, SUITE 142 MADISON WI 53718</u>
PROPERTY OWNER <u>JOHN MARKQUART</u>	TELEPHONE <u>715-829-9002</u>	ADDRESS (Street, City, State, Zip) <u>1884 Commercial Blvd, Chippewa Falls, WI 54729</u>
PARTY PERFORMING WORK <u>Unknown</u>	TELEPHONE <u>Unknown</u>	ADDRESS (Street, City, State, Zip) <u>Unknown</u>
LOCATION OF PROPOSED WORK (City/Township) (County) (Distance) (N-S-E-W) SPECIFIC ROAD INTERSECTION OR LANDMARK <u>Highway 65 NE</u> in <u>City of Ham Lake</u> <u>Anoka</u> <u>0</u> Miles of <u>14525 MN-65, Ham Lake, MN 55304</u>		
WILL THIS BE WITHIN TRIBAL LANDS? <u>NO</u> IF YES, WHICH ONE?		
TYPE OF DRAINAGE (check all that apply) <u>Ditch, Pond Privately owned infiltration basin with storm sewer outlet to open ditch in DOT ROW</u>		
AREA TO BE DRAINED <u>4.2 acres</u>	PIPE SIZE AND TYPE <u>18" HDPE</u>	CASING SIZE AND TYPE
LEGAL DESCRIPTION OF PROPERTY (Attach extra pages as needed) <u>Lot 1 Block 2 North Pines, Subj to ease of rec</u>		
PERMITS FROM OTHER AFFECTED REGULATORY AGENCIES THAT THE APPLICANT WAS REQUIRED TO OBTAIN <u>Coon Creek Watershed District, Minnesota Pollution Control Agency, Great River Energy (still need to apply)</u>		
WORK TO START ON OR AFTER <u>6/2/2025</u>	WORK TO BE COMPLETED BY <u>9/30/2025</u>	COMPANY PROJECT NUMBER <u>M7001-005</u>

COMMENTS

## APPLICANT'S ACCEPTANCE, WAIVER AND INDEMNIFICATION

The undersigned applicant hereby agrees to comply with applicable statutes, rules and all the terms and conditions of this permit to the satisfaction of the Minnesota Department of Transportation. The applicant understands and agrees that no work in connection with this application will be started until the application has been approved and the permit issued.

The applicant is aware of circumstances, dangers or hazards that may arise while working on a highway right of way that could result in injury, loss, damage or death, and the applicant assumes the risk of such circumstances, dangers and hazards, whether reasonably foreseeable or not.

The applicant also understands that this permit may also be subject to the approval of local road authorities having joint supervision over said street or highway, and may be subject to applicant's compliance with the rules and regulations of the Minnesota Environmental Quality Board and/or any other affected governmental agencies.

The undersigned applicant expressly agrees that except for negligent acts of the State, its agents and employees, the applicant or his/her agents or contractor shall assume all liability for, and save the State, its agents and employees, harmless from any and all claims for damages, actions or causes of action arising out of the work to be done in connection with this application and permit.

NAME AND TITLE <u>JORDAN BOVEE</u> <u>STAFF ENGINEER II</u>	EMAIL ADDRESS <u>JORDAN.BOVEE@CEDARCORP.COM</u>
DATE <u>04/23/2025</u>	SIGNATURE

DO NOT WRITE BELOW THIS POINT

## AUTHORIZATION OF PERMIT

In consideration of the applicant's agreement to comply in all respects with the applicable laws and the conditions of the Commissioner of Transportation pertaining to this permit, permission is hereby granted for the work to be performed as described in the above application, said work to be performed in accordance with the following special provisions:

SEE ATTACHED STANDARD CONDITIONS AND SPECIAL PROVISIONS

PERMIT NOT VALID UNLESS BEARING AUTHORIZED MnDOT SIGNATURE AND PERMIT NUMBER

12/1/25	<b>APPROVED</b> By Jeff Dierberger at 10:22 am, Jul 23, 2025	
DATE ALL WORK TO BE COMPLETED BY DISTRIBUTION	AUTHORIZED	AUTHORIZED SIGNATURE
Original to Area Maintenance Engineer	DEPOSIT REQUIREMENTS	DEPOSIT TYPE
Applicant	No Deposit Required _____ Deposit Required in the Amount of \$ _____	Cashier's Check # _____ Certified Check # _____

Subarea Supervisor	Date Deposit Received _____	Money Order # _____
Roadway Regulations Supervisor	Deposit to be returned upon satisfactory completion of all work	Bond # _____
<b>DATE WORK COMPLETED</b> _____ <i>(The date when the work is completed must be reported to the MnDOT District Permits Office)</i>		

## MINNESOTA LAW REGULATING DRAINAGE WORK

The State law is as follows:

### 160.20 DRAINAGE

#### Subdivision 1. Connecting drains to highway drains.

When the course of natural drainage of any land runs to a highway, the owner of the land shall have the right to enter upon the highway for the purpose of connecting a drain or ditch with any drain or ditch constructed along or across the highway, but before making the connections, shall first obtain a written permit for the connections from the road authority having jurisdiction. The connections shall be made in accordance with specifications set forth in the permits. The road authority shall have power to prescribe and enforce reasonable rules and regulations with reference to the connections. The highway shall be left in as good condition in every way as it was before the connection was made. **Subd. 3. Installing drain tile along or across highway.**

When the course of natural drainage of any land runs to a highway, the owner of the land who has been granted a permit as provided in subdivision 4 may install drain tile along or across the highway right-of-way along the general course of the natural drainageway, provided further that there will be no diversion of drainage waters away from the natural receiving drainageway immediately downstream from the highway. Any installations shall be made in accordance with specifications set forth in the permit and any rules that apply to the installations. When any installation is made pursuant to this subdivision the highway shall be left in as good condition in every respect as it was before the installation was made. **Subd. 4. Conditions**

- (a) A road authority may accept applications for permits for installation of drain tile along or across the right-of-way under its jurisdiction. The road authority may adopt reasonable rules for the installations and may require a bond before granting any permit. Permits for installation along a highway right-of-way must ensure that the length of the installation is restricted to the minimum necessary to achieve the desired agricultural benefits. A permit must not allow open trenches to be left on the right-of-way after installation of the drain tile is completed. A road authority that grants a permit for drain tile installation is not responsible for any damage to that installation resulting from the action of the authority or any other permittee utilizing the right-of-way.
- (b) A person who installs drain tile along or across a highway right-of-way without obtaining a permit as provided in this section is guilty of a misdemeanor.
- (c) The commissioner shall take no action under this section which will result in the loss of any federal aid for highway construction in the state.
- (d) For the purpose of this section, "highway" means any highway as defined in section 160.02 which is located outside the corporate limits of a home rule charter or statutory city.

## STANDARD CONDITIONS AND REQUIREMENTS

1. All construction details shall be entered on Form 30795-02 or supplemental sheets as required.
2. Installations shall be in accordance with Specification 2502 of the Minnesota Standard Specifications for Construction.
3. Any permanent signs or permanent traffic barriers (including crash cushions) installed on the State Highway system must be deemed crashworthy under the American Association of State Highway and Transportation Officials (AASHTO) "Manual for Assessing Safety Hardware, 2016 (MASH-16)". Where work on or near the traveled roadway is necessary, proper traffic signs, channelizing devices, warning lights, and barricades shall be erected to protect traffic, employees, and pedestrians. All temporary traffic control devices and methods shall conform to the Minnesota Field Manual on Temporary Traffic Control Zone Layouts, Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), Minnesota Standard Signs and Markings Manual, and the appropriate provisions of Standard Specification 1710. All temporary traffic control devices shall be deemed crashworthy under the American Association of State Highway and Transportation Officials (AASHTO) "Manual for Assessing Safety Hardware, 2016 (MASH-16)" with exceptions as noted under MnDOT Technical Memorandum No. 1903-T-01 Crashworthy Requirements for Temporary Traffic Control Devices. (See memo at: <http://dotapp7.dot.state.mn.us/edms/download?docId=2434220>)
4. Unless adequately protected by a traffic barrier, there shall be no work within the clear zone, nor shall pipe materials, equipment or other objects be stored within the clear zone. If temporary traffic barrier is used, it will be placed according to the "MnDOT Temporary Barrier Guidance Manual" (December 2018). (See website at: [www.dot.state.mn.us/trafficeng/workzone/doc/Temporary%20Barrier%20Guidance%20Manual%20181129.pdf](http://www.dot.state.mn.us/trafficeng/workzone/doc/Temporary%20Barrier%20Guidance%20Manual%20181129.pdf)) Any temporary traffic barrier (including crash cushions) must be deemed crashworthy under MASH-16.
5. Any person acting as a Flagger for permitted work shall have attended a training session taught by a MnDOT Qualified Flagger Trainer within the twelve months immediately preceding the start date of all flagging activity. A Flagger shall receive a Flagger Qualification Card, signed by a MnDOT Qualified Flagger Trainer, upon successful completion of this training. During all flagging activity, a Flagger must carry a signed Flagger Qualification Card on that Flagger's person and be in possession of a current Minnesota Flagging Handbook. The Minnesota Flagging Handbook is available from MnDOT Qualified Flagger Trainers or from a MnDOT District Office.

6. Allowable materials for longitudinal installations shall be:
  - i. Corrugated metal pipe (Std. Plate 3040)
  - ii. Reinforced concrete pipe (Std. Plate 3000)
7. Connections of field tile to allowable longitudinal installations shall be made a minimum of three feet beyond the highway right of way line using an inspection tee. (Std. Plate 3143)
8. All casings shall be jacked or bored.
9. All system installations shall be at a minimum of three feet below existing ground.
10. No installations will be permitted in the shoulder or in-slope of the roadway.
11. The owner, his successor or assigns, shall maintain the installation in perpetuity.
12. Before a drainage permit that outlets to MnDOT right-of-way or crosses the trunk highway can be reviewed or issued it is required that the applicant submit letters from any other affected regulatory agencies before a permit will be considered. These letters must indicate that the property to be drained is not a wetland; the agencies approve the drainage request and any conditions the agencies have put on the request.
13. The applicant shall comply with all rules and regulations of the Minnesota Environmental Quality Board and any other affected governmental agencies.
14. The applicant shall furnish, install and maintain an approved culvert marker post at outlet of drainage tile.
15. The drainage work shall not interfere with any existing utility facilities on the trunk highway right-of-way.
16. Removal of trees or shrubs within the right of way requires prior approval of the Area Maintenance Engineer or his authorized representative.
17. No equipment will be permitted to operate on or across the roadway which will damage the roadway or shoulder surface.
18. The State reserves the right to remove or repair, with its own forces but at the expense of the applicant, any tile outlet which is not maintained and causes damage to adjacent right of way. Applicant must obtain a permit to do maintenance work on the drainage system covered by this permit.
19. If the Minnesota Department of Transportation shall make any improvements or change on all or any part of its right of way upon, over, under or along the trunk highway, then and in every case the applicant herein named shall, after notice from the Commissioner of Transportation or his authorized agents, proceed to alter, change, vacate or remove from trunk highway right of way said works necessary to conform with said changes without cost to the State of Minnesota.
20. Issuance of this permit is subject to the provisions of Chapter 103B of the Minnesota Statutes.
21. After the Drainage Permit has been approved the applicant will be notified and a security deposit will be requested. A security deposit is required for permits that authorize work in MnDOT R/W to ensure that work is completed to MnDOT's satisfaction. The actual amount required will depend on the specific situation. The District Permit Section will determine the amount and type of deposit to be submitted. Minnesota rules require deposits be submitted in the form of a certified check, cashier's check, or surety bond made payable to the State of Minnesota, Commissioner of Transportation. Deposits must be irrevocable and cannot expire. A permit will not be issued until the deposit is received. Additionally, any expense incurred by the Minnesota Department of Transportation above the posted deposit will be assessed against the applicant.
22. In the event construction has not been started by the "WORK TO BE COMPLETED BY" date, this permit becomes null and void and deposit refunded.
23. After work on a project is completed the applicant must notify the permit office that such work has been completed and is ready for final inspection and acceptance. If the construction and all other related work is satisfactory and the turf items are re-established the deposit will be returned to the applicant.

**THIS PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS:**

The installation authorized in this permit will be inspected by Phil Flater, 651-775-0410, MN/DOT Roadway Regulation Inspector. The applicant or its contractor will notify MN/DOT's inspector at least three days prior to starting the installation. Any questions the applicant may have pertaining to MN/DOT's storm water facilities shall be presented at this time. MN/DOT's inspector will approve all highway materials prior to placement, and the total installation must meet with his/her satisfaction.

Attached is a drainage map that satisfies the requirements for MN/DOT storm water utility locates per Minnesota Statutes 216D and Minnesota Rules 7560.0250. By acceptance of a permit from MN/DOT, the applicant agrees that it, and all of its agents or contractors, shall use MN/DOT's drainage map to identify the location of MN/DOT drainage facilities as satisfaction of the requirements of Minnesota Statutes Ch. 216D and Minnesota Rules 7650.0250 with respect to MN/DOT's storm water drainage facilities.

This permit authorizes the applicant to modify the existing drainage pattern to TH65 right of way, near 145<sup>th</sup> Ave NE, in the city of Ham Lake as shown on applicant's plan sheet(s).

**MNDOT will not allow any increase in volume/rate of drainage to its R/W.**

Any lane closures shall be approved by this office at 651-775-0410, 3 days prior to the lane closure. The hours of the lane closure shall be determined by this office.

The applicant shall provide in-house inspection at all times while working on trunk highway right of way.

The applicant shall furnish, install and maintain all required traffic control devices according to the Minnesota Field Manual on Temporary Traffic Control Zone Layouts (see web page @ [www.dot.state.mn.us/trafficeng/](http://www.dot.state.mn.us/trafficeng/)), while performing the construction authorized by this permit. **Due to the Twin City rush hour restrictions, no work involving interference with or causing a distraction to traffic will be allowed from 6:00 AM to 9:00 AM, or from 3:00 PM to 6:00 PM. unless authorized by the MN/DOT Permit Office at 651-775-0410.**

If the temporary traffic control zone is to remain in one place for more than 3 days or involves a detour, road closure or a situation where the typical layouts do not apply, the applicant shall prepare a specific Traffic Control Plan for approval by Mn/DOT prior to start of any construction.

Temporary lane restrictions will be permitted as detailed at the following link: <http://www.dot.state.mn.us/metro/trafficeng/laneclosure/index.html>

All persons while performing authorized work on Mn/DOT Right of Way shall be required to wear a Mn/DOT approved High Visibility Safety Vest and Soft Cap/Hard Hat. Any authorized night work requires all personnel to wear a Mn/DOT approved full night safety suit (pants and jacket).

## David Krugler

---

**From:** Jordan Bovee <jordan.bovee@cedarcorp.com>  
**Sent:** Thursday, August 7, 2025 8:26 AM  
**To:** David Krugler  
**Cc:** Russ Kiviniemi  
**Subject:** FW: Right of Way Variance and Encroachment Application

Good morning David,

Here is an email thread from my correspondence with Great River Energy as requested. The plans have been approved.

The parking lot lights were shortened from 20' to 15' to meet their separation requirements. This is reflected in the current plan set that was provided to you.

Thanks,



### Jordan Bovee

Staff Engineer I | Cedar Corporation

✉ [jordan.bovee@cedarcorp.com](mailto:jordan.bovee@cedarcorp.com)



2820 Walton Commons W, Suite 142  
Madison, WI 53718

Office 608.249.5046

Direct 608.237.5834

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**From:** Oddy, Courtney GRE-MG <coddy@GREnergy.com>  
**Sent:** Tuesday, June 10, 2025 11:06 AM  
**To:** Jordan Bovee <jordan.bovee@cedarcorp.com>; Paumen, Troy GRE-MG <TPaumen@GREnergy.com>; john@markquart.com  
**Cc:** Josh McDermott <Josh.McDermott@connexusenergy.com>; Russ Kiviniemi <russ.kiviniemi@cedarcorp.com>; MacMillan, Michelle GRE-MG <mmacmillan@GREnergy.com>  
**Subject:** RE: Right of Way Variance and Encroachment Application

Jordan/All

I have reviewed this again with the 15' pole in the same location and am approving the application. Can you please let us know when construction is completed so we can conduct As Built Survey.

Thank you

**Courtney Oddy**  
Senior Engineering Technician  
Direct: 763-445-5919  
[coddy@greenergy.com](mailto:coddy@greenergy.com)



**From:** Jordan Bovee <[jordan.bovee@cedarcorp.com](mailto:jordan.bovee@cedarcorp.com)>

**Sent:** Friday, May 30, 2025 10:18 AM

**To:** Paumen, Troy GRE-MG <[TPaumen@GREnergy.com](mailto:TPaumen@GREnergy.com)>; Oddy, Courtney GRE-MG <[coddy@GREnergy.com](mailto:coddy@GREnergy.com)>; [john@markquart.com](mailto:john@markquart.com)

**Cc:** Josh McDermott <[Josh.McDermott@connexusenergy.com](mailto:Josh.McDermott@connexusenergy.com)>; Russ Kiviniemi <[russ.kiviniemi@cedarcorp.com](mailto:russ.kiviniemi@cedarcorp.com)>

**Subject:** RE: Right of Way Variance and Encroachment Application

**This email was sent by an external sender. Opening attachments or clicking links from untrusted sources may cause damage to you and Great River Energy.**

Hi Troy and Courtney,

After some discussion we have decided to shorten the streetlights to a 15' height to meet the NESC Code Required Clearances. This revision is reflected in the updated plan set attached.

Please let me know if you need anything else.

Best,



## Jordan Bovee

Staff Engineer I | Cedar Corporation

✉ [jordan.bovee@cedarcorp.com](mailto:jordan.bovee@cedarcorp.com)



2820 Walton Commons W, Suite 142  
Madison, WI 53718

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**From:** Jordan Bovee <[jordan.bovee@cedarcorp.com](mailto:jordan.bovee@cedarcorp.com)>

**Sent:** Wednesday, May 28, 2025 11:05 AM

**To:** Paumen, Troy GRE-MG <[TPaumen@GREnergy.com](mailto:TPaumen@GREnergy.com)>; Oddy, Courtney GRE-MG <[coddy@GREnergy.com](mailto:coddy@GREnergy.com)>; [john@markquart.com](mailto:john@markquart.com)

**Cc:** Josh McDermott <[Josh.McDermott@connexusenergy.com](mailto:Josh.McDermott@connexusenergy.com)>

**Subject:** RE: Right of Way Variance and Encroachment Application

Hi Troy,

Courtney's email has been received. We are communicating internally to determine how we would like to address the streetlight conflicts.

I will resubmit the revised plan set once we have decided how we would like to proceed.

Thanks,

## Jordan Bovee

Staff Engineer

Cedar Corporation

2820 Walton Commons West #142 | Madison | WI | 53718

Office: 608-249-5046 | TF: 800-472-7372

[jordan.bovee@cedarcorp.com](mailto:jordan.bovee@cedarcorp.com)

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**From:** Paumen, Troy GRE-MG <[TPaumen@GREnergy.com](mailto:TPaumen@GREnergy.com)>  
**Sent:** Wednesday, May 28, 2025 11:00 AM  
**To:** Oddy, Courtney GRE-MG <[coddy@GREnergy.com](mailto:coddy@GREnergy.com)>; [john@markquart.com](mailto:john@markquart.com); Jordan Bovee <[jordan.bovee@cedarcorp.com](mailto:jordan.bovee@cedarcorp.com)>  
**Cc:** Josh McDermott <[Josh.McDermott@connexusenergy.com](mailto:Josh.McDermott@connexusenergy.com)>  
**Subject:** RE: Right of Way Variance and Encroachment Application

You don't often get email from [tpaumen@greenergy.com](mailto:tpaumen@greenergy.com). [Learn why this is important](#)  
Hi Jordan and John,

Just checking back to see if you had a chance to review Courtney's email. Please reply back so we know you have received it.

Thanks  
Troy Paumen  
Supervising Manager, Transmission Line Engineering Technicians  
Great River Energy  
612-309-8756

**From:** Oddy, Courtney GRE-MG <[coddy@GREnergy.com](mailto:coddy@GREnergy.com)>  
**Sent:** Tuesday, May 20, 2025 10:06 AM  
**To:** [john@markquart.com](mailto:john@markquart.com); [jordan.bovee@cedarcorp.com](mailto:jordan.bovee@cedarcorp.com)  
**Cc:** Paumen, Troy GRE-MG <[TPaumen@GREnergy.com](mailto:TPaumen@GREnergy.com)>; Josh McDermott <[Josh.McDermott@connexusenergy.com](mailto:Josh.McDermott@connexusenergy.com)>  
**Subject:** Right of Way Variance and Encroachment Application

Jordan/John

We have reviewed your drawings and discussed your project with Connexus. Unfortunately, 2 of the 4 lights do not meet NESC Code Required Clearances and will not be approved at their currently proposed locations. These streetlight will need to be relocated.

If numbering the streetlights 1-4 (South to North). Streetlights 1 and 3 do not meet this requirement. Streetlight 1 would have to move 9' East. It does not meet clearances anywhere inline (South to North) of its current location. Streetlight 3 would have to move either 9' East or 65'-95' to the South.

Another option would be for these lights to be shorten to 15'.

New locations would also need to be submitted for approval.

Please let me know if you need any further information.

**Courtney Oddy**

Senior Engineering Technician  
Great River Energy  
12300 Elm Creek Boulevard  
Maple Grove, MN 55369-4718  
Direct: 763-445-5919  
[coddy@greenergy.com](mailto:coddy@greenergy.com)



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**VIOLATIONS OF THE TERMS OR CONDITIONS OF THIS PERMIT MAY BE GROUNDS FOR REVOCATION OF THE PERMIT PURSUANT TO SECTION 9-310.34 OF THE ZONING CODE, A COPY OF WHICH IS HERETO ATTACHED.**

- 1) Signage in customer restricted areas to be posted every 50 feet and on all corners and, if signage is deemed not to be working, that the City reserves the right to require paving or fencing of these areas.
- 2) The City reserves the right to address noise complaints.
- 3) The Aberdeen Street NE access is an exit only access.
- 4) The City reserves the right to alter access of 145<sup>th</sup> Lane NE and Aberdeen Street NE.
- 5) A double row of 4-foot conifer trees be planted and maintained along Aberdeen Street NE.
- 6) Fencing to be repaired along the entire perimeter of the property.
- 7) The trash enclosure to be screened.
- 8) No engine repair is to be done on site.
- 9) Severely damaged vehicles be kept inside the facility or completely screened or covered and that there will be a maximum of 2 damaged vehicles on the lot at any one time.
- 10) Signage facing the residential area to be removed.
- 11) Hours of operation will be 9:00 a.m. to 8:00 p.m. Monday through Saturday.
- 12) Meeting all City, State and County Codes.

CUP North Country RV  
RENEWAL DATE 02/28/2022

North Country RV  
David & Marly Rignell  
14525 Highway 65 NE  
Ham Lake, MN 55304

**CURRENT CONDITIONAL USE PERMIT FOR 14525 HIGHWAY 65 NE.  
A REQUEST TO AMEND BUSINESS HOURS WILL BE REVIEWED BY THE  
PLANNING COMMISSION ON AUGUST 25, 2025, AND THE CITY COUNCIL  
ON SEPTEMBER 2, 2025**

## Memorandum

Date: August 13, 2025

To: Mayor and Councilmembers

From: Mark E. Berglund, City Attorney

Subject: Cannabis Businesses

---

### **Introduction:**

At the City Council meeting of August 4, 2025 I requested the Council give some guidance to City Staff regarding any potential expansion of “cannabis business” that are to be permitted in the City of Ham Lake. I presented to the council a guide from the State of Minnesota that shows the various types of cannabis businesses that the State has identified. Of those businesses, some include retail sales. Those include microbusinesses, retailers, mezzobusinesses and medical cannabis combo facility. Other business that do not include retail sales include a wholesaler or a transporter.

### **Discussion:**

Previously, the council had limited the number of retail business licenses to one per every 7,500 citizens. This is more permissive than is required under the State Statute, so the City has complied with the States licensure requirements for retail sales. The council presented the question about whether, if allowed, a non-retail sales business would use one of the limited number of licenses the City will issue. Upon further research of this question, it appears that any cannabis business that does not include retail sales will NOT require the issuance of one of the City’s retail licenses. Further, it appears from review of the State Statute, that the non-retail cannabis businesses are permitted under the State Statute and that the City primary regulation of these non-retail businesses is limited to making zoning decisions on where they are permitted to occur.

**Recommendation:**

I recommend that there be a meeting of the Code Committee to make a determination of how the City wants to zone for the various cannabis businesses to ensure that if any further cannabis businesses are allowed to locate in the City of Ham Lake, they are doing so in a manner consistent with other business types and locations that already exist in the City.