

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, DECEMBER 15, 2025

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

2.0 PUBLIC COMMENT

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS

- 3.1 6:01 P.M. – Public Hearing – to consider the vacation of the drainage and utility easements lying over, under, and across Outlot A, Harmony Estates 2nd Addition and adoption of a Resolution

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 December 1, 2025
- 4.2 Approval of claims
- 4.3 Approval of an Ordinance rezoning Elwell Farms
- 4.4 Approval of extending the contract with Wruck Sewer and Portable Rentals for 3 more years (2026-2028) to provide and service various parks within the City of Ham Lake
- 4.5 Approval of the reappointment of Kyle Lejonvarn to the Planning Commission with the term of March 15, 2026 to March 15, 2029
- 4.6 Approval of accepting the resignation of David Ross from the Planning Commission effective March 15, 2026 and advertising the open position in the *Ham Laker*
- 4.7 Approval of hiring part-time Warming House Attendants
- 4.8 Approval of the 2026 bituminous overlay project plan and specifications and authorization to advertise for bids
- 4.9 Approval of 2026 Business License Renewals
- 4.10 Approval of a Resolution scheduling a public hearing to vacate the right-of-entry and drainage and utility easements lying over, under, and across Outlot A located in Red Fox Hollow Second Addition

5.0 PLANNING COMMISSION RECOMMENDATIONS

- 5.1 Richard Petersen of Cool Air Mechanical, Inc. located at 1544 134th Avenue NE requesting Commercial Site Plan approval for a .42-acre parking lot expansion located on parcel 32-32-23-43-0026
- 5.2 Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, LLC, requesting Final Plat approval for Kohler Farms, a 43-lot single family residential development in Section 13
- 5.3 Joseph Radach of Contour Development LLC, requesting Final Plat approval, for Elwell Farms 2nd Addition (7 Single Family Residential lots and 1 recreational lot) in Section 36

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY

9.0 CITY ENGINEER

10.0 CITY ADMINISTRATOR

11.0 COUNCIL BUSINESS

11.1 Committee Reports

11.2 Announcements and future agenda items

RESOLUTION NO. 25-XX

WHEREAS, a public hearing was held before the Ham Lake City Council on the 15thst day of December 2025 at 6:01 p.m. to consider the proposed vacation of certain lands within the City of Ham Lake;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake, that the following described property be vacated;

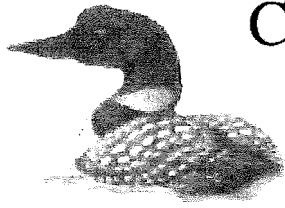
DESCRIPTION OF DRAINAGE AND UTILITY EASEMENT TO BE VACATED

All of the Drainage and Utility easements lying over, under, and across Outlot A, as created and dedicated in the plat of HARMONY ESTATES 2ND ADDITION, Anoka County, Minnesota.

Adopted by the City Council of the City of Ham Lake this 15th day of December 2025.

Brian Kirkham, Mayor

Denise Webster, City Clerk



CITY OF HAM LAKE

15544 Central Avenue NE
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NOTICE OF PUBLIC HEARING VACATION OF PUBLIC LAND

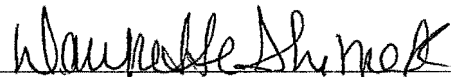
NOTICE IS HEREBY GIVEN, that a Public Hearing will be held before the Ham Lake City Council on December 15, 2025 at 6:01 p.m. in the City Council Chambers, City Hall, 15544 Central Avenue NE, Ham Lake, Minnesota 55304, to hear comments and questions concerning the proposed vacation of the following described land within the City of Ham Lake, Minnesota:

DESCRIPTION OF DRAINAGE AND UTILITY EASEMENT TO BE VACATED

All of the Drainage and Utility easements lying over, under, and across Outlot A, as created and dedicated in the plat of HARMONY ESTATES 2ND ADDITION, Anoka County, Minnesota.

Said hearing is conducted pursuant to Minnesota Statutes Chapter 412.851.

Dated: November 20, 2025


Dawnette Shimek, Deputy City Clerk

Posted at City Hall between the dates of November 18, 2025 and December 15, 2025.

Published in the Star Tribune on November 20, 2025 and November 27, 2025.

-PLEASE SEE THE MAP ON THE REVERSE SIDE OF THIS NOTICE -

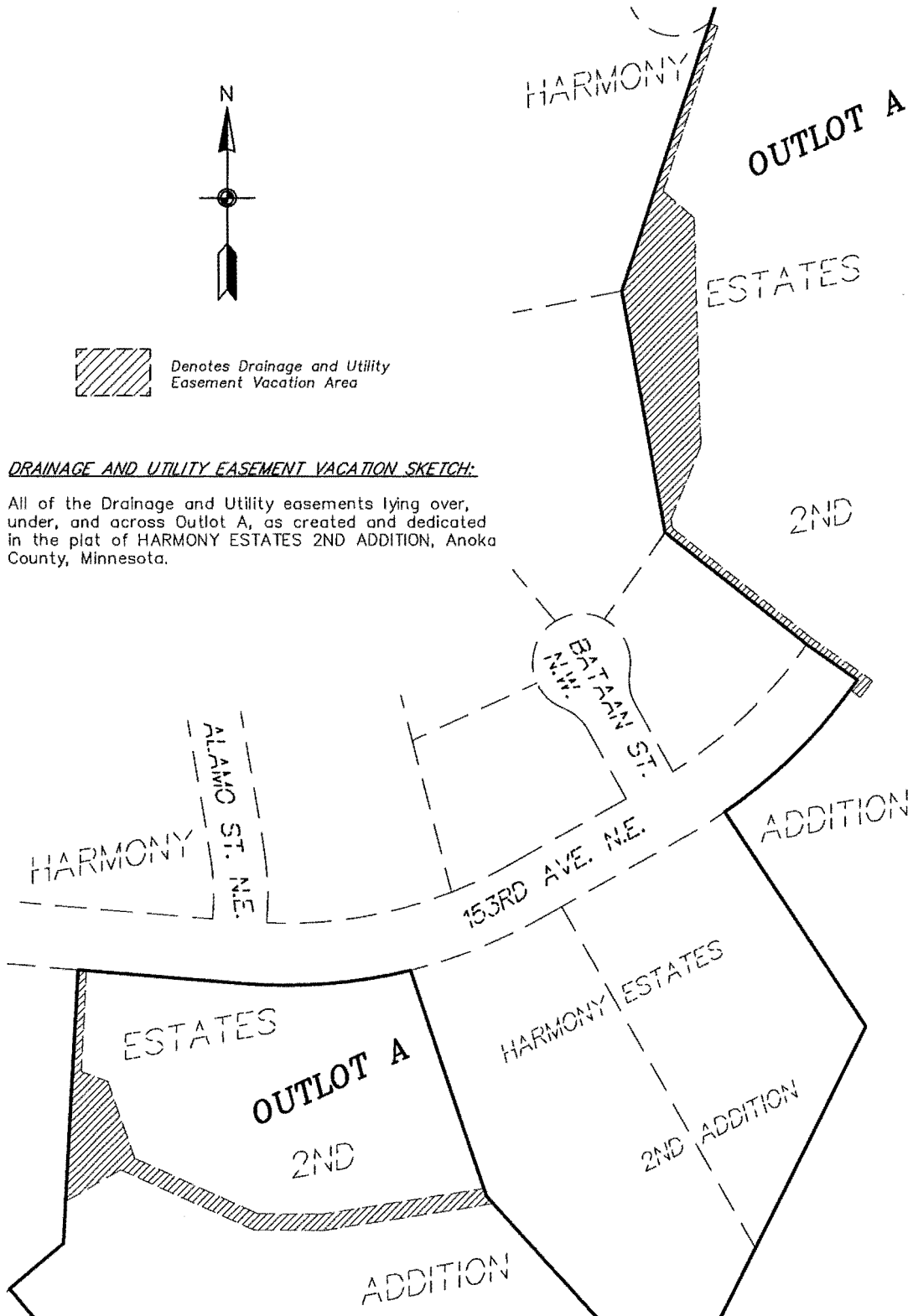
Drainage and Utility Easement Vacation Description Sketch



Denotes Drainage and Utility Easement Vacation Area

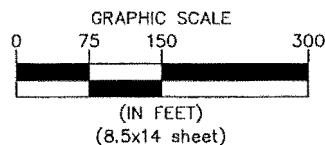
DRAINAGE AND UTILITY EASEMENT VACATION SKETCH:

All of the Drainage and Utility easements lying over, under, and across Outlot A, as created and dedicated in the plat of HARMONY ESTATES 2ND ADDITION, Anoka County, Minnesota.



CARLSON
ENGINEERING

ENGINEERING
SURVEYING
PLANNING



BAYER NIKOLAS L
PIN: 22-32-23-23-0013
2723 154TH LN NE
HAM LAKE, MN 55304

BRAASTAD AARON J
PIN: 22-32-23-23-0016
15318 ALAMO ST NE
HAM LAKE, MN 55304

CLINGMAN THOMAS
PIN: 22-32-23-23-0022
2746 154TH LN NE
HAM LAKE, MN 55304

DORIOTT, RICHARD J
PIN: 22-32-23-23-0002
2623 154TH LN NE
HAM LAKE, MN 55304

EVANS, NAOMI
PIN: 22-32-23-23-0006
15346 YANCY ST NE
HAM LAKE, MN 55304

HOFFMAN TRUSTEE WARREN A
PIN: 22-32-23-43-0008
15740 LEXINGTON AVE NE
HAM LAKE, MN 55304

HUNDLEY RACHAEL
PIN: 15-32-23-33-0009
15739 XYLITE ST NE
HAM LAKE, MN 55304

JOHNSON KEVIN K & STACEY L
PIN: 22-32-23-34-0009
2821 WESTLUND DR NE
HAM LAKE, MN 55304

LANCASTER, KRISTINE K
PIN: 22-32-23-34-0008
2817 WESTLUND LN NE
HAM LAKE, MN 55304

MCMOORE KEITH JOSEPH
PIN: 22-32-23-32-0005
2642 WESTLUND DR
HAM LAKE, MN 55304

BETZOLD CRISTIN
PIN: 22-32-23-31-0002
2804 153RD AVE NE
HAM LAKE, MN 55304

BRAUER, AMANDA M
PIN: 22-32-23-32-0013
2734 153RD AVE NE
HAM LAKE, MN 55304

COTTLE ROLAND A
PIN: 21-32-23-14-0012
2519 154TH LN NE
HAM LAKE, MN 55304

DOTT, ALISSA A
PIN: 22-32-23-23-0003
15319 YANCY ST NE
HAM LAKE, MN 55304

HENTGES DOUGLAS
PIN: 22-32-23-13-0001
13225 LILY ST NW
COON RAPIDS, MN 55448

HOGDAL FARM LTD PARTNERSHIP
PIN: 22-32-23-33-0013
15056 XYLITE ST NE
HAM LAKE, MN 55304

HUSNIK, DEAN
PIN: 22-32-23-23-0011
2659 154TH LN NE
HAM LAKE, MN 55304

KEELEY MICHAEL
PIN: 22-32-23-32-0008
2614 153RD AVE NE
HAM LAKE, MN 55304

LIEBEL ROBERT
PIN: 22-32-23-23-0029
15323 BATAAN ST NE
HAM LAKE, MN 55304

MIMBACH, DANIEL D
PIN: 16-32-23-44-0001
15710 XYLITE ST NE
HAM LAKE, MN 55304

BLACK, KELLY W
PIN: 22-32-23-23-0020
2714 154TH LN NE
HAM LAKE, MN 55304

CARDINAL, JENNIFER
PIN: 22-32-23-32-0006
15229 XYLITE ST NE
HAM LAKE, MN 55304

CUMMINGS III DOUGLAS P
PIN: 22-32-23-23-0024
15325 ALAMO ST NE
HAM LAKE, MN 55304

ELEVATE HOPE HOUSE
PIN: 16-32-23-44-0008
2168 7TH AVE STE 845
ANOKA, MN 55303

HENTGES, ELDON
PIN: 22-32-23-12-0001
15610 NAPLES ST NE
HAM LAKE, MN 55304

HOGDAL, JOHN B
PIN: 22-32-23-32-0011
2662 WESTLUND DR NE
HAM LAKE, MN 55304

IRUDAYARAJ ROCHUS
PIN: 22-32-23-23-0014
2747 154TH LN NE
HAM LAKE, MN 55304

KIEKBUSCH SEAN
PIN: 22-32-23-32-0012
2658 153RD AVE NE
HAM LAKE, MN 55304

MCCREIGHT TIMOTHY MICHAEL
PIN: 22-32-23-24-0003
15309 BATAAN ST NE
HAM LAKE, MN 55304

NIENABER TRUSTEE KENT BISHOP
PIN: 15-32-23-33-0013
2668 158TH AVE NE
HAM LAKE, MN 55304

NOVA DEVELOPMENT LLC
PIN: 22-32-23-24-0004
14916 CENTRAL AVE NE
HAM LAKE, MN 55304

ROHRS BRANDON
PIN: 15-32-23-33-0012
2656 158TH AVE NE
HAM LAKE, MN 55304

SCHIEFFER, TERESA
PIN: 22-32-23-34-0004
2806 WESTLUND DR NE
HAM LAKE, MN 55304

STAJERT RICHARD B
PIN: 22-32-23-23-0028
15314 BATAAN ST NE
HAM LAKE, MN 55304

WELLMAN LEIGHTON C & ANDRIA
PIN: 22-32-23-34-0010
2823 WESTLUND DR NE
HAM LAKE, MN 55304

OWENS BRENT
PIN: 22-32-23-23-0025
15317 ALAMO ST NE
HAM LAKE, MN 55304

RUDE ROBERT G
PIN: 15-32-23-33-0015
15822 ALAMO ST NE
HAM LAKE, MN 55304

SHAMSFARD, ETHAN
PIN: 22-32-23-23-0012
2717 154TH LN NE
HAM LAKE, MN 55304

TUCKER JAMIE
PIN: 22-32-23-23-0015
2657 153RD AVE NE
HAM LAKE, MN 55304

ZEMPLE, ALYSSA
PIN: 15-32-23-33-0011
2642 158TH AVE NE
HAM LAKE, MN 55304

PETERSON DENNIS C & GRACE M
PIN: 15-32-23-43-0001
15939 NAPLES ST NE
HAM LAKE, MN 55304

RUHLAND DAVID A
PIN: 22-32-23-23-0026
2719 153RD AVE NE
HAM LAKE, MN 55304

SLYZUK FAMILY FARM LLC
PIN: 21-32-23-11-0002
14124 CROSSTOWN BLVD NW
ANDOVER, MN 55304

WALKER, PETER
PIN: 22-32-23-23-0027
15308 BATAAN ST NE
HAM LAKE, MN 55304

ZEPEDA KENNETH R
PIN: 22-32-23-23-0021
2722 154TH LN NE
HAM LAKE, MN 55304

Select or search for a feature in the map

22-32-23-24-0004



Apply a search distance

300 Feet

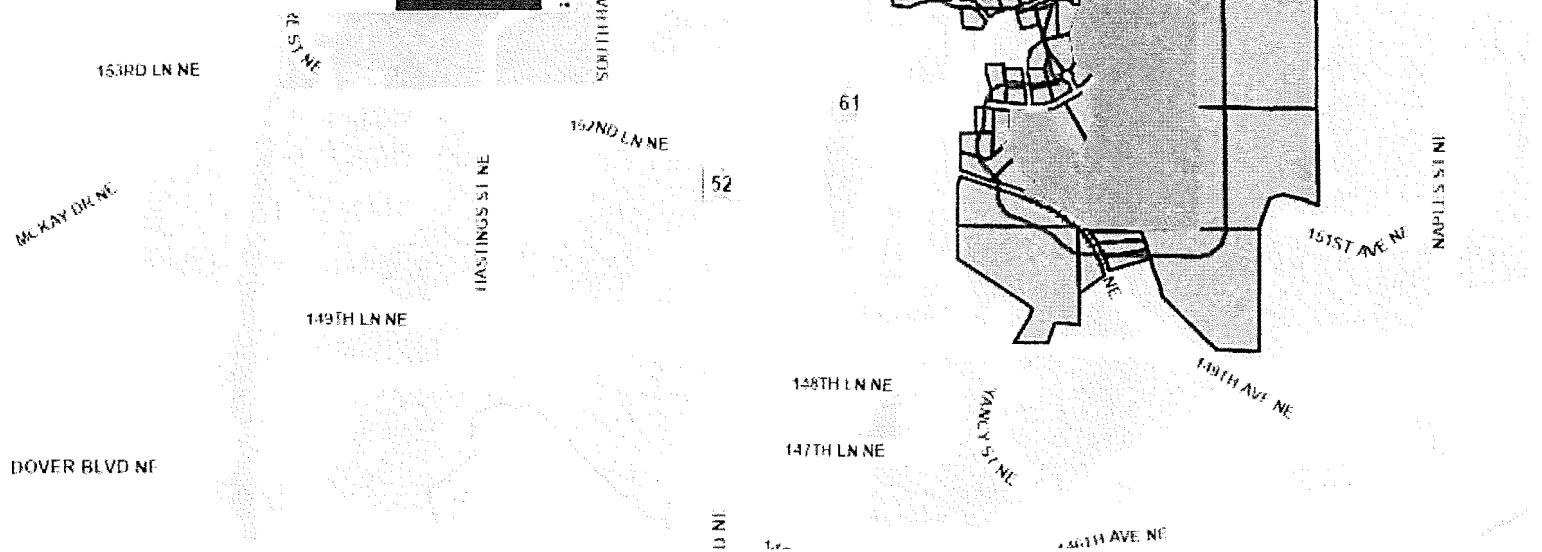
Addressee Layer

Property Address

Format

Comma-separated values

8 addressees found; do you want to continue?



BAYER NIKOLAS L	PIN: 22-32-23-23-0013	2723 154TH LN NE	HAM LAKE, MN 55304
BETZOLD CRISTIN	PIN: 22-32-23-31-0002	2804 153RD AVE NE	HAM LAKE, MN 55304
BLACK, KELLY W	PIN: 22-32-23-23-0020	2714 154TH LN NE	HAM LAKE, MN 55304
BRAASTAD AARON J	PIN: 22-32-23-23-0016	15318 ALAMO ST NE	HAM LAKE, MN 55304
BRAUER, AMANDA M	PIN: 22-32-23-32-0013	2734 153RD AVE NE	HAM LAKE, MN 55304
CARDINAL, JENNIFER	PIN: 22-32-23-32-0006	15229 XYLITE ST NE	HAM LAKE, MN 55304
CLINGMAN THOMAS	PIN: 22-32-23-23-0022	2746 154TH LN NE	HAM LAKE, MN 55304
COTTLE ROLAND A	PIN: 21-32-23-14-0012	2519 154TH LN NE	HAM LAKE, MN 55304
CUMMINGS III DOUGLAS P	PIN: 22-32-23-23-0024	15325 ALAMO ST NE	HAM LAKE, MN 55304
DORIOTT, RICHARD J	PIN: 22-32-23-23-0002	2623 154TH LN NE	HAM LAKE, MN 55304
DOTT, ALISSA A	PIN: 22-32-23-23-0003	15319 YANCY ST NE	HAM LAKE, MN 55304
ELEVATE HOPE HOUSE	PIN: 16-32-23-44-0008	2168 7TH AVE STE 845	ANOKA, MN 55303
EVANS, NAOMI	PIN: 22-32-23-23-0006	15346 YANCY ST NE	HAM LAKE, MN 55304
HENTGES DOUGLAS	PIN: 22-32-23-13-0001	13225 LILY ST NW	COON RAPIDS, MN 55448
HENTGES, ELDON	PIN: 22-32-23-12-0001	15610 NAPLES ST NE	HAM LAKE, MN 55304
HOFFMAN TRUSTEE WARREN A	PIN: 22-32-23-43-0008	15740 LEXINGTON AVE NE	HAM LAKE, MN 55304
HOGDAL FARM LTD PARTNERSHIP	PIN: 22-32-23-33-0013	15056 XYLITE ST NE	HAM LAKE, MN 55304
HOGDAL, JOHN B	PIN: 22-32-23-32-0011	2662 WESTLUND DR NE	HAM LAKE, MN 55304
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IRUDAYARAJ ROCHUS	PIN: 22-32-23-23-0014	2747 154TH LN NE	HAM LAKE, MN 55304
JOHNSON KEVIN K & STACEY L	PIN: 22-32-23-34-0009	2821 WESTLUND DR NE	HAM LAKE, MN 55304
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KIEKBUSCH SEAN	PIN: 22-32-23-32-0012	2658 153RD AVE NE	HAM LAKE, MN 55304
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MCCREIGHT TIMOTHY MICHAEL	PIN: 22-32-23-24-0003	15309 BATAAN ST NE	HAM LAKE, MN 55304
MCMOORE KEITH JOSEPH	PIN: 22-32-23-32-0005	2642 WESTLUND DR	HAM LAKE, MN 55304
MIMBACH, DANIEL D	PIN: 16-32-23-44-0001	15710 XYLITE ST NE	HAM LAKE, MN 55304
NIENABER TRUSTEE KENT BISHOP	PIN: 15-32-23-33-0013	2668 158TH AVE NE	HAM LAKE, MN 55304
NOVA DEVELOPMENT LLC	PIN: 22-32-23-24-0004	14916 CENTRAL AVE NE	HAM LAKE, MN 55304
OWENS BRENT	PIN: 22-32-23-23-0025	15317 ALAMO ST NE	HAM LAKE, MN 55304
PETERSON DENNIS C & GRACE M	PIN: 15-32-23-43-0001	15939 NAPLES ST NE	HAM LAKE, MN 55304
ROHRS BRANDON	PIN: 15-32-23-33-0012	2656 158TH AVE NE	HAM LAKE, MN 55304
RUDE ROBERT G	PIN: 15-32-23-33-0015	15822 ALAMO ST NE	HAM LAKE, MN 55304
RUHLAND DAVID A	PIN: 22-32-23-23-0026	2719 153RD AVE NE	HAM LAKE, MN 55304
SCHIEFFER, TERESA	PIN: 22-32-23-34-0004	2806 WESTLUND DR NE	HAM LAKE, MN 55304

SHAMSFARD, ETHAN	PIN: 22-32-23-23-0012	2717 154TH LN NE	HAM LAKE, MN 55304
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TUCKER JAMIE	PIN: 22-32-23-23-0015	2657 153RD AVE NE	HAM LAKE, MN 55304
WALKER, PETER	PIN: 22-32-23-23-0027	15308 BATAAN ST NE	HAM LAKE, MN 55304
WELLMAN LEIGHTON C & ANDRIA L	PIN: 22-32-23-34-0010	2823 WESTLUND DR NE	HAM LAKE, MN 55304
ZEMPLE, ALYSSA	PIN: 15-32-23-33-0011	2642 158TH AVE NE	HAM LAKE, MN 55304
ZEPEDA KENNETH R	PIN: 22-32-23-23-0021	2722 154TH LN NE	HAM LAKE, MN 55304

Meeting Date: November 17, 2025



**CITY OF HAM LAKE
STAFF REPORT**



To: Mayor and Councilmembers

From: Dawnette Shimek, Deputy City Clerk

Item/Title/Subject: Vacation drainage and utility easements lying over, under, and across Outlot A, Harmony Estates 2nd Addition

Introduction/Discussion:

Jeff Entsminger, Nova Development, LLC, is developing the plat of Harmony Estates 3rd Addition and is requesting to vacate a Drainage and Utility Easements on Outlot A, Harmony Estates 2nd Addition. Engineer Krugler has reviewed the legal descriptions and has no issue with this vacation being there is no public need for the easements.

Recommendation:

I recommend approval of the Resolution scheduling a Public Hearing for December 15, 2025 to vacate a drainage and utility easements lying over, under, and across Outlot A, Harmony Estates 2nd Addition.

RESOLUTION NO. 25-44

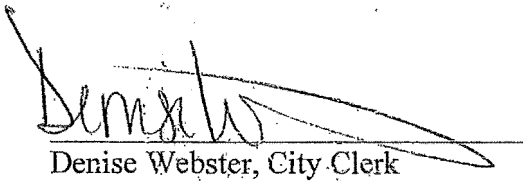
WHEREAS, the Ham Lake City Council, on its own motion, wishes to consider the vacation of the following described land in the City of Ham Lake, pursuant to Minnesota Statutes Chapter 412.851:

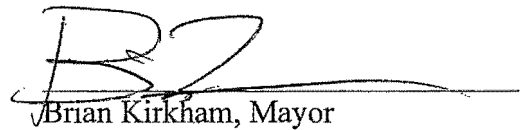
DESCRIPTION OF DRAINAGE AND UTILITY EASEMENT TO BE VACATED

All of the Drainage and Utility easements lying over, under, and across Outlot A, as created and dedicated in the plat of HARMONY ESTATES 2ND ADDITION, Anoka County, Minnesota.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake, that the City Clerk is directed to post in a conspicuous place in the City Hall between the dates of November 18, 2025 and December 15, 2025 and to cause publication of a NOTICE OF PUBLIC HEARING, a copy of which is attached to this Resolution, for a public hearing to be held on December 15, 2025, with publication to occur in the Star Tribune on November 20, 2025 and November 27, 2025.

Adopted by the City Council of the City of Ham Lake on this 17th day of November 2025.


Denise Webster, City Clerk


Brian Kirkham, Mayor

NOTICE OF COMPLETION OF VACATON PROCEEDINGS

NOTICE IS HEREBY GIVEN, pursuant to Minnesota Statutes Chapter 412.851, that a Resolution was adopted by a 5-0 vote of the Ham Lake City Council on the 15th day of December 2025, vacating the following described easements in the City of Ham Lake, Anoka County, Minnesota:

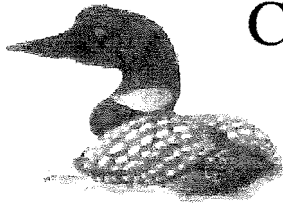
DESCRIPTION OF DRAINAGE AND UTILITY EASEMENT TO BE VACATED

All of the Drainage and Utility easements lying over, under, and across Outlot A, as created and dedicated in the plat of HARMONY ESTATES 2ND ADDITION, Anoka County, Minnesota.

Said Resolution (Resolution No. 25-__) as adopted after conducting a public hearing, which hearing was conducted on the 15th day of December 2025, pursuant to published and posted notice, which notice was posted in the City Hall between November 18, 2025 and December 15, 2025, and published in the qualified newspaper (Star Tribune) on November 20, 2025 and November 27, 2025.

Date: December 16, 2025

Dawnette Shimek, Deputy City Clerk



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 MINUTES MONDAY, DECEMBER 1, 2025

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, December 1, 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: Denise Webster; Finance Director, Andrea Murff; 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 -- None

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS

3.1 6:01 -- Public Hearing -- to consider the adoption of Resolution No. 25-45 for the 2026 Budget, Levy and Five-Year Capital Improvement Plan

Mayor Kirkham opened the public hearing at 6:02 p.m. for comment and there was none. Mayor Kirkham closed the public hearing at 6:02 p.m.

Mayor Kirkham stated that the City Council agreed to a 6.65% General Fund Levy increase for 2026, which is a \$423,982 increase. Mayor Kirkham stated that the major increases include increasing the Road Fund a \$100,000, elections costs increased \$40,932, the Sheriff's Department contract increased 7.47% which is \$115,155; which brings just those three items alone, a grand total of a \$266,087 increase, which those three items are, 63% of the increase to the levy. Mayor Kirkham added that other key items include a cost-of-living increase for employees, Minnesota Paid Family Leave Act along with an increase in employee health insurance. Mayor Kirkham stated that the budget also reflects a decrease for costs for Fire Station Three. Mayor Kirkham stated that the City will now be done paying off bond debt which also drops the budget by \$190,000. Mayor Kirkham stated that residential property tax statements show a 3.35% increase for 2026. Mayor Kirkham stated that the city's reserves are strong. The city's five-year road improvement fund looks good, and the city's equipment fund for the fire stations and public works department also looks good. Mayor

Kirkham stated that the budget shows a .28% drop in the city's tax capacity rate, which solidifies the City of Ham Lake as being the lowest taxed city in Anoka County.

Motion by Kirkham, seconded by Van Kirk, to adopt Resolution No. 25-45 approving the 2026 Budget, Levy and Five-Year Capital Improvement Plan. All in favor, motion carried.

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 November 17, 2025
- 4.2 Approval of claims in the amount of \$808,806.66
- 4.3 Approval of scheduling a Workshop Meeting for Monday, December 15, 2025 at 5:15 p.m.
- 4.4 Approval of accepting the resignation of Building and Zoning Clerk Jennifer Bohr
- 4.5 Approval of rescinding Ordinance No. 25-13 and adoption of Rezoning Ordinance No. 25-15 for Elwell Farms
- 4.6 Approval of Ordinance No. 25-16 establishing Permit Fees and Service Charges to be collected by the City of Ham Lake
- 4.7 Approval of Resolution No. 25-46 scheduling a public hearing to vacate a portion of the drainage and utility easements on Lot 3 and 4, Block 2, Stone Estates in Section 32
- 4.8 Approval of Resolution No. 25-47 accepting a \$2,000 donation from Kenneth Peterson for the Ham Lake Fire Department
- 4.9 Approval of the Outdoor Lighting Energy and Maintenance Agreement for Streetlights in Elwell Commercial Park
- 4.10 Approval of the Outdoor Lighting Energy and Maintenance Agreement for Streetlights in Harmony Estates 3rd Addition
- 4.11 Approval of hiring a part-time Snowplow driver
- 4.12 Approval of a reduction of the Performance Security for the Washington Street NE cul-de-sac extension

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

5.0 PLANNING COMMISSION RECOMMENDATIONS – None

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY – None

9.0 CITY ENGINEER – None

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

11.1 Committee Reports – None

11.2 Announcements and future agenda items – None

**Motion by Van Kirk, seconded by Parranto, to adjourn the City Council meeting at 6:06 p.m.
All in favor, motion carried.**

Dawnette Shimek, Deputy City Clerk

CITY OF HAM LAKE
CLAIMS SUBMITTED TO COUNCIL
December 15, 2025

CITY OF HAM LAKE

EFTS, CHECKS, AND BANK DRAFTS		12/02/25 - 12/15/2025	
EFT	# 2436 - 2449	\$	82,850.06
REFUND CHECKS	# 67708	\$	150.00
CHECKS	# 67709 - 67753	\$	277,553.39
BANK DRAFTS	DFT0002996 - DFT0003002	\$	32,412.00
TOTAL EFTS, CHECKS, AND BANK DRAFTS		\$	392,965.45
PAYROLL CHECKS			
12/12/25	Direct Deposits	\$	41,710.07
TOTAL PAYROLL CHECKS		\$	41,710.07
VOID CHECKS			
CHECKS			
ZERO CHECKS	67721, 67722, 67733, 67742, 67743	\$	-
ZERO EFT	2445, 2446	\$	-
BANK DRAFT REVERSAL			
TOTAL VOIDS		\$	-
 TOTAL OF ALL PAYMENTS		 \$	 434,675.52

APPROVED BY THE HAM LAKE CITY COUNCIL THIS 1ST DAY OF DECEMBER 2025

MAYOR

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER



City of Ham Lake, MN

Refund Check Register

Packet: ARPKT01599 - 12/03/25 TRUST REFUND

Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00758	JANET GERADS	12/3/2025	67708	150.00
Total Refund Amount:				150.00

Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	150.00
Revenue Totals:	150.00

General Ledger Distribution

Posting Date: 12/03/2025

Account Number	Account Name	Posting Amount	IFT.
Fund: 890 - TRUST FUND			
890-10101	Cash-claim on pooled cash	-150.00	Yes
890-11501	Misc receivables	150.00	
890 Total:		0.00	
Fund: 999 - POOLED CASH			
999-10100	Pooled Cash	-150.00	
999-20702	Due to other funds	150.00	Yes
999 Total:		0.00	
Distribution Total:		0.00	



City of Ham Lake, MN

Council Approval List

By (None)

Payment Dates 12/2/2025 - 12/15/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2436	ACCESS	NOV SHREDDING	Waste management & recycli	231-43601-3630	156.34
2437	BERGLUND, BAUMGARTNER,	CITY ISSUES	Attorney	100-41101-3110	84.87
2437	BERGLUND, BAUMGARTNER,	11/3 COUNCIL MEETING	Attorney	100-41101-3110	281.71
2437	BERGLUND, BAUMGARTNER,	WOLLENS/GROUP HOME	Attorney	100-41101-3110	356.46
2437	BERGLUND, BAUMGARTNER,	11/17 COUNCIL MEETING	Attorney	100-41101-3110	526.94
2437	BERGLUND, BAUMGARTNER,	SHOENROCK	Attorney	100-41101-3110	431.94
2437	BERGLUND, BAUMGARTNER,	AMERICINN BUSINESS LICENS	Attorney	100-41101-3110	186.71
2437	BERGLUND, BAUMGARTNER,	CANNABIS ORDINANCE	Attorney	100-41102-3110	220.66
2437	BERGLUND, BAUMGARTNER,	WILLOWS JPA	Attorney	100-41401-3110	84.87
2437	BERGLUND, BAUMGARTNER,	NORTH METRO STORAGE - RO	Attorney	431-43301-3110	1,615.43
2437	BERGLUND, BAUMGARTNER,	SOUTH SHORE ESTATES 2ND	Attorney	890-90001-3110	1,052.32
2437	BERGLUND, BAUMGARTNER,	ELWELL FARMS	Attorney	890-90001-3110	491.63
2437	BERGLUND, BAUMGARTNER,	COOL AIR	Attorney	890-90001-3110	379.85
2437	BERGLUND, BAUMGARTNER,	PROSECUTIONS	Attorney	100-41501-3110	6,895.85
2438	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-43101-2210	141.73
2438	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.08
2438	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-43101-2210	141.73
2438	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.08
2439	DENISE WEBSTER	MCFOA MEETING - ROGERS (1	Mileage	100-41201-3960	36.40
2439	DENISE WEBSTER	MARK BERGLUND'S/REG ABR	Mileage	100-41201-3960	25.20
2439	DENISE WEBSTER	NMTV (5/6, 7/1, 7/14, 8/5, 11	Mileage	100-41201-3960	37.80
2439	DENISE WEBSTER	CHAMBER MEETING INSPECTI	Mileage	100-41201-3960	16.80
2439	DENISE WEBSTER	LOCAL GOV'T OFFICIALS MEET	Mileage	100-41201-3960	5.32
2439	DENISE WEBSTER	NMTV (1/7, 4/1, 4/17)	Mileage	100-41201-3960	25.20
2439	DENISE WEBSTER	COSTCO - PAPER PLATES, CUP	Operating supplies	100-41701-2290	47.00
2440	GREATAMERICA FINANCIAL SE	DEC MAILING MACHINE LEAS	Equipment rentals	100-41701-3320	160.95
2441	HOTSY MINNESOTA	HOSE JUMPER, ELBOW, BUSHI	Building repair & maintenanc	100-43104-2310	78.68
2442	MSTS RECEIVABLES	3T OFF ROAD JACK	Small tools	100-43101-2410	332.49
2443	O'REILLY AUTOMOTIVE STORE	DRY LOCK CLIP UNIVERSAL JOI	Operating supplies	100-43101-2290	11.30
2443	O'REILLY AUTOMOTIVE STORE	#49 TRANS FLUID	Vehicle parts & supplies	100-43101-2340	27.98
2443	O'REILLY AUTOMOTIVE STORE	#49 SEAL	Vehicle parts & supplies	100-43101-2340	160.12
2443	O'REILLY AUTOMOTIVE STORE	#49 OIL SEAL	Vehicle parts & supplies	100-43101-2340	114.68
2443	O'REILLY AUTOMOTIVE STORE	#49 BRAKE ROTAR	Vehicle parts & supplies	100-43101-2340	138.00
2443	O'REILLY AUTOMOTIVE STORE	#49 SEAL	Vehicle parts & supplies	100-43101-2340	-160.12
2443	O'REILLY AUTOMOTIVE STORE	#86 PIN & CABLE	Equipment parts & supplies	100-44101-2320	7.99
2444	RFC ENGINEERING, INC.	MEADOW PARK RECONSTRUC	Engineering	431-43301-3135	19.12
2444	RFC ENGINEERING, INC.	CROSSTOWN BUSINESS PARK	Engineering	262-46101-3135	165.37
2444	RFC ENGINEERING, INC.	CROSSTOWN BUSINESS PARK	Engineering	262-46101-3135	27,254.09
2444	RFC ENGINEERING, INC.	CROSSTOWN SHOPPING CENT	Engineering	431-43301-3135	45.43
2444	RFC ENGINEERING, INC.	AVAILABLE RESIDENTIAL LOTS	Engineering	100-41601-3135	47.81
2444	RFC ENGINEERING, INC.	FIRE MAP	Engineering	100-42201-3135	114.73
2444	RFC ENGINEERING, INC.	HAM LAKE BUILDING PERMIT	Engineering	100-42401-3135	45.43
2444	RFC ENGINEERING, INC.	MPCA GIS INSPECTION COMP	Engineering	100-43103-3135	381.61
2444	RFC ENGINEERING, INC.	2026 REHAB	Engineering	431-43301-3135	2,631.69
2444	RFC ENGINEERING, INC.	NORTH METRO STORAGE - RO	Engineering	431-43301-3135	393.69
2444	RFC ENGINEERING, INC.	CSAH 17 NORTH OF CSAH 18	Engineering	431-43301-3135	75.71
2444	RFC ENGINEERING, INC.	HIDDEN FOREST EAST PARK P	Engineering	440-44103-3135	121.15
2444	RFC ENGINEERING, INC.	SOUTH SHORE ESTATES	Engineering	890-90001-3135	90.85
2444	RFC ENGINEERING, INC.	ENTSMINGER ESTATES	Engineering	890-90001-3135	146.61
2444	RFC ENGINEERING, INC.	SOUTH SHORE ESTATES 2ND	Engineering	890-90001-3135	257.42
2444	RFC ENGINEERING, INC.	ELWELL FARMS	Engineering	890-90001-3135	287.65
2444	RFC ENGINEERING, INC.	ELWELL FARMS 2ND	Engineering	890-90001-3135	757.10
2444	RFC ENGINEERING, INC.	COOL AIR - LABELS	Engineering	890-90001-3135	35.00
2444	RFC ENGINEERING, INC.	ELWELL COMMERCIAL PARK	Engineering	890-90001-3135	759.81

Council Approval List

Payment Dates: 12/2/2025 - 12/15/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2444	RFC ENGINEERING, INC.	HARMONY ESTATES 3RD	Engineering	890-90001-3135	1,869.88
2444	RFC ENGINEERING, INC.	KOHLER SKETCH	Engineering	890-90001-3135	2,102.39
2444	RFC ENGINEERING, INC.	15155 UNIVERSITY AVENUE L	Engineering	890-90001-3135	52.26
2444	RFC ENGINEERING, INC.	COOL AIR	Engineering	890-90001-3135	45.42
2444	RFC ENGINEERING, INC.	ANOKA COUNTY GIS DATA EX	Engineering	100-41101-3135	30.28
2444	RFC ENGINEERING, INC.	COUNCIL MEETING	Engineering	100-41101-3135	15.14
2444	RFC ENGINEERING, INC.	AERIAL MAPPING	Engineering	100-41101-3135	380.28
2444	RFC ENGINEERING, INC.	2025 CITY ASSETS	Engineering	100-41401-3135	248.59
2444	RFC ENGINEERING, INC.	PLANNING COMMISSION MEE	Engineering	100-41601-3135	75.71
2444	RFC ENGINEERING, INC.	STODDARD WETLAND BANK	Engineering	100-41601-3135	454.26
2444	RFC ENGINEERING, INC.	PLANNING/POTENTIAL DEVEL	Engineering	100-41601-3135	529.97
2444	RFC ENGINEERING, INC.	FIRE MAP	Engineering	100-42201-3135	219.90
2444	RFC ENGINEERING, INC.	SNOW PLOW MAPS	Engineering	100-43102-3135	284.46
2444	RFC ENGINEERING, INC.	CCWD RULES AMENDMENTS	Engineering	100-43103-3135	166.56
2444	RFC ENGINEERING, INC.	MPCA GIS INSPECTION COMP	Engineering	100-43103-3135	2,594.28
2444	RFC ENGINEERING, INC.	2026 REHAB	Engineering	431-43301-3135	469.40
2444	RFC ENGINEERING, INC.	CSAH 116/NAPLES STREET RO	Engineering	431-43301-3135	514.82
2444	RFC ENGINEERING, INC.	CSAH 17 NORTH OF CSAH 18	Engineering	431-43301-3135	15.14
2444	RFC ENGINEERING, INC.	THOROUGHFARE PLAN	Engineering	431-43301-3135	15.14
2444	RFC ENGINEERING, INC.	NORTH METRO STORAGE - RO	Engineering	431-43301-3135	90.85
2444	RFC ENGINEERING, INC.	HIDDEN FOREST EAST PARK -	Engineering	440-44103-3135	428.07
2444	RFC ENGINEERING, INC.	TRACTOR SUPPLY	Engineering	890-90001-3135	900.64
2444	RFC ENGINEERING, INC.	HARMONY ESTATES 3RD LABE	Engineering	890-90001-3135	35.00
2444	RFC ENGINEERING, INC.	ELWELL COMMERCIAL PARK	Engineering	890-90001-3135	1,091.67
2444	RFC ENGINEERING, INC.	15155 UNIVERSITY AVENUE L	Engineering	890-90001-3135	1,516.82
2444	RFC ENGINEERING, INC.	ELWELL FARMS 2ND	Engineering	890-90001-3135	1,577.55
2444	RFC ENGINEERING, INC.	SWEDISH CHAPEL ESTATES	Engineering	890-90001-3135	626.34
2444	RFC ENGINEERING, INC.	HARMONY ESTATES 3RD	Engineering	890-90001-3135	3,363.50
2444	RFC ENGINEERING, INC.	ELWELL FARMS	Engineering	890-90001-3135	837.47
2444	RFC ENGINEERING, INC.	KOHLER SKETCH	Engineering	890-90001-3135	6,588.31
2444	RFC ENGINEERING, INC.	ENTSMINGER ESTATES	Engineering	890-90001-3135	451.02
2444	RFC ENGINEERING, INC.	NORTH METRO CBP	Engineering	890-90001-3135	242.27
2444	RFC ENGINEERING, INC.	SOUTH SHORE ESTATES	Engineering	890-90001-3135	60.57
2444	RFC ENGINEERING, INC.	RUDS SKOGSTED	Engineering	890-90001-3135	57.37
2444	RFC ENGINEERING, INC.	COOL AIR	Engineering	890-90001-3135	426.48
2444	RFC ENGINEERING, INC.	SOUTH SHORE ESTATES 2ND	Engineering	890-90001-3135	2,020.26
2444	RFC ENGINEERING, INC.	GROUP PERMIT BILLING	Engineering	100-43501-3135	272.55
2444	RFC ENGINEERING, INC.	GROUP PERMIT BILLING	Engineering	100-43501-3135	696.53
2444	RFC ENGINEERING, INC.	MSA GROUP BILLING	Engineering	431-43301-3135	242.27
2444	RFC ENGINEERING, INC.	143RD AVENUE	Engineering	431-43301-3135	74.87
2444	RFC ENGINEERING, INC.	143RD AVENUE	Engineering	431-43301-3135	173.26
2444	RFC ENGINEERING, INC.	W FRONT RD S OF CONSTANC	Engineering	431-43301-3135	2,605.36
2447	STAR TRIBUNE MEDIA COMPA	ORD 25-14 RUDS SKOGSTED R	Legal notices/publications/bid	100-41101-3950	39.50
2447	STAR TRIBUNE MEDIA COMPA	2026 BUDGET	Legal notices/publications/bid	100-41101-3950	25.28
2448	UNLIMITED SUPPLIES INC	CABLE TIES, CUT WHEELS, CO	Operating supplies	100-43101-2290	359.11
2449	WRUCK SEWER & PORTABLE	NOV LION'S PLAYGROUND RE	Rentals-other	100-44101-3390	50.00
2449	WRUCK SEWER & PORTABLE	NOV HAM LAKE BOAT LANDIN	Rentals-other	100-44101-3390	50.00
67709	A-1 EXCAVATING LLC	CROSSTOWN BUSINESS PARK	Contractors	262-46101-3810	48,888.90
67710	ACE SOLID WASTE INC	DEC ORGANICS	Waste management & recycli	231-43601-3630	385.84
67711	ALL SEASONS RENTAL	LOG SPLITTER - TREE LIGHTIN	Rentals-other	100-44101-3390	93.60
67712	ANCOM COMMUNICATIONS I	G5 DUAL BAND RADIO REPLA	Phones/radios/pagers	100-42201-3210	288.00
67713	ANOKA COUNTY PROPERTY	TOPEFF DRIVEWAY LICENSE	Refunds & reimbursements	100-37601	46.00
67714	ARCHITECT MECHANICAL INC	MAINT - CITY HALL	Building repair & maintenanc	100-41702-3420	1,047.00
67714	ARCHITECT MECHANICAL INC	MAINT - FIRE #1	Building repair & maintenanc	100-42202-3420	349.00
67714	ARCHITECT MECHANICAL INC	MAINT - FIRE #2	Building repair & maintenanc	100-42202-3420	349.00
67714	ARCHITECT MECHANICAL INC	MAINT - FIRE #3	Building repair & maintenanc	100-42202-3420	349.00
67714	ARCHITECT MECHANICAL INC	MAINT - PUBLIC WORKS	Building repair & maintenanc	100-43104-3420	1,047.00
67714	ARCHITECT MECHANICAL INC	MAINT - PARK BUILD	Building repair & maintenanc	100-44102-3420	349.00
67715	ASTLEFORD INT'L TRUCKS INC	#93 HEADLIGHT SWITCH	Vehicle parts & supplies	100-43101-2340	53.79
67716	BLUE CROSS BLUE SHIELD OF	JAN VISION	Prepaid expense	100-15501	37.00

Council Approval List

Payment Dates: 12/2/2025 - 12/15/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
67717	CITY OF ST PAUL	2 TN ASPHALT MIX	Street repair & maintenance s	100-43101-2330	151.34
67718	COMCAST BUSINESS-INTERNE	DEC FIRE #3 INTERNET	Internet	100-42201-3220	400.08
67719	COMPENSATION CONSULTAN	4TH QTR FLEX ADMINISTRATI	Other professional services	100-41701-3190	75.00
67720	CONNEXUS ENERGY	CITY HALL	Electricity	100-41702-3610	738.27
67720	CONNEXUS ENERGY	GARAGE	Electricity	100-41702-3610	37.69
67720	CONNEXUS ENERGY	CITY SIGN	Electricity	100-41703-3610	212.63
67720	CONNEXUS ENERGY	SOUTH WELCOME	Electricity	100-41703-3610	16.72
67720	CONNEXUS ENERGY	FIRE #3	Electricity	100-42202-3610	295.44
67720	CONNEXUS ENERGY	FIRE #2	Electricity	100-42202-3610	234.25
67720	CONNEXUS ENERGY	FIRE #1	Electricity	100-42202-3610	415.78
67720	CONNEXUS ENERGY	SIRENS	Electricity	100-42302-3610	70.20
67720	CONNEXUS ENERGY	PW	Electricity	100-43104-3610	815.63
67720	CONNEXUS ENERGY	STREET LIGHTS #2	Electricity	100-43401-3610	284.72
67720	CONNEXUS ENERGY	HWY 65/CONSTANCE SIGNALS	Electricity	100-43401-3610	118.88
67720	CONNEXUS ENERGY	STREET LIGHTS #1	Electricity	100-43401-3610	24.55
67720	CONNEXUS ENERGY	LEXINGTON/CROSSTOWN SIG	Electricity	100-43401-3610	50.74
67720	CONNEXUS ENERGY	HWY 65/BUNKER SIGNALS	Electricity	100-43401-3610	83.66
67720	CONNEXUS ENERGY	HWY 65/ANDOVER BLVD SIGN	Electricity	100-43401-3610	79.28
67720	CONNEXUS ENERGY	CROSSTOWN/HWY 65 SIGNAL	Electricity	100-43401-3610	76.47
67720	CONNEXUS ENERGY	RADISSON/BUNKER SIGNALS	Electricity	100-43401-3610	75.01
67720	CONNEXUS ENERGY	BUNKER/JEFFERSON SIGNALS	Electricity	100-43401-3610	67.07
67720	CONNEXUS ENERGY	BUNKER/LEXINGTON SIGNALS	Electricity	100-43401-3610	65.87
67720	CONNEXUS ENERGY	SODERVILLE PARK WELL	Electricity	100-44101-3610	15.50
67720	CONNEXUS ENERGY	HAM LAKE WELL	Electricity	100-44101-3610	92.30
67720	CONNEXUS ENERGY	HAM LAKE AERATOR	Electricity	100-44101-3610	15.50
67720	CONNEXUS ENERGY	HAM LAKE PARK	Electricity	100-44101-3610	118.90
67720	CONNEXUS ENERGY	SODERVILLE PARK	Electricity	100-44101-3610	38.20
67720	CONNEXUS ENERGY	HAM LAKE PARK SHELTER	Electricity	100-44102-3610	28.79
67720	CONNEXUS ENERGY	HAM LAKE PARK BUILDING	Electricity	100-44102-3610	122.17
67720	CONNEXUS ENERGY	HAM LAKE PARK CONCESSION	Electricity	100-44102-3610	21.48
67720	CONNEXUS ENERGY	LION'S PARK PAVILION	Electricity	100-44102-3610	46.99
67720	CONNEXUS ENERGY	LION'S PARK CONCESSION	Electricity	100-44102-3610	18.55
67720	CONNEXUS ENERGY	SR CENTER	Electricity	100-44202-3610	397.71
67720	CONNEXUS ENERGY	STREET LIGHTS	Electricity	232-43701-3610	4,877.03
67723	DEHN OIL CO	425 GAL DIESEL	Fuel	100-43101-2230	1,078.95
67723	DEHN OIL CO	300 GAL GASOLINE	Fuel	100-43101-2230	615.24
67723	DEHN OIL CO	563 GAL DIESEL	Fuel	100-43101-2230	1,414.26
67723	DEHN OIL CO	340.8 GAL GASOLINE	Fuel	100-43101-2230	714.11
67723	DEHN OIL CO	250 GAL DIESEL	Fuel	100-43101-2230	768.09
67723	DEHN OIL CO	262.1 GAL DIESEL	Fuel	100-43101-2230	684.52
67724	FLEETPRIDE	#93 FUEL/WATER SEPARATOR	Vehicle parts & supplies	100-43101-2340	81.14
67725	H & L MESABI INC	EMBEDDED CURB RUNNER	Operating supplies	100-43102-2290	467.00
67726	HOLTZ LANDSCAPE & IRRIGATI	DIRT	Operating supplies	100-43101-2290	66.00
67727	KINGS III EMERGENCY COMM	DEC ELEVATOR PHONE	Phones/radios/pagers	100-41701-3210	39.17
67728	LINCOLN NATIONAL LIFE INSU	JAN ST DISABILITY	Prepaid expense	100-15501	902.51
67728	LINCOLN NATIONAL LIFE INSU	JAN LT DISABILITY	Prepaid expense	100-15501	1,000.69
67729	MACQUEEN EQUIPMENT/MA	SCBA REPAIR	Equipment repair & maintena	100-42201-3440	124.80
67730	MCCLELLAN SALES INC	SWEATSHIRT, JACKET	Clothing & personal protectiv	100-43101-2210	160.00
67731	MENARDS-BLAINE	TREE LIGHTING EVENT-STAPLE	Operating supplies	100-44101-2290	198.61
67731	MENARDS-BLAINE	TREE LIGHTING EVENT - BOAR	Operating supplies	100-44101-2290	60.61
67732	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41201-2510	36.90
67732	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41301-2510	63.63
67732	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41401-2510	63.63
67732	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41601-2510	26.73
67732	METRO - INET	PHONES	Phones/radios/pagers	100-41701-3210	122.82
67732	METRO - INET	IT SUPPORT	Computer & software support	100-41707-3120	3,404.37
67732	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-42201-2510	47.07
67732	METRO - INET	IT SUPPORT	Computer & software support	100-42201-3120	1,037.35
67732	METRO - INET	PHONES	Phones/radios/pagers	100-42201-3210	37.79
67732	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-42401-2510	100.53

Council Approval List

Payment Dates: 12/2/2025 - 12/15/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
67732	METRO - INET	IT SUPPORT	Computer & software support	100-42401-3120	772.79
67732	METRO - INET	PHONES	Phones/radios/pagers	100-42401-3210	28.34
67732	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-43101-2510	26.42
67732	METRO - INET	IT SUPPORT	Computer & software support	100-43101-3120	993.91
67732	METRO - INET	PHONES	Phones/radios/pagers	100-43101-3210	18.90
67732	METRO - INET	IT SUPPORT	Computer & software support	100-44101-3120	257.58
67732	METRO - INET	PHONES	Phones/radios/pagers	100-44101-3210	9.45
67732	METRO - INET	PHONES	Phones/radios/pagers	100-44201-3210	37.79
67734	MN DEPT OF LABOR & INDUS	ELEVATOR ANNUAL OPERATIN	Building repair & maintenanc	100-41702-3420	145.00
67735	MN DEPT OF LABOR & INDUS	FIRE #2 AIR COMP REGISTRATI	Inspections	100-42201-3460	25.00
67736	MN DEPT OF LABOR & INDUS	FIRE #1 AIR COMPRESSOR RE	Inspections	100-42201-3460	25.00
67736	MN DEPT OF LABOR & INDUS	PW AIR TANK REGISTRATION	Inspections	100-43101-3460	25.00
67737	MN PEIP	HEALTH INSURANCE	Prepaid expense	100-15501	11,771.84
67738	NORTH METRO TELEVISION	BATTERY BACKUP SYSTEM	Equipment repair & maintena	210-41705-3440	1,128.60
67739	PREMIUM WATERS INC	DEC WATER COOLER RENTAL	Equipment rentals	100-41701-3320	14.00
67740	PTL TIRE INC	#58 TIRE INSTALLATION	Vehicle repair & maintenance	100-43101-3470	139.81
67740	PTL TIRE INC	#48 TIRE MOUNT	Vehicle repair & maintenance	100-43101-3470	109.21
67741	SIEGFRIED FAMILY TOOLS INC	MASTER TAP & DIE SET	Covid 19	100-41701-4153	-469.95
67741	SIEGFRIED FAMILY TOOLS INC	MULTIMETER, TEST PROBE AD	Small tools	100-43101-2410	344.82
67741	SIEGFRIED FAMILY TOOLS INC	MULTIMETER & TEST PROBE	Small tools	100-43101-2410	-344.82
67741	SIEGFRIED FAMILY TOOLS INC	TEST PROBE	Small tools	100-43101-2410	28.95
67741	SIEGFRIED FAMILY TOOLS INC	MULTIMETER	Small tools	100-43101-2410	289.95
67741	SIEGFRIED FAMILY TOOLS INC	PP3 MASTER KIT, MINI-DUCTO	Small tools	100-43101-2410	-1,295.85
67741	SIEGFRIED FAMILY TOOLS INC	FOLDING CLIP LIFTER	Small tools	100-43101-2410	44.23
67741	SIEGFRIED FAMILY TOOLS INC	ADJUST MAG PARTS TRAY	Small tools	100-43101-2410	75.64
67741	SIEGFRIED FAMILY TOOLS INC	FOLDING CLIP LIFTER	Small tools	100-43101-2410	-44.23
67741	SIEGFRIED FAMILY TOOLS INC	ADJUST MAG PARTS TRAY	Small tools	100-43101-2410	-75.64
67741	SIEGFRIED FAMILY TOOLS INC	ADJUST MAG PARTS TRAY	Small tools	100-43101-2410	69.95
67741	SIEGFRIED FAMILY TOOLS INC	FOLDING CLIP LIFTER	Small tools	100-43101-2410	40.90
67741	SIEGFRIED FAMILY TOOLS INC	MINI TORX SCREWDRIVER SET	Small tools	100-43101-2410	61.58
67741	SIEGFRIED FAMILY TOOLS INC	MINI TORX SCREWDRIVER SET	Small tools	100-43101-2410	-61.58
67741	SIEGFRIED FAMILY TOOLS INC	MINI TORX SCREWDRIVER SET	Small tools	100-43101-2410	56.95
67741	SIEGFRIED FAMILY TOOLS INC	DRILL BIT SET	Small tools	100-43101-2410	443.27
67741	SIEGFRIED FAMILY TOOLS INC	DRILL BIT SET	Small tools	100-43101-2410	-443.27
67741	SIEGFRIED FAMILY TOOLS INC	HYPER-STEP DRILL BIT SET	Small tools	100-43101-2410	409.95
67741	SIEGFRIED FAMILY TOOLS INC	SPIRAL FLUTE STEP DRILL	Small tools	100-43101-2410	145.88
67741	SIEGFRIED FAMILY TOOLS INC	CREEPER	Small tools	100-43101-2410	211.88
67741	SIEGFRIED FAMILY TOOLS INC	CREEPER	Small tools	100-43101-2410	-211.88
67741	SIEGFRIED FAMILY TOOLS INC	CREEPER	Small tools	100-43101-2410	195.95
67741	SIEGFRIED FAMILY TOOLS INC	AUTOMATIC CENTER PUNCH	Small tools	100-43101-2410	33.95
67741	SIEGFRIED FAMILY TOOLS INC	HAND IMPACT DRIVER SET	Small tools	100-43101-2410	168.88
67741	SIEGFRIED FAMILY TOOLS INC	OIL FILTER PLIERS	Small tools	100-43101-2410	67.95
67741	SIEGFRIED FAMILY TOOLS INC	RATCHET HEAD	Small tools	100-43101-2410	43.83
67741	SIEGFRIED FAMILY TOOLS INC	CRIMPER	Small tools	100-43101-2410	76.95
67741	SIEGFRIED FAMILY TOOLS INC	IMPACT ADAPTER	Small tools	100-43101-2410	37.63
67741	SIEGFRIED FAMILY TOOLS INC	IMPACT ADAPTER	Small tools	100-43101-2410	-37.63
67741	SIEGFRIED FAMILY TOOLS INC	IMPACT ADAPTER	Small tools	100-43101-2410	34.80
67741	SIEGFRIED FAMILY TOOLS INC	MAGNET TOOL HOLDERS	Small tools	100-43101-2410	69.88
67741	SIEGFRIED FAMILY TOOLS INC	STAR OG BIT SKT SET	Small tools	100-43101-2410	177.88
67744	SITEONE LANDSCAPE SUPPLY	MARKING POLES	Operating supplies	100-43102-2290	30.00
67745	SUNRISE RIVER WMO	2026 SUNRISE RIVER WMO	Prepaid Expense	233-15501	5,434.23
67746	THE MPX GROUP	DEC HAM LAKER DELIVERY	Other services and charges	211-41704-3990	400.00
67747	TOWMASTER INC	#91 PLOW EQUIPMENT	Capital assets	430-43101-5110	173,588.00
67748	TRANSWEST TRUCKS ST. MICH	COOLANT	Operating supplies	100-43101-2290	559.35
67748	TRANSWEST TRUCKS ST. MICH	DEF	Fuel	100-43101-2230	314.13
67749	UPPER RUM RIVER WATERSHE	2026 URRWMO	Prepaid Expense	234-15501	2,994.35
67750	VERIZON WIRELESS	AM	Phones/radios/pagers	100-41701-3210	38.41
67750	VERIZON WIRELESS	MR	Phones/radios/pagers	100-42201-3210	38.41
67750	VERIZON WIRELESS	5 FIRE SURFACE PROS	Phones/radios/pagers	100-42201-3210	100.10
67750	VERIZON WIRELESS	TD, MJ & 2 LAPTOPS	Phones/radios/pagers	100-42401-3210	156.84

Council Approval List

Payment Dates: 12/2/2025 - 12/15/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
67750	VERIZON WIRELESS	JK, JW, JC, CS, EH, & 2 LAPTOP	Phones/radios/pagers	100-43101-3210	275.06
67750	VERIZON WIRELESS	DH, AC, JS	Phones/radios/pagers	100-44101-3210	115.23
67751	WICK COMMUNICATIONS CO-	DEC HAM LAKER	Printing	211-41704-3970	760.29
67752	WRIGHT-HENNEPIN COOPERA	SECURITY MONITORING	Monitoring	100-41702-3145	33.95
67752	WRIGHT-HENNEPIN COOPERA	ELEVATOR MONITORING	Monitoring	100-41702-3145	10.00
67752	WRIGHT-HENNEPIN COOPERA	PW FIRE PANEL MONITORING	Monitoring	100-43104-3145	52.95
67753	XCEL ENERGY	FIRE #3 NATURAL GAS	Natural gas	100-42202-3620	194.60
DFT0002996	COMPENSATION CONSULTAN	Health Savings Account	HSA Account	100-21712	150.00
DFT0002997	IRS-Payroll Tax	Federal Withholding	Federal WH/FICA/MC	100-21701	6,659.70
DFT0002997	IRS-Payroll Tax	Medicare Payable	Federal WH/FICA/MC	100-21701	1,851.78
DFT0002997	IRS-Payroll Tax	Social Security Payable	Federal WH/FICA/MC	100-21701	7,363.80
DFT0002998	MN STATE DEPT OF REVENUE-	MN State Withholding	State W/H	100-21702	2,905.17
DFT0002999	PERA	Retirement-Coordinated	PERA	100-21703	7,884.90
DFT0002999	PERA	Retirement-Police & Fire	PERA	100-21703	1,318.92
DFT0003000	VOYA	Deferred Compensation	Deferred compensation	100-21704	2,635.00
DFT0003000	VOYA	Roth IRA	Deferred compensation	100-21704	50.00
DFT0003001	MN STATE DEPT OF REVENUE-	NOV '25 FUEL TAX	Fuel	100-43101-2230	29.89
DFT0003002	US POSTMASTER	DEC HAM LAKER POSTAGE	Postage	211-41704-2120	1,562.84
Grand Total:					<u>392,815.45</u>

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL	87,564.71
210 - CABLE TV	1,128.60
211 - HAM LAKER	2,723.13
231 - RECYCLING	542.18
232 - STREET LIGHT	4,877.03
233 - SUNRISE WATERSHED	5,434.23
234 - UPPER RUM RIVER WATERSHED	2,994.35
262 - HAM LAKE EDA	76,308.36
430 - PUBLIC WORKS EQUIPMENT	173,588.00
431 - REVOLVING STREET	8,982.18
440 - PARK & BEACH LAND	549.22
890 - TRUST FUND	28,123.46
Grand Total:	392,815.45

Account Summary

Account Number	Account Name	Payment Amount
100-15501	Prepaid expense	13,712.04
100-21701	Federal WH/FICA/MC	15,875.28
100-21702	State W/H	2,905.17
100-21703	PERA	9,203.82
100-21704	Deferred compensation	2,685.00
100-21712	HSA Account	150.00
100-37601	Refunds & reimburseme	46.00
100-41101-3110	Attorney	1,868.63
100-41101-3135	Engineering	425.70
100-41101-3950	Legal notices/publicatio	64.78
100-41102-3110	Attorney	220.66
100-41201-2510	Software licenses & upgr	36.90
100-41201-3960	Mileage	146.72
100-41301-2510	Software licenses & upgr	63.63
100-41401-2510	Software licenses & upgr	63.63
100-41401-3110	Attorney	84.87
100-41401-3135	Engineering	248.59
100-41501-3110	Attorney	6,895.85
100-41601-2510	Software licenses & upgr	26.73
100-41601-3135	Engineering	1,107.75
100-41701-2290	Operating supplies	47.00
100-41701-3190	Other professional servi	75.00
100-41701-3210	Phones/radios/pagers	200.40
100-41701-3320	Equipment rentals	174.95
100-41701-4153	Covid 19	-469.95
100-41702-3145	Monitoring	43.95
100-41702-3420	Building repair & mainte	1,192.00
100-41702-3610	Electricity	775.96
100-41703-3610	Electricity	229.35
100-41707-3120	Computer & software su	3,404.37
100-42201-2510	Software licenses & upgr	47.07
100-42201-3120	Computer & software su	1,037.35
100-42201-3135	Engineering	334.63
100-42201-3210	Phones/radios/pagers	464.30
100-42201-3220	Internet	400.08
100-42201-3440	Equipment repair & mai	124.80
100-42201-3460	Inspections	50.00
100-42202-3420	Building repair & mainte	1,047.00
100-42202-3610	Electricity	945.47
100-42202-3620	Natural gas	194.60
100-42302-3610	Electricity	70.20

Account Summary

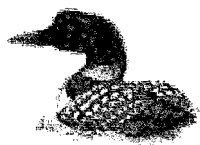
Account Number	Account Name	Payment Amount
100-42401-2510	Software licenses & upgr	100.53
100-42401-3120	Computer & software su	772.79
100-42401-3135	Engineering	45.43
100-42401-3210	Phones/radios/pagers	185.18
100-43101-2210	Clothing & personal prot	443.46
100-43101-2230	Fuel	5,619.19
100-43101-2290	Operating supplies	995.76
100-43101-2330	Street repair & mainten	151.34
100-43101-2340	Vehicle parts & supplies	415.59
100-43101-2410	Small tools	949.24
100-43101-2510	Software licenses & upgr	26.42
100-43101-3120	Computer & software su	993.91
100-43101-3210	Phones/radios/pagers	293.96
100-43101-3460	Inspections	25.00
100-43101-3470	Vehicle repair & mainten	249.02
100-43102-2290	Operating supplies	497.00
100-43102-3135	Engineering	284.46
100-43103-3135	Engineering	3,142.45
100-43104-2310	Building repair & mainte	78.68
100-43104-3145	Monitoring	52.95
100-43104-3420	Building repair & mainte	1,047.00
100-43104-3610	Electricity	815.63
100-43401-3610	Electricity	926.25
100-43501-3135	Engineering	969.08
100-44101-2210	Clothing & personal prot	118.16
100-44101-2290	Operating supplies	259.22
100-44101-2320	Equipment parts & suppl	7.99
100-44101-3120	Computer & software su	257.58
100-44101-3210	Phones/radios/pagers	124.68
100-44101-3390	Rentals-other	193.60
100-44101-3610	Electricity	280.40
100-44102-3420	Building repair & mainte	349.00
100-44102-3610	Electricity	237.98
100-44201-3210	Phones/radios/pagers	37.79
100-44202-3610	Electricity	397.71
210-41705-3440	Equipment repair & mai	1,128.60
211-41704-2120	Postage	1,562.84
211-41704-3970	Printing	760.29
211-41704-3990	Other services and charg	400.00
231-43601-3630	Waste management & r	542.18
232-43701-3610	Electricity	4,877.03
233-15501	Prepaid Expense	5,434.23
234-15501	Prepaid Expense	2,994.35
262-46101-3135	Engineering	27,419.46
262-46101-3810	Contractors	48,888.90
430-43101-5110	Capital assets	173,588.00
431-43301-3110	Attorney	1,615.43
431-43301-3135	Engineering	7,366.75
440-44103-3135	Engineering	549.22
890-90001-3110	Attorney	1,923.80
890-90001-3135	Engineering	26,199.66
Grand Total:		392,815.45

Project Account Summary

Project Account Key	Payment Amount
None	306,433.51
202002.083-140	48,888.90
202103-100	19.12

Project Account Summary

Project Account Key	Payment Amount
202111-100	27,419.46
202205-100	45.43
202502.57-100	484.54
202502.57-110	1,615.43
20250502.036-100	549.22
202505-100	248.13
202509-100	2,605.36
231009001	385.84
231010001	156.34
MISC-100	3,964.17
Grand Total:	<u>392,815.45</u>



City of Ham Lake, MN

EFT Payroll Check Register Report Summary

Pay Period: 11/23/2025-12/6/2025

Packet: PYPKT01830 - PPE 12/06/25 PAID 12/12/25

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	34	41,710.07
Total	34	41,710.07

Meeting Date: December 15, 2025

CITY OF HAM LAKE

STAFF REPORT

To: Mayor and Councilmembers

From: Denise Webster, City Clerk

Subject: Ordinance Rezoning Elwell Farms

Introduction/Discussion:

It has come to our attention that the rezoning of the development of Elwell Farms included two Outlots that do not need to be rezoned. Outlots A and B have been removed from the Rezoning Ordinance.

Recommendation:

I recommend approval the attached Ordinance to rezone the development of Elwell Farms, removing Outlots A and B.

ORDINANCE NO. 25-XX

AN ORDINANCE AMENDING A PORTION OF CHAPTER 9 OF THE CITY OF HAM LAKE, COUNTY OF ANOKA, STATE OF MINNESOTA.

The City Council of the City of Ham Lake does hereby ordain as follows, pursuant to Article 9 of the Ham Lake City Code.

That the zoning classification for the following described property situated in the City of Ham Lake, Anoka County, Minnesota is hereby designated from R-A (Rural Single Family Residential) and R-1 (Single Family Residential) to PUD (Planned Unit Development) in Section 36 for Elwell Farms.

Lot 1, Block 1; Lots 1-5, Block 2; Lots 1-31, Block 3; Lots 1-13, Block 4; and Outlots C, D, E, F, G, H, Elwell Farms

Presented to the Ham Lake City Council on November 17, 2025 and adopted by a unanimous vote this 15th day of December, 2025.

Brian Kirkham, Mayor

Denise Webster, City Clerk

Meeting Date: December 15, 2025



**CITY OF HAM LAKE
STAFF REPORT**

To: Mayor and Councilmembers

From: Denise Webster, City Administrator

Item/Title/Subject: Portable Toilet Rentals

Discussion:

Soderville/Blaine Athletic Association (SBAA) has agreed to reimburse the City for half the cost for all portable toilets located in parks that have ballfields. Those parks are Lion's Park, Ham Lake Park (only for the one near the ballfield), Soderville Field, Wisen's Park, Twin Birch Acres, Patricia's Wilderness Estates and Pinger's Park.

Additionally, the City then pays for a handicapped unit near the tennis courts (by City Hall), the toilet at the boat landing at Ham Lake Park, and one each at Larson's Heritage Oaks, Grant Park, Constance Estates Park and Blue Grass Estates.


Wruck Sewer and Portable Rentals rates will not be increasing and have agreed to guarantee their pricing of \$1,169 per month for the next three years. They have provided excellent services and we have contracted with them since 2015.

Recommendation:

I am recommending that the City accept the three-year contract (2026-2028) from Wruck Sewer and Portable Rentals in the amount of \$1169 per month for providing/servicing portable toilets.

Denise Webster

From: Kyle Lejonvarn <klejonvarn@yahoo.com>
Sent: Tuesday, December 9, 2025 9:12 AM
To: Jennifer Bohr
Cc: Denise Webster; Dawnette Shimek
Subject: Re: Planning Commission Term Renewal

 You don't often get email from klejonvarn@yahoo.com. [Learn why this is important](#)
I would like to continue to serve another term on the Ham Lake Planning Commission.

Thank you,

Kyle Lejonvarn

On Dec 1, 2025, at 9:15 AM, Jennifer Bohr <JBohr@hamlakemn.gov> wrote:

Kyle,

Your current term on the Planning Commission expires on 3/15/26. Please submit a response to all who are copied on this message indicating whether or not you would like to serve another term by Monday, December 22, 2025. Thank you!

Warm regards,
Jennifer

Jennifer Bohr

Building & Zoning Clerk/Deputy City Clerk


City of Ham Lake

763-434-9555

www.hamlakemn.gov

Denise Webster

From: rossduluth@icloud.com
Sent: Tuesday, December 2, 2025 4:41 PM
To: Jennifer Bohr
Cc: Denise Webster; Dawnette Shimek; Brian Pogalz; Brian Kirkham; Jim Doyle; dixsonerin@gmail.com
Subject: Respectfully Declining Planning Commission Term Renewal

 You don't often get email from rossduluth@icloud.com. [Learn why this is important](#)

Jennifer,

It has been my privilege, and my honor, to serve on the Planning Commission for the past four years. I have done my best to respect the faith placed in me by my heroes Mayor Brian Kirkham and Councilor Jim Doyle.

As evidence of my commitment to the Commission, I attended every Commission meeting during my tenure.

Yet, I will not be extending my service on the Commission. I will end my service when my term concludes March 15, 2026.

I am confident the Commission will continue to serve our beloved community under the exceptional leadership of Commission Chair Brian Pogalz and Vice Chair Erin Dixon. Brian and Erin are knowledgeable, dedicated and remarkable leaders.

Additionally, you, Jennifer, are a pleasure to work with. The Planning Commissioners are fortunate to have you as a resource to us.

Thank you to each and every Ham Lake City Councilor, and every Ham Lake Planning Commissioner, for the service they so graciously provide our lovely Glen Carey.

Best of luck to you and to all who live and work in our beautiful valley known as Ham Lake.

In service,

With appreciation,

A proud Ham Laker,

David Ross

Sent from my iPhone

On Dec 1, 2025, at 9:15 AM, Jennifer Bohr <JBohr@hamlakemn.gov> wrote:

Good Morning David!

Your current term on the Planning Commission expires on 3/15/26. Please submit a response to all who are copied on this message indicating whether or not you would like to serve another term by Monday, December 22, 2025. Thank you!

Warm regards,
Jennifer

Jennifer Bohr

Building & Zoning Clerk/Deputy City Clerk

Meeting Date: December 15, 2025

CITY OF HAM LAKE
STAFF REPORT

To: Mayor and Councilmembers

From: John Witkowski, Public Works Superintendent

Subject: Hiring Public Works part-time Warming House Attendants


Introduction: I recommend the hiring of four Public Works part-time warming house attendants.

Recommendation: Listed below are the individuals that are being recommended for the Public Works part-time warming house attendant position.

Sarah Mikkelson, Jeremy Simmons and Eric Garcia will be at a pay rate of \$16.00 per hour as returning hires.

Charlie Ramacher will be at a pay rate of \$15.00 as a new hire.

Memorandum

Date: December 10, 2025
To: Mayor and Councilmembers
From: David A. Krugler, City Engineer 
Subject: 2026 Bituminous Overlay Project

Introduction:

The Public Works Superintendent and the City Engineer under the direction from the Road Committee members completed a site inspection of the city streets to determine the roads that are in need of bituminous overlay for 2026.

Discussion:

The following streets are proposed to receive an overlay in 2026:

- Amberwood (2004 overlay)
- Prairie Creek (2002 construction)
- Clayton Park Estates (2003 construction)
- Naples Estates 2nd Addition (2005 construction)
- Polk Street North of Constance Boulevard (2004 construction)
- Rosewood Addition (2004 construction)
- TH 65 West Frontage Road S of Crosstown (2004 construction)
- Landborg Industrial Park (2003 Construction)
- West Coon Lake Shores Estates (2004 Overlay)
- Wisen's 14th Addition (2005 overlay)
- Woodland Preserve (2007 Construction)

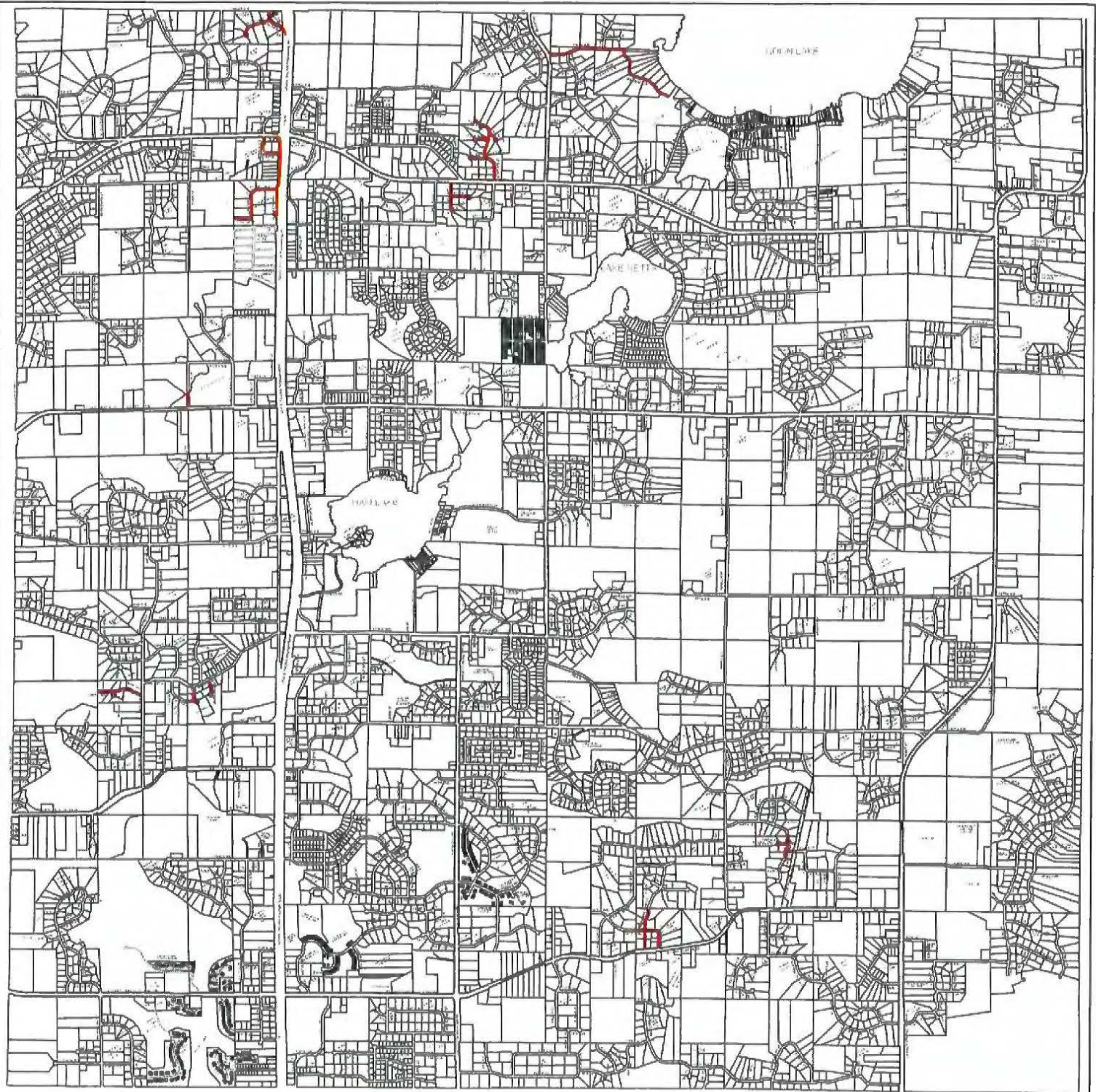
The overlay project includes full width milling. The total length of the streets proposed to receive an overlay is 4.29 miles. The contractor cost estimate for the proposed 2026 bituminous overlays is \$1,021,835.56. The cost estimate assumes that the contractor will haul the millings away rather than utilizing them on existing streets. This will result in a reduced contract price, which is estimated to be \$3/ton.

Recommendation:

Approve the Plans and Specifications for the 2026 Bituminous Overlay Project and authorize the advertisement for bids.

ENGINEER'S ESTIMATE
2026 BITUMINOUS OVERLAY PROJECT
December 10, 2025

ITEM NUMBER	ITEM DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	TOTAL
2021.503	MOBILIZATION	L.S.	1	\$28,000	\$28,000.00
2232.501	6-FOOT WIDE EDGE MILL BITUMINOUS SURFACE	S.Y.	1,136	\$6.60	\$7,494.96
2331.604	MILL BITUMINOUS SURFACE	S.Y.	72,561	\$1.40	\$101,584.84
2501.609	HAUL BITUMINOUS PAVEMENT RECLAMATION	C.Y.	2,933	\$5.80	\$17,010.18
2360.501	TYPE SPWEB240C WEARING COURSE MIXTURE	TON	8,779	\$97.20	\$853,318.80
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	S.Y.	72,134	\$0.20	\$14,426.78
TOTAL					\$1,021,835.56



— BITUMINOUS OVERLAY



Sheet Title:

CITY OF HAM LAKE BITUMINOUS OVERLAY

Date

12/9/26

Scale

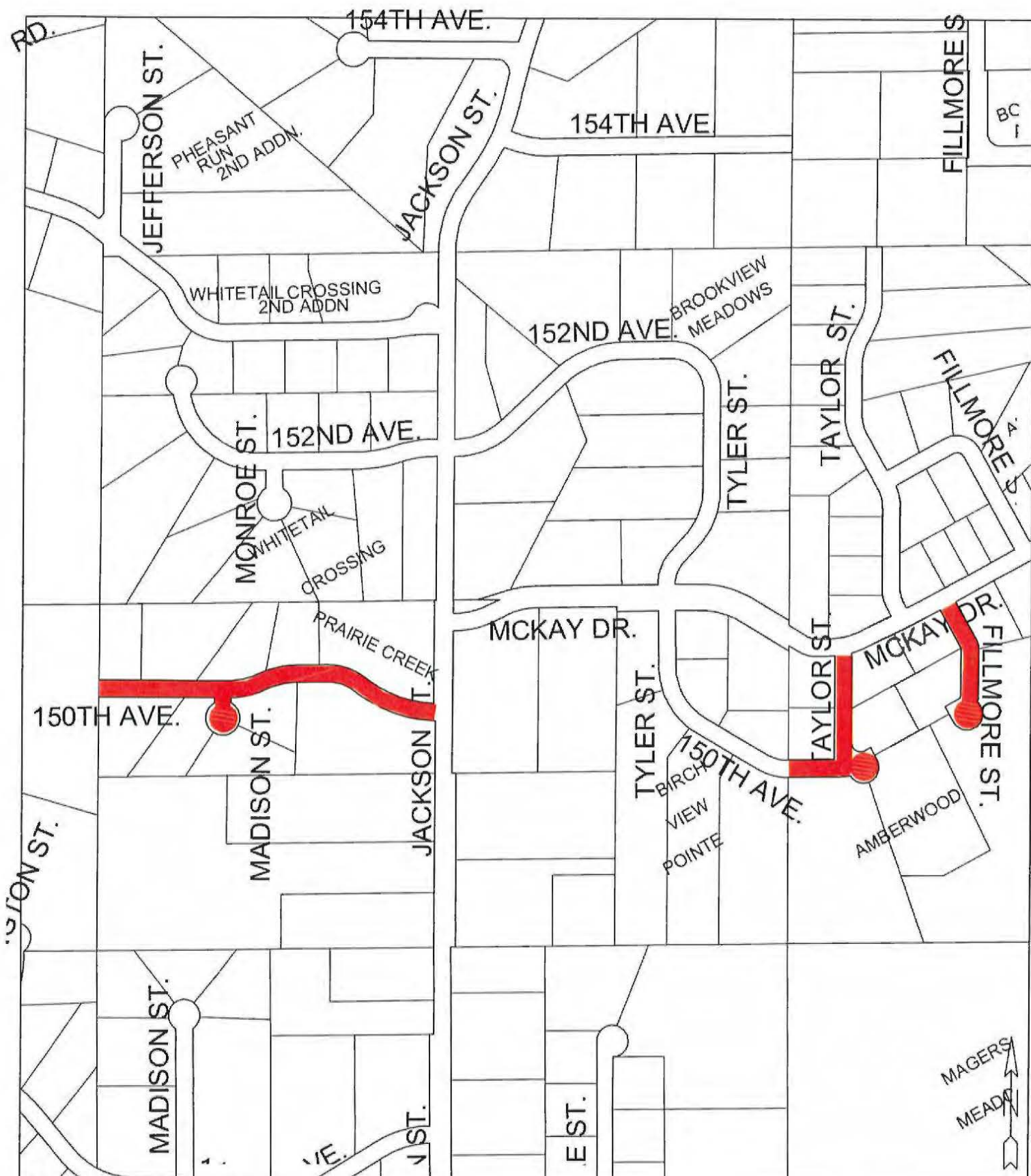
1"=4,100'

Project:

OVERALL 2026 OVERLAY LOCATIONS

RFC ENGINEERING, INC.
Consulting Engineers

13635 Johnson Street
Ham Lake, MN 55304
Telephone (763) 862-8000
Fax (763) 862-8042



Sheet Title:

CITY OF HAM LAKE 2026 BITUMINOUS OVERLAY

Date

12/9/26

Scale

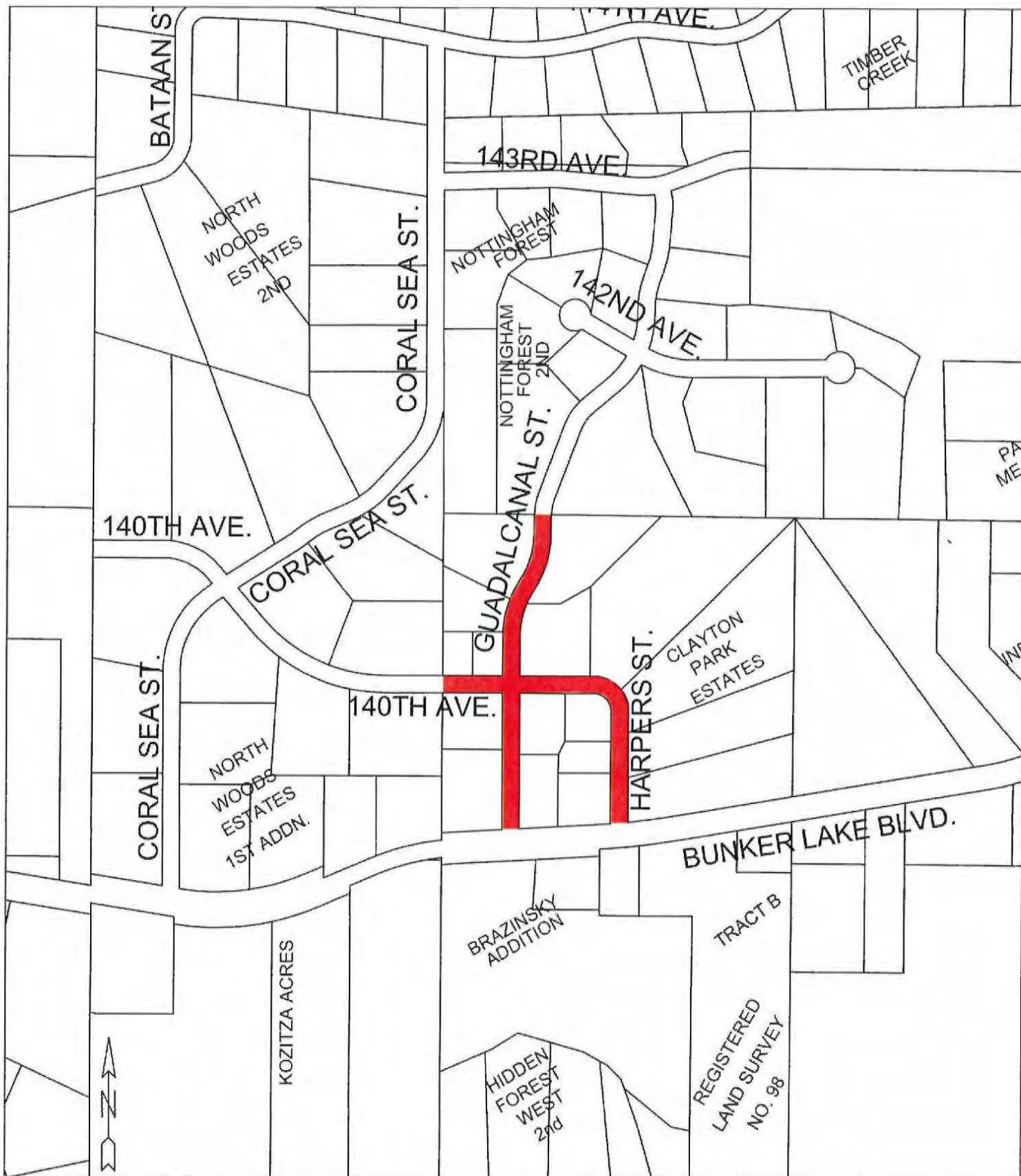
1" = 500'

Locations:

AMBERWOOD AND PRAIRIE CREEK

RFC ENGINEERING, INC.
Consulting Engineers

13635 Johnson Street
 Ham Lake, MN 55304
 Telephone (763) 862-8000
 Fax (763) 862-8042



Sheet Title:

CITY OF HAM LAKE 2026 BITUMINOUS OVERLAY

Date

12/9/26

Scale

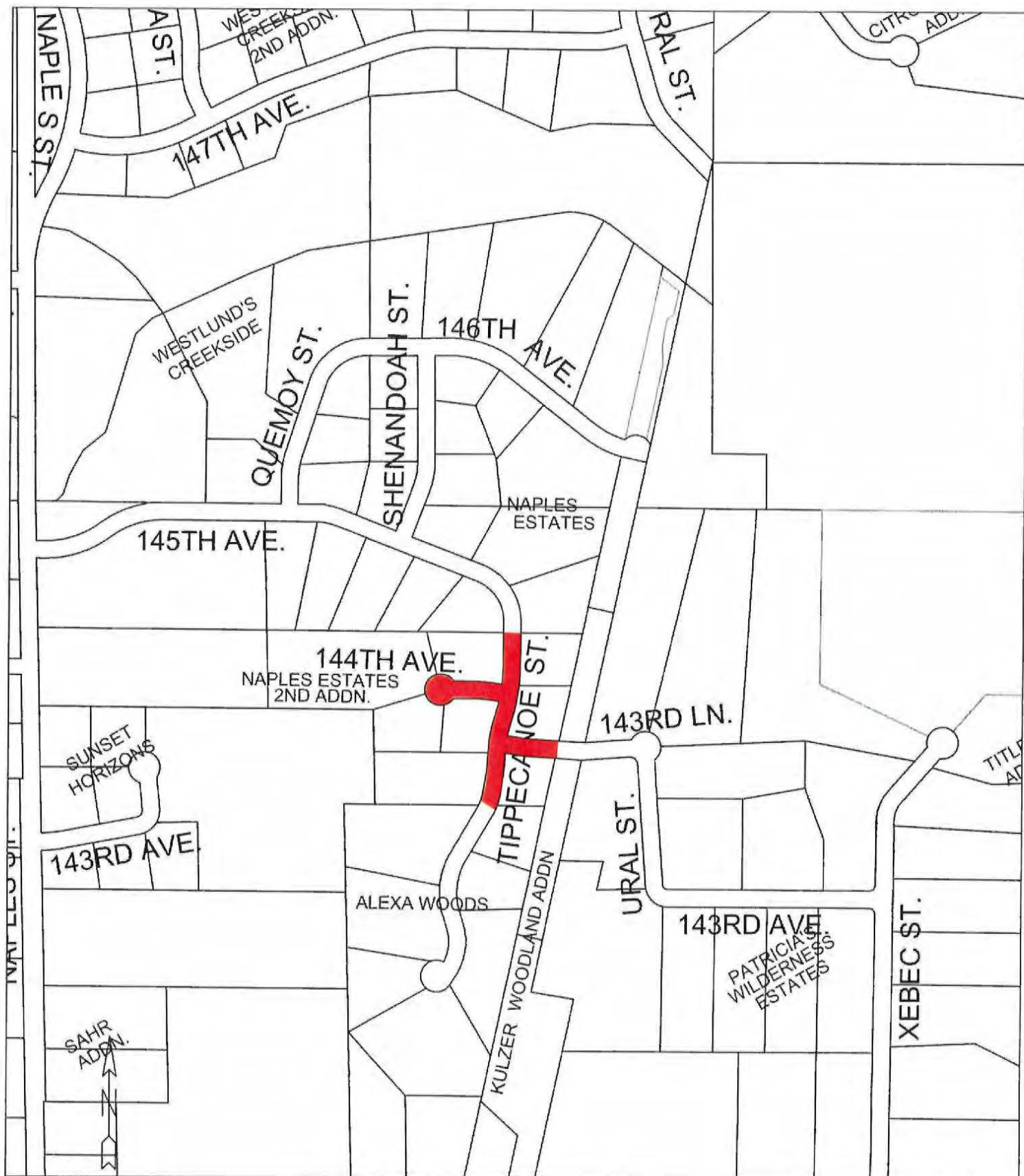
1" = 500'

Locations:

CLAYTON PARK ESTATES

RFC ENGINEERING, INC.
Consulting Engineers

13635 Johnson Street
 Ham Lake, MN 55304
 Telephone (763) 862-8000
 Fax (763) 862-8042



Sheet Title:

CITY OF HAM LAKE 2026 BITUMINOUS OVERLAY

Date

12/9/26

Scale

1" = 500'

Locations:

NAPLES ESTATES 2ND ADDITION

RFC ENGINEERING, INC.
Consulting Engineers

13635 Johnson Street
Ham Lake, MN 55304
Telephone (763) 862-8000
Fax (763) 862-8042



Sheet Title:

CITY OF HAM LAKE 2026 BITUMINOUS OVERLAY

Date

12/9/26

Scale

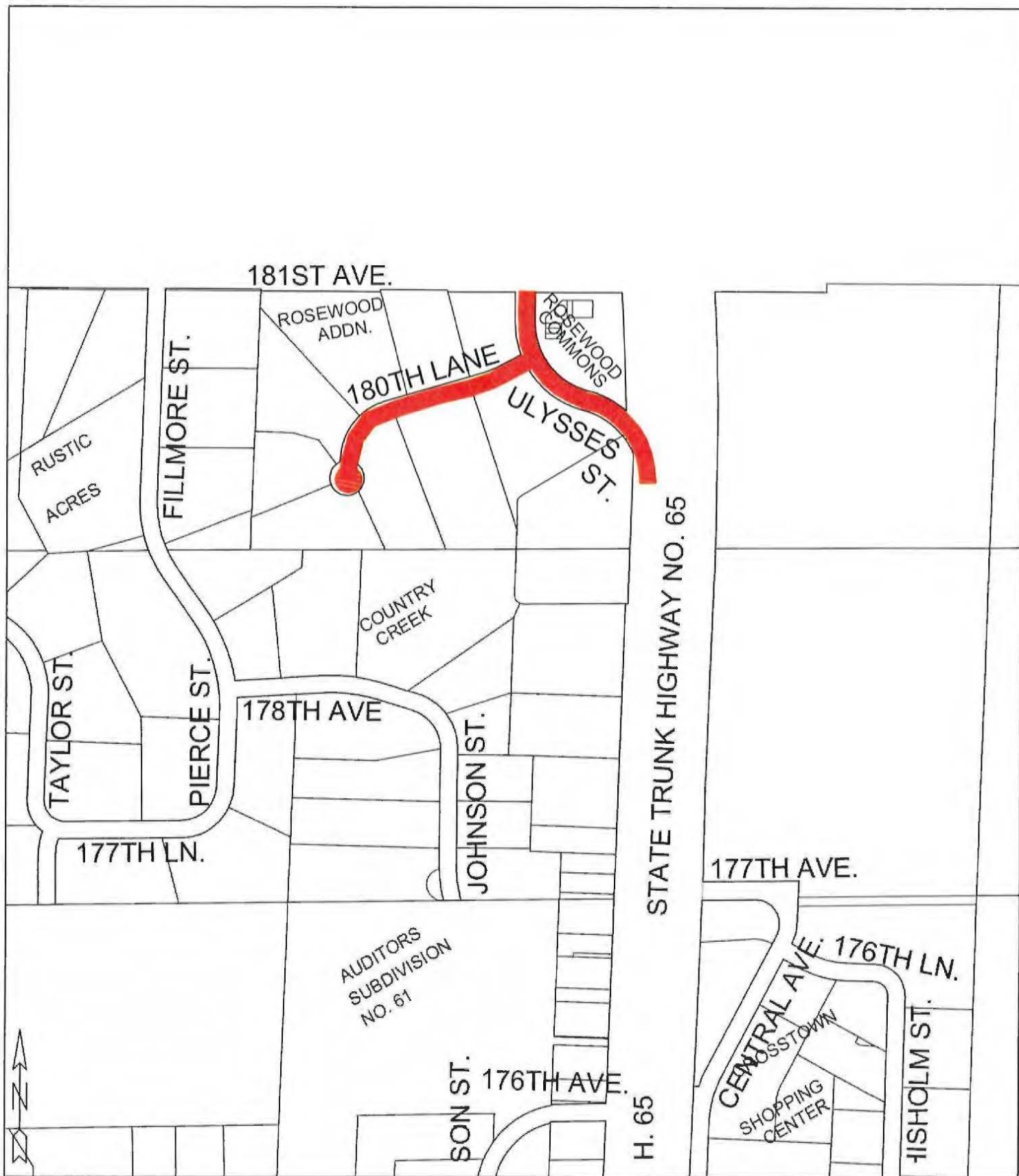
1" = 500'

Locations:

POLK STREET

RFC ENGINEERING, INC.
Consulting Engineers

13635 Johnson Street
Ham Lake, MN 55304
Telephone (763) 862-8000
Fax (763) 862-8042



Sheet Title:
CITY OF HAM LAKE 2026 BITUMINOUS OVERLAY

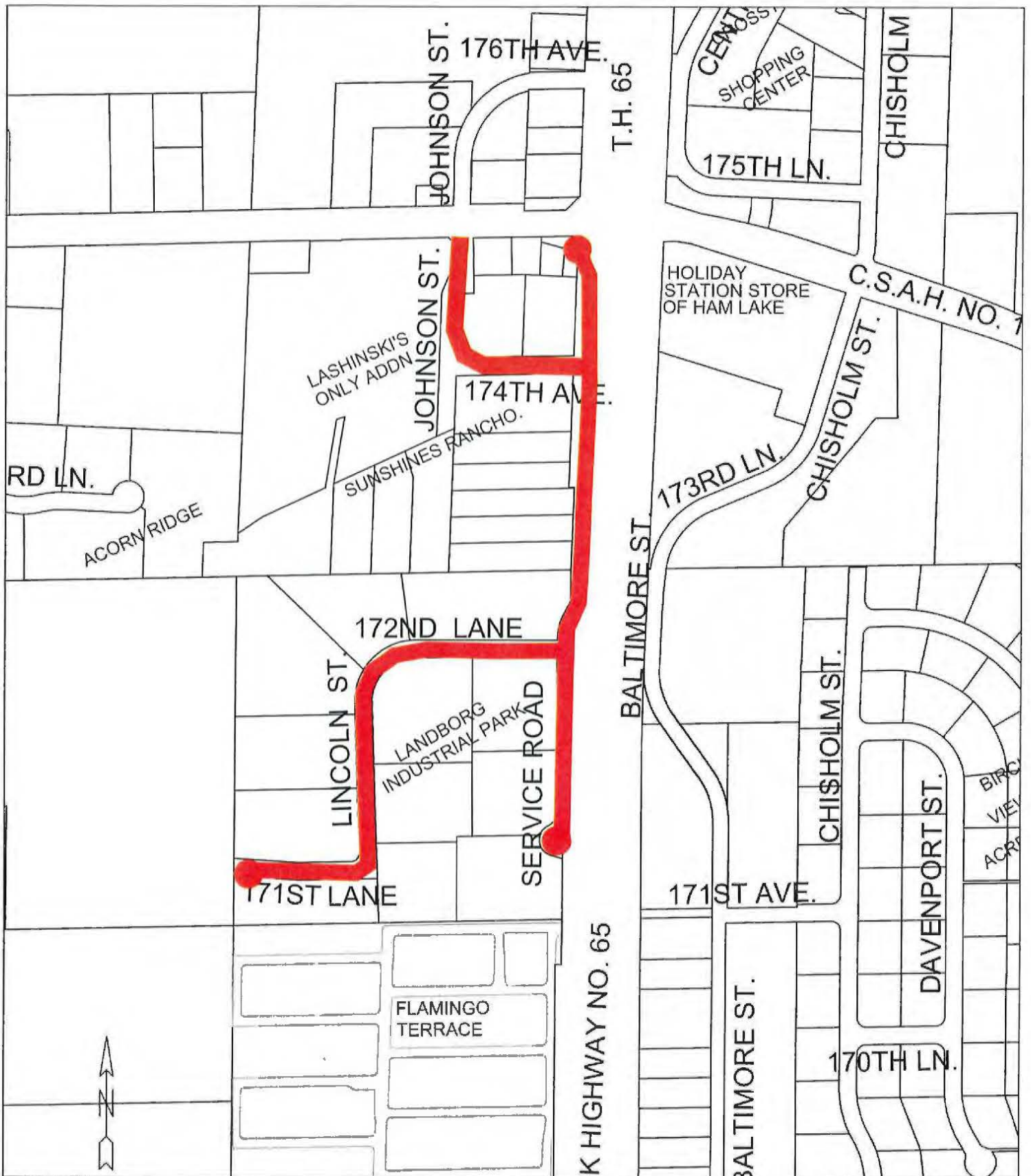
Date
12/9/26

Scale
1" = 500'

Locations:
ROSEWOOD ADDITION

RFC ENGINEERING, INC.
Consulting Engineers

13635 Johnson Street
Ham Lake, MN 55304
Telephone (763) 862-8000
Fax (763) 862-8042



Sheet Title:

CITY OF HAM LAKE 2026 BITUMINOUS OVERLAY

Date

12/9/26

Scale

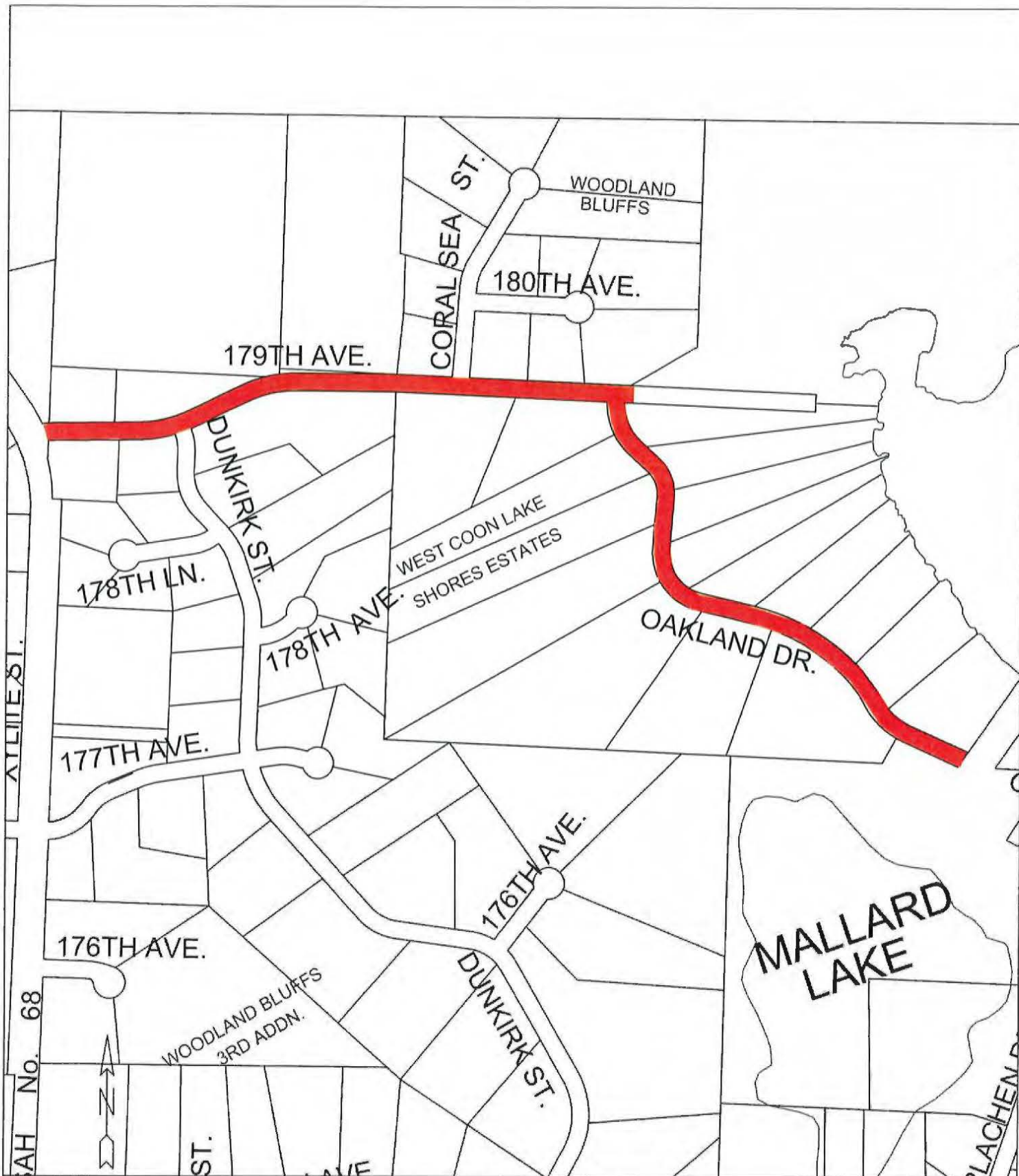
1" = 500'

Locations:

LANDBORG INDUSTRIAL PARK
JOHNSON ST. NE & ULYSSES ST. & 174TH AVE. NE

RFC ENGINEERING, INC.
Consulting Engineers

13635 Johnson Street
Ham Lake, MN 55304
Telephone (763) 862-8000
Fax (763) 862-8042



Sheet Title:

CITY OF HAM LAKE 2026 BITUMINOUS OVERLAY

Date

12/9/26

Scale

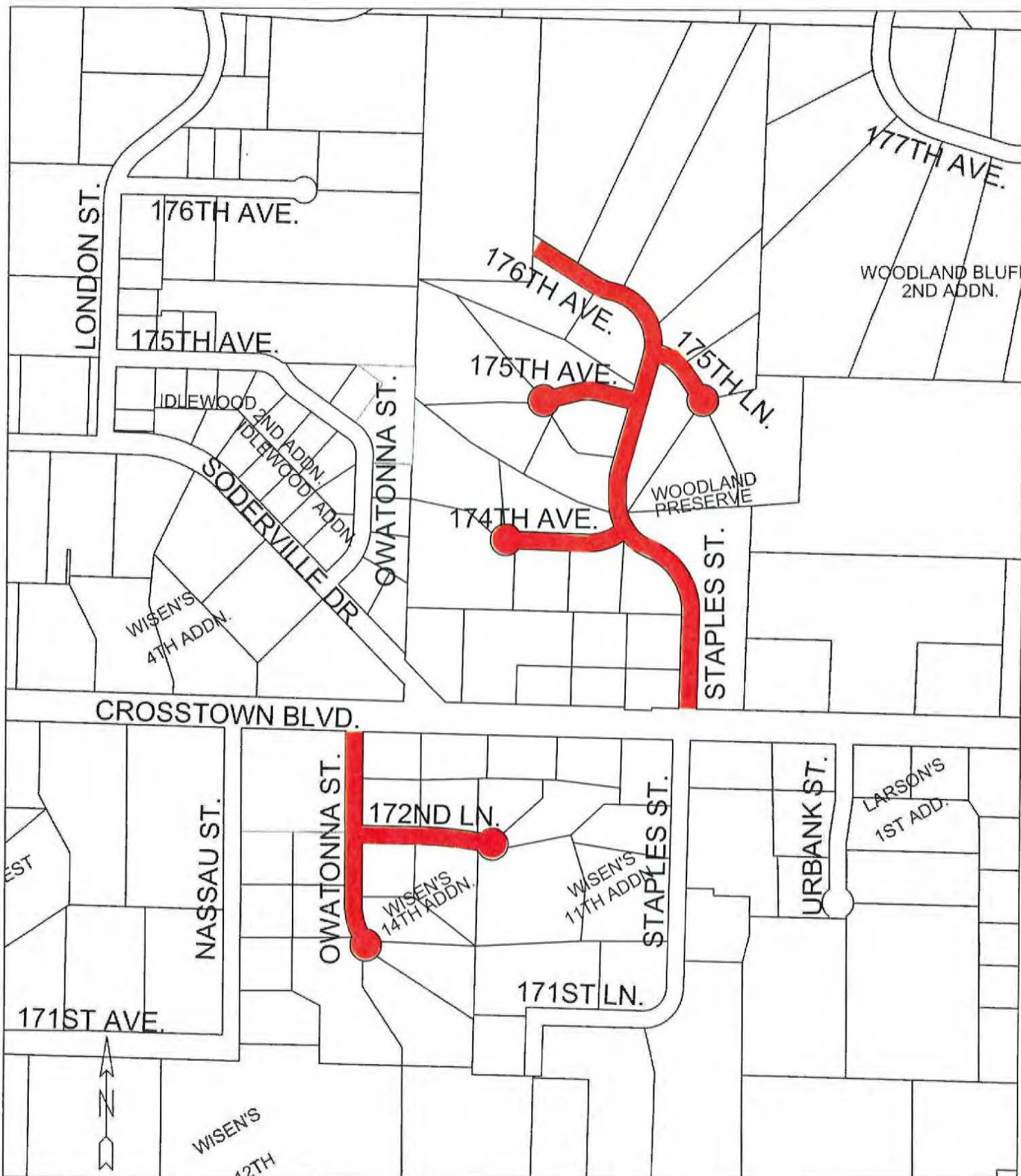
1" = 500'

Locations:

WEST COON LAKE SHORES ESTATES

RFC ENGINEERING, INC.
Consulting Engineers

13635 Johnson Street
 Ham Lake, MN 55304
 Telephone (763) 862-8000
 Fax (763) 862-8042



Sheet Title:

CITY OF HAM LAKE 2026 BITUMINOUS OVERLAY

Date

12/9/26

Scale

1" = 500'

Locations:

WISEN'S 14TH ADDITION AND WOODLAND PRESERVE

RFC ENGINEERING, INC.
Consulting Engineers

13635 Johnson Street
 Ham Lake, MN 55304
 Telephone (763) 862-8000
 Fax (763) 862-8042



**CITY OF HAM LAKE
STAFF REPORT**

To: Mayor and Councilmembers
From: Dawnette Shimek, Deputy City Clerk
Item/Title/Subject: Approval of the following Business Licenses for 2026

Discussion:

The following businesses are recommended for approval and have completed the application process to obtain business licenses in the City of Ham Lake:

Tobacco

Bidhipur Beverage, Inc. dba Ham Lake Liquor; Holiday Stationstores, LLC dba Holiday Stationstores #2746223; Grape Expectations, Inc. dba Tournament Liquor; Northern Tier Retail, LLC dba Speedway #4537; Eagl Beverage Holdings, LLC dba Majestic Oaks Golf Club; Rama Corporation dba Network Liquor and Wine Corp.; Celine Stop Ham Lake Inc. dba Celine Stop Ham Lake Inc.; DG Retail, LLC dba Dollar General Store #21464; E-Cig Clubhouse LLC dba E-Cig Clubhouse; Z&N, Inc. dba Ham Lake BP; Casey's Retail Company dba Casey's Store #3753; Broadview Operations, LLC, dba 1 Stop Liquor; Broadview Operations, LLC dba 1 Stop Market; A & H, LLC dba Ham Lake Tobacco; and Central Tobacco Inc. dba SmoKing Shop;

Cabaret

Maxx Bar & Grill Inc. dba Maxx Bar & Grill; Eagl Beverage Holdings, LLC dba Majestic Oaks Golf Club; and Dan Dahlin Inc., dba Ham Lake Lanes

Vending Machine

Mendota Valley Amusement, Inc. (for Maxx Bar & Grill); Bros Music & Games, Inc. dba Midwest Coin Concepts (for Ham Lake Lanes)

Recycling/Refuse

Ham Lake Haulers

Hotel/Motel

Kevin Eggerth (Ham Lake Apartments)

Oasis Life, LLC (AmericInn Ham Lake) *approval is subject to resolving issues in regard to the fire code, payment of property taxes and local lodging tax*

Recommendation:

I recommend approval of the above listed Business Licenses for 2026.

Meeting Date: December 15, 2025



***CITY OF HAM LAKE
STAFF REPORT***

To: Mayor and Councilmembers

From: Dawnette Shimek, Deputy City Clerk

Item/Title/Subject: Vacation of the Right-of-Entry and Drainage and Utility Easement lying over, under and across Outlot A, Red Fox Hollow Second Addition

Introduction/Discussion:

The Developer of Elwell Farms is requesting to vacate the Right-of-Entry and drainage and utility easement lying over, under and across Outlot A, Red Fox Hollow Second Addition. Engineer Krugler has reviewed the legal descriptions and has no issue with this vacation being there is no public need for the Drainage and Utility Easement or Right-of-Entry.

Recommendation:

I recommend approval of a Resolution scheduling a Public Hearing for January 5, 2026 to vacate the Right-of-Entry and Drainage and Utility Easement lying over, under and across Outlot A, Red Fox Hollow Second Addition.

RESOLUTION NO. 25- XX

WHEREAS, the Ham Lake City Council, on its own motion, wishes to consider the vacation of the following described land in the City of Ham Lake, pursuant to Minnesota Statutes Chapter 412.851:

**LEGAL DESCRIPTION TO VACATE THE RIGHT-OF-ENTRY
AND DRAINAGE AND UTILITY EASEMENT**

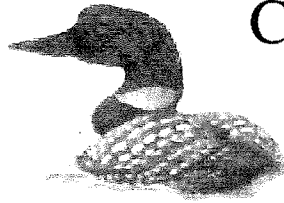
All of the Right-of-Entry and Drainage and Utility Easement lying over, under, and across Outlot A as created and dedicated in the plat of Red Fox Hollow Second Addition, located within Section 36, Township 32, Range 23, Anoka County Minnesota.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ham Lake, that the City Clerk is directed to post in a conspicuous place in the City Hall between the dates of December 16, 2025 and January 5, 2026 and to cause publication of a NOTICE OF PUBLIC HEARING, a copy of which is attached to this Resolution, for a public hearing to be held on January 5, 2026, with publication to occur in the Star Tribune on December 18, 2025 and December 25, 2025.

Adopted by the City Council of the City of Ham Lake on this 15th day of December 2025.

Brian Kirkham, Mayor

Denise Webster, City Clerk



CITY OF HAM LAKE

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

NOTICE OF PUBLIC HEARING VACATION OF PUBLIC LAND

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held before the Ham Lake City Council on January 5, 2026 at 6:01 p.m. in the City Council Chambers, City Hall, 15544 Central Avenue NE, Ham Lake, Minnesota 55304, to hear comments and questions concerning the proposed vacation of the following described land within the City of Ham Lake, Minnesota:

LEGAL DESCRIPTION TO VACATE THE RIGHT-OF-ENTRY AND DRAINAGE AND UTILITY EASEMENT

All of the Right-of-Entry and Drainage and Utility Easement lying over, under, and across Outlot A as created and dedicated in the plat of Red Fox Hollow Second Addition, located within Section 36, Township 32, Range 23, Anoka County Minnesota.

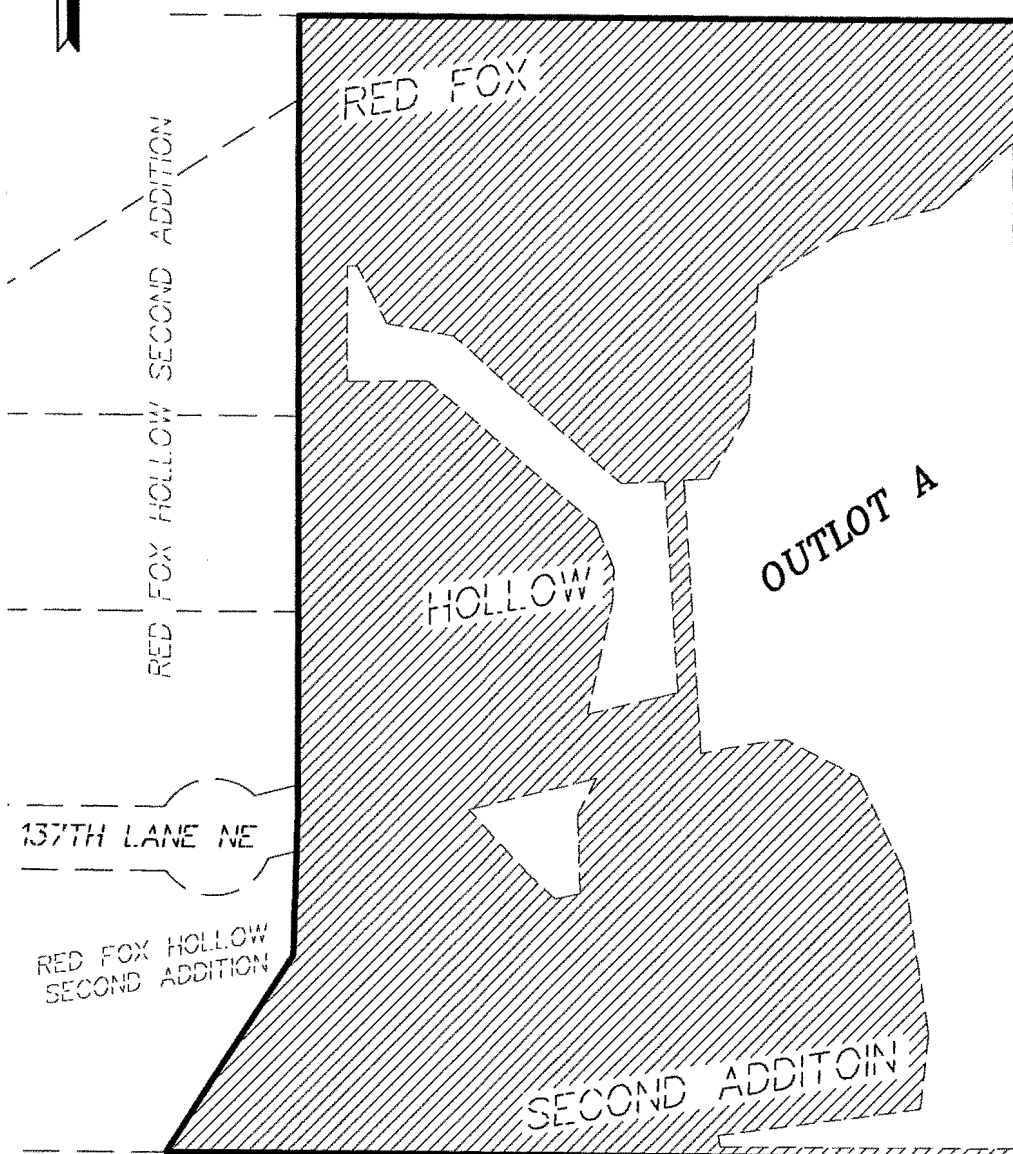
Said hearing is conducted pursuant to Minnesota Statutes Chapter 412.851.

Dated: December 18, 2025

Dawnette Shimek, Deputy City Clerk

Posted at City Hall between the dates of December 16, 2025 and January 5, 2026.

Published in the Star Tribune on December 18, 2025 and December 25, 2025.

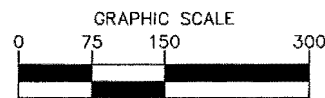


**ENGINEERING
SURVEYING
PLANNING**

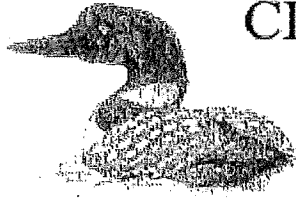
2746 10941_d&u vacation - red fox hollow 2nd add.



Denotes Drainage and Utility
Easement Vacation Area



(IN FEET)
(8.5x14 sheet)



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, DECEMBER 8, 2025

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: November 10, 2025

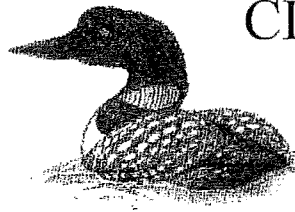
PUBLIC HEARING: None

NEW BUSINESS:

1. Richard Petersen of Cool Air Mechanical, Inc. located at 1544 134th Avenue NE requesting Commercial Site Plan approval for a .42-acre parking lot expansion located on parcel 32-32-23-43-0026.
2. Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, LLC, requesting Final Plat approval for Kohler Farms, a 43-lot single family residential development in Section 13.
3. Joseph Radach of Contour Development LLC, requesting Final Plat approval, for Elwell Farms 2nd Addition (7 Single Family Residential lots and 1 recreational lot) in Section 36.

COMMISSION BUSINESS:

1. City Council Update



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, DECEMBER 8, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, December 8, 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, Kyle Lejonvarn, Dave Ringler, David Ross, Jeff Entsminger, Jonathan Fisher, and Erin Dixon

MEMBERS ABSENT: None

OTHERS PRESENT: City Engineer, Dave Krugler 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 Fisher, to approve the minutes of the November 10, 2025 Planning Commission meeting as written. All in favor, motion carried.

PUBLIC HEARING: None

NEW BUSINESS:

Richard Petersen of Cool Air Mechanical, Inc. located at 1544 134th Avenue NE requesting Commercial Site Plan approval for a .42-acre parking lot expansion located on parcel 32-32-23-43-0026

Mr. Petersen stated the septic system for the business failed and there was not an alternate location to put the septic system on the parcel. City staff proposed he purchase some adjacent property from the city to expand the parking lot and to provide space to expand the septic area in the southwest corner of the parcel. Mr. Petersen stated the land was purchased a month ago. Mr. Petersen stated he is now requesting approval for the expanding parking area. Commissioner Ross completed the inspection, a copy which is on file. Commissioner Ross stated he observed the use of parcels adjacent to Cool Air Mechanical. Commissioner Ross stated the fencing currently in place provides adequate screening for the residential properties. Commissioner Ross stated the location of the parking lot expansion makes sense. Commissioner Lejonvarn asked if a new septic system could be constructed in the southwest corner of the parcel since the soil is compacted after having been used for a parking area. Engineer Krugler stated some

soils are being replaced and a Type III, mound system, is being constructed. Commissioner Entsminger asked where the original septic system was located. Mr. Petersen presented a copy of an exhibit in the packet that identified where the septic system and new parking area will be. There was discussion about fencing and trees that will be planted per the landscape plan for screening. Commissioner Ross stated there is a six-foot wooden fence built just beyond a retaining wall along some of the parcel and there are rows of mature pine trees on the residential property to the east of this site; planting more evergreen trees along the eastern border of the proposed new parking area will provide adequate screening for the residential property. Chair Pogalz stated Building Official Jones' memo states screening is to be provided as presented on sheet C1.2 of the civil landscape plans; he did not indicate additional fencing was needed. **Motion by Ross, seconded by Fisher, to recommend approval of the request of Richard Petersen of Cool Air Mechanical, Inc., located at 1544 134th Avenue NE, for Commercial Site Plan approval for a .42-acre parking lot expansion located on parcel 32-32-23-43-0026 subject to the following conditions: the new parking surface, on parcel ID# 32-32-23-43-0026, be combined with the existing lot located at 1544 134th Avenue NE, all parking stalls be a minimum 9 feet by 20 feet and all drive aisles be a minimum of 24 feet wide, all parking stalls are to be properly marked, all curbing and hard surfaces be approved and installed according to the City Engineer's specifications, screening to be provided as shown on sheet C1.2 of the Civil Landscape plans, revision date 9/17/25, screening must be in place by July 31, 2026, Cool Air Mechanical, Inc. contacting the city when additional growth is anticipated and providing proof that additional parking needs can be accommodated, and meeting all State, County and City Codes. All in favor, motion carried. *This application will be placed on the City Council's Monday, December 15, 2025, agenda.***

Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, LLC, requesting Final Plat approval for Kohler Farms, a 43-lot single family residential development in Section 13

Mr. Darren Lazan and Mr. Jason Osberg were present. Mr. Lazan stated construction started the first week of October and, after five weeks, all infrastructure is in place. Mr. Lazan stated 40 lots in the development have been sold and builders are anxious to start building model homes and homes for their clients. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated a few minor changes have been made to the plat since preliminary plat approval. Engineer Krugler stated an outlot was added to correct an encroachment on the western edge of the development; Outlot A will need to be combined with 4157 158th Avenue NE to the west. Engineer Krugler stated the developer will be dedicating a bike path easement, constructing a trail within the development and paying parkland dedication fees of approximately \$1,000 per lot to satisfy parkland dedication requirements. **Motion by Pogalz, seconded by Fisher, to recommend approval of the request of Darren Lazan of Landform Professional Services, LLC, on behalf of Jason Osberg, JD Ham Lake Holdings, LLC, requesting Final Plat approval for Kohler Farms, a 43-lot single family residential development in Section 13 subject to combining Outlot A with 4157 158th Avenue NE and providing proof of recording before any building permits will be issued, dedicating a 15-foot wide bike path easement along the west side of Lexington Avenue NE, constructing a**

20-foot wide trail within the development between Hupp Street NE and 158th Lane NE and paying parkland dedication fees for each lot as specified in the Development Agreement, submitting a request to vacate the three temporary right-of-way and drainage and utility easements at the connections of 158th Avenue NE, 159th Avenue NE and Hupp Street NE, meeting the requirements of the City Engineer and meeting all City, County and State Codes. All in favor, motion carried. *This application will be placed on the City Council's Monday, December 15, 2025, agenda.*

Joseph Radach of Contour Development LLC, requesting Final Plat approval, for Elwell Farms 2nd Addition (7 Single Family Residential lots and 1 recreational lot) in Section 36
Mr. Joe Radach and Mr. Steve Jones were present. Mr. Radach stated this project is the second phase of development which will be south of the first addition and will provide a connection to 137th Lane NE; the connection will provide access to Lexington Avenue NE through the Red Fox Hollow and Red Fox Hollow 2nd subdivisions. Mr. Radach stated the primary purpose of this plat is to open a lot for the construction of a clubhouse which will occur in the spring. Mr. Radach stated rezoning of the development to Planned Unit Development (PUD) was approved in November. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the development has been rezoned to PUD to allow for the construction of the clubhouse and to allow wetland banking. Engineer Krugler stated the developer will need to request vacation of temporary cul-de-sac right-of-way within Red Fox Hollow 2nd Addition, request vacation of the Opal Street NE temporary cul-de-sac after completion of the first lift of bituminous paving and request vacation of the right-of-entry and drainage and utility easement within Elwell Farms 1st Addition Outlot E (Formally Red Fox Hollow 2nd Addition Outlot A). **Motion by Pogalz, seconded by Fisher, to recommend approval of the request of Joseph Radach of Contour Development LLC, requesting Final Plat approval, for Elwell Farms 2nd Addition (7 Single Family Residential lots and 1 recreational lot) in Section 36 subject to the Developer submitting a request to vacate the right-of-entry and the drainage and utility easement with Elwell Farms Outlot H, formerly Red Fox Hollow Second Addition Outlot A, the Developer submitting a request to vacate the temporary right-of-way and drainage and utility easement at the connection of 137th Lane NE once the first lift of bituminous is constructed, the Developer submitting a request to vacate the temporary right-of-way and drainage and utility easement at the connection of Opal Street NE once the first lift of bituminous is constructed, paying parkland dedication fees of \$2,500 per lot, meeting the requirements of the City Engineer and meeting all City, County and State Codes. All in favor, motion carried. *This application will be placed on the City Council's Monday, December 15, 2025, agenda.***

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve rezoning the Elwell Farms subdivision to PUD and to approve the final plat of Harmony Estates 3rd Addition at the November 17, 2025 City Council Meeting. A Planning Commissioner will not be present at the December 15, 2025 City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:23 p.m. All in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk



**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 07/10/2025

Date of Receipt 7-15-2025

Receipt # 103054 Amount \$ 5750.00

Meeting Appearance Dates:

Planning Commission 12-8-25

City Council _____

Please check request(s):

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

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

***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: Cool Air Mechanical, Inc

Address/Location of property: Unassigned address on 134th Avenue NE

Legal Description of property: See attached

PIN # 32-32-23-43-0026 Current Zoning CD-2/G-F Proposed Zoning Same

Notes: Construction of a new parking lot

Applicant's Name: Richard Petersen

Business Name: Cool Air Mechanical, Inc

Address 1544 134th Avenue NE

City Ham Lake

State MN

Zip Code 55304

Phone _____

Cell Phone 651-755-7710 Fax _____

Email address _____

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

SIGNATURE [Signature]

DATE 7/10/25

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____

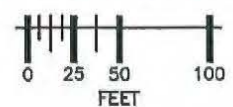
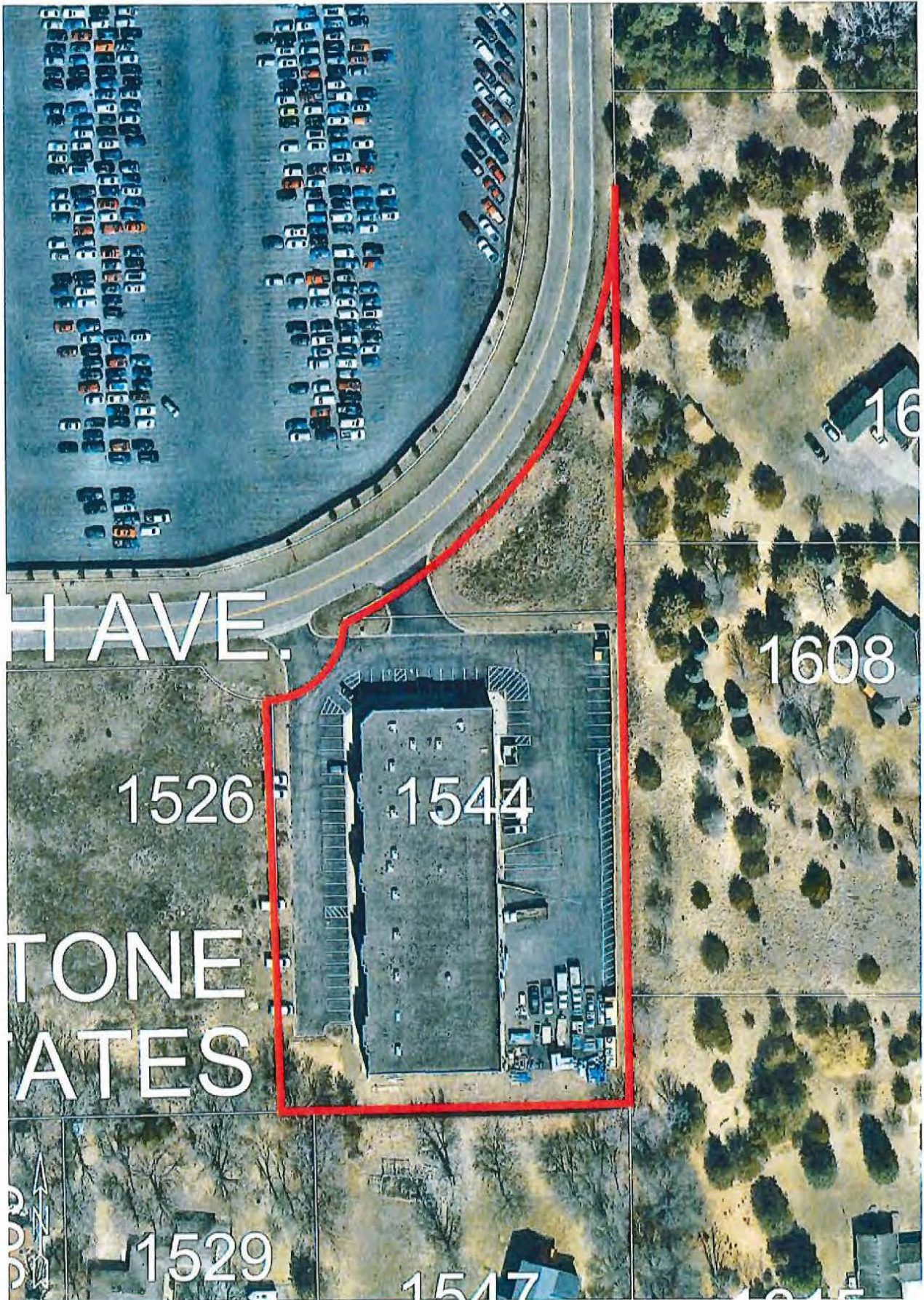
City Council _____

PROPERTY TAXES CURRENT YES NO

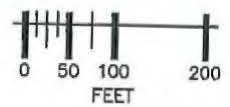
Any Active/Deferred Assessments YES NO

LEGAL DESCRIPTION

THAT PRT OF LOT 3 BLOCK 2 STONE ESTATES LYG S & E OF DESC LINE: COM AT NE CORNER OF SD LOT; TH N 89 DEG 51 MIN 26 SEC W, ASSD BRG ALG N LINE OF SD LOT, 33 FT TO POB OF LINE TO BE DESC; TH S 00 DEG 40 MIN 29 SEC E 70.57 FT; TH SWLY ALG A TANGENTIAL CURVE CONCAVE TO NW 349.71 FT, RAD 311.79 FT & CENTRAL ANG OF 64 DEG 15 MIN 48 SEC; TH S 63 DEG 35 MIN 19 SEC W, TAN TO LAST DESC CURVE, 16.47 FT; TH SWLY ALG A TANGENTIAL CURVE CONCAVE TO NW 137.56 FT, SD CURVE HAV RAD OF 311.79 FT & CENTRAL ANG OF 25 DEG 16 MIN 46 SEC & SD LINE THERE TERM, EX RD, SUBJ TO EASE OF REC



The map shows a residential area with a grid of streets. The streets are labeled with lot numbers: 13319, 13321, 13323, 13325, 13327, 13329, 13331, 13333, 13335, 13337, 13339, 13341, 13343, 13345, 13347, 13349, 13351, 13353, 13355, 13357, 13359, 13361, 13363, 13365, 13367, 13369, 13371, 13373, 13375, 13377, 13379, 13381, 13383, 13385, 13387, 13389, 13391, 13393, 13395, 13397, 13399, 13401, 13403, 13405, 13407, 13409, 13411, 13413, 13415, 13417, 13419, 13421, 13423, 13425, 13427, 13429, 13431, 13433, 13435, 13437, 13439, 13441, 13443, 13445, 13447, 13449, 13451, 13453, 13455, 13457, 13459, 13461, 13463, 13465, 13467, 13469, 13471, 13473, 13475, 13477, 13479, 13481, 13483, 13485, 13487, 13489, 13491, 13493, 13495, 13497, 13499, 13501, 13503, 13505, 13507, 13509, 13511, 13513, 13515, 13517, 13519, 13521, 13523, 13525, 13527, 13529, 13531, 13533, 13535, 13537, 13539, 13541, 13543, 13545, 13547, 13549, 13551, 13553, 13555, 13557, 13559, 13561, 13563, 13565, 13567, 13569, 13571, 13573, 13575, 13577, 13579, 13581, 13583, 13585, 13587, 13589, 13591, 13593, 13595, 13597, 13599, 13601, 13603, 13605, 13607, 13609, 13611, 13613, 13615, 13617, 13619, 13621, 13623, 13625, 13627, 13629, 13631, 13633, 13635, 13637, 13639, 13641, 13643, 13645, 13647, 13649, 13651, 13653, 13655, 13657, 13659, 13661, 13663, 13665, 13667, 13669, 13671, 13673, 13675, 13677, 13679, 13681, 13683, 13685, 13687, 13689, 13691, 13693, 13695, 13697, 13699, 13701, 13703, 13705, 13707, 13709, 13711, 13713, 13715, 13717, 13719, 13721, 13723, 13725, 13727, 13729, 13731, 13733, 13735, 13737, 13739, 13741, 13743, 13745, 13747, 13749, 13751, 13753, 13755, 13757, 13759, 13761, 13763, 13765, 13767, 13769, 13771, 13773, 13775, 13777, 13779, 13781, 13783, 13785, 13787, 13789, 13791, 13793, 13795, 13797, 13799, 13801, 13803, 13805, 13807, 13809, 13811, 13813, 13815, 13817, 13819, 13821, 13823, 13825, 13827, 13829, 13831, 13833, 13835, 13837, 13839, 13841, 13843, 13845, 13847, 13849, 13851, 13853, 13855, 13857, 13859, 13861, 13863, 13865, 13867, 13869, 13871, 13873, 13875, 13877, 13879, 13881, 13883, 13885, 13887, 13889, 13891, 13893, 13895, 13897, 13899, 13901, 13903, 13905, 13907, 13909, 13911, 13913, 13915, 13917, 13919, 13921, 13923, 13925, 13927, 13929, 13931, 13933, 13935, 13937, 13939, 13941, 13943, 13945, 13947, 13949, 13951, 13953, 13955, 13957, 13959, 13961, 13963, 13965, 13967, 13969, 13971, 13973, 13975, 13977, 13979, 13981, 13983, 13985, 13987, 13989, 13991, 13993, 13995, 13997, 13999, 14001, 14003, 14005, 14007, 14009, 14011, 14013, 14015, 14017, 14019, 14021, 14023, 14025, 14027, 14029, 14031, 14033, 14035, 14037, 14039, 14041, 14043, 14045, 14047, 14049, 14051, 14053, 14055, 14057, 14059, 14061, 14063, 14065, 14067, 14069, 14071, 14073, 14075, 14077, 14079, 14081, 14083, 14085, 14087, 14089, 14091, 14093, 14095, 14097, 14099, 14101, 14103, 14105, 14107, 14109, 14111, 14113, 14115, 14117, 14119, 14121, 14123, 14125, 14127, 14129, 14131, 14133, 14135, 14137, 14139, 14141, 14143, 14145, 14147, 14149, 14151, 14153, 14155, 14157, 14159, 14161, 14163, 14165, 14167, 14169, 14171, 14173, 14175, 14177, 14179, 14181, 14183, 14185, 14187, 14189, 14191, 14193, 14195, 14197, 14199, 14201, 14203, 14205, 14207, 14209, 14211, 14213, 14215, 14217, 14219, 14221, 14223, 14225, 14227, 14229, 14231, 14233, 14235, 14237, 14239, 14241, 14243, 14245, 14247, 14249, 14251, 14253, 14255, 14257, 14259, 14261, 14263, 14265, 14267, 14269, 14271, 14273, 14275, 14277, 14279, 14281, 14283, 14285, 14287, 14289, 14291, 14293, 14295, 14297, 14299, 14301, 14303, 14305, 14307, 14309, 14311, 14313, 14315, 14317, 14319, 14321, 14323, 14325, 14327, 14329, 14331, 14333, 14335, 14337, 14339, 14341, 14343, 14345, 14347, 14349, 14351, 14353, 14355, 14357, 14359, 14361, 14363, 14365, 14367, 14369, 14371, 14373, 14375, 14377, 14379, 14381, 14383, 14385, 14387, 14389, 14391, 14393, 14395, 14397, 14399, 14401, 14403, 14405, 14407, 14409, 14411, 14413, 14415, 14417, 14419, 14421, 14423, 14425, 14427, 14429, 14431, 14433, 14435, 14437, 14439, 14441, 14443, 14445, 14447, 14449, 14451, 14453, 14455, 14457, 14459





July 10, 2025

Project Narrative

Project: Construction of New Parking Lot
Cool Air Mechanical Inc
1544 134th Avenue NE
Ham Lake, MN 55304

Cool Air Mechanical, Inc. is requesting Site Plan review and approval for the construction of a new parking lot in the City of Ham Lake (parcel 32-32-23-43-0026). The parcel currently has a stormwater management basin and zoned CD-2 Commercial Development II/G-F Government Facilities Districts. The proposed project is permitted use.

The proposed lot size will be 0.42 acres and 0.33 acres will be disturbed for the project. The proposed parking lot will provide 25 parking spaces.

Access to the proposed parking lot will only be from the current business, Cool Air Mechanical, Inc. parking lot at 1544 134th Avenue NE.

The proposed parking lot will drain to existing regional detention basins that will detain and provide treatment to meet the city of Ham Lake stormwater management requirements. No additional parking lot lighting is proposed for the project.

Meeting Date: December 8, 2025

CITY OF HAM LAKE
STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building and Zoning Official

Subject: Cool Air Mechanical, Inc. requesting site plan approval for a .42-acre parking lot expansion at 1544 134th Avenue NE

Introduction/Discussion:

Cool Air Mechanical Inc. is an existing business located at 1544 134th Avenue NE which provides commercial plumbing and HVAC solutions. Cool Air Mechanical relocated to Ham Lake in 2012. Since that time, the business has expanded and so has the number of employees. Cool Air Mechanical currently has 60 employees. The company is projecting additional business and employee growth in the future. As a result of the growth that has already occurred, the existing parking lot is unable to accommodate parking for all current employees, and the septic system has failed. Employees are parking on an unpaved, non-complaint surface on the neighboring lot. Due to the building size, and lack of open space on the parcel, space is limited for parking and for constructing a properly sized septic system. Cool Air Mechanical purchased land from the city to the north of the existing building to expand the parking area. (Parcel ID# 32-32-23-43-0026.) The new, expanded septic area will extend into the existing parking lot in the southwest corner of the parcel, eliminating eight parking spaces. The new parking area to the north will make up for the loss of these parking spaces plus add 16 additional parking spaces.

Recommendation:

I recommend approval of the commercial site plan for expansion of the parking lot located at on parcel ID# 32-32-23-43-0026 for Cool Air Mechanical with the following conditions:

- 1) That the new parking surface, on parcel ID# 32-32-23-43-0026, be combined with the existing lot located at 1544 134th Avenue NE.
- 2) That all parking stalls be a minimum 9 feet by 20 feet and all drive aisles be a minimum of 24 feet wide.
- 3) All parking stalls be properly marked.
- 4) That all curbing and hard surfaces be approved and installed according to the City Engineer's specifications.

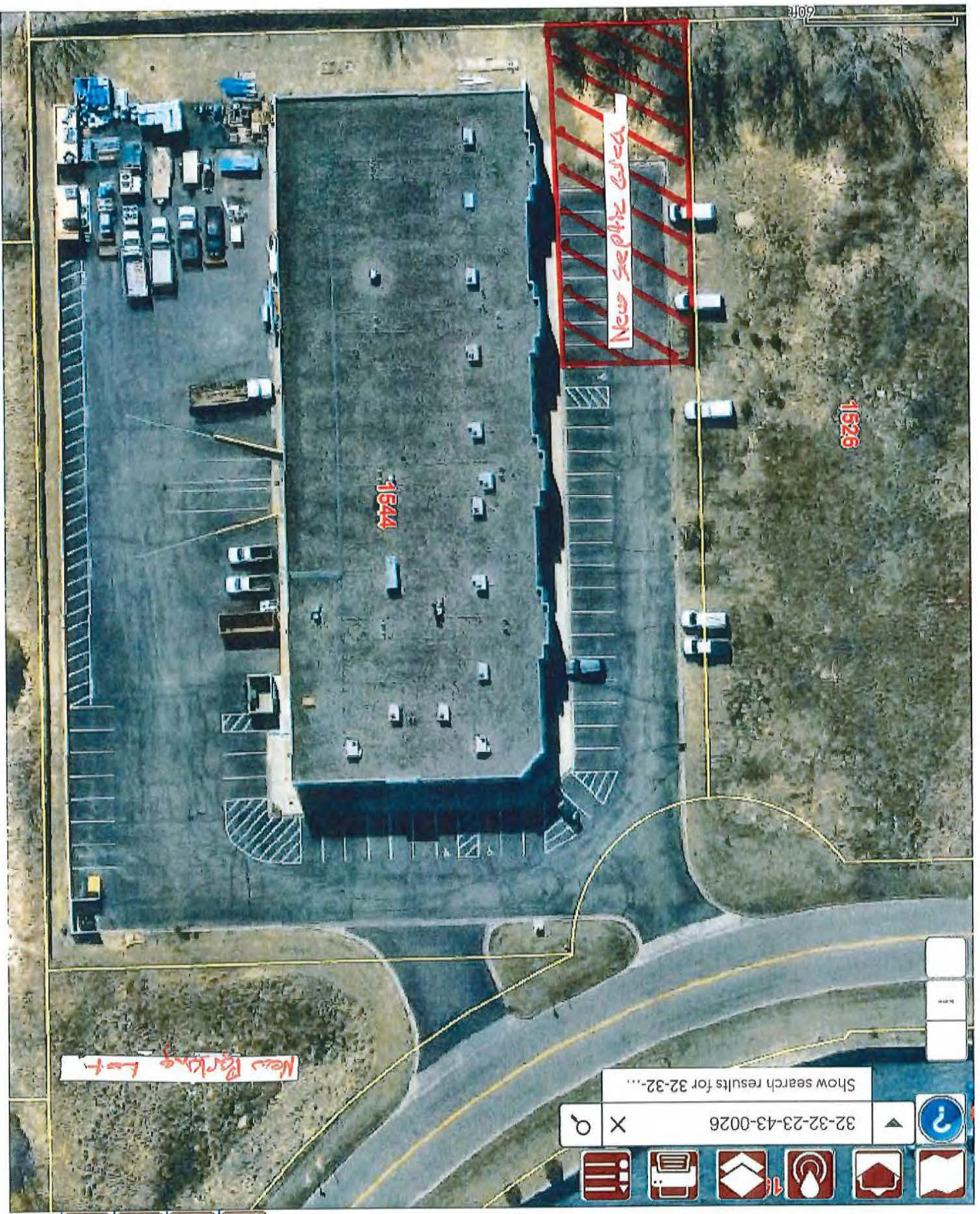
- 5) That screening be provided as shown on sheet C1.2 of the Civil Landscape plans, revision date 9/17/25. Screening must be in place by July 31, 2026.
- 6) Cool Air Mechanical contact the city when additional growth is anticipated and provide proof that additional parking needs can be accommodated.
- 7) Meeting all State, County and City Codes.



32-32-23-43-0026 X

Show search results for 32-32-...

New Parking Lot



PROPOSED PARKING LOT EXPANSION FOR: COOL AIR MECHANICAL HAM LAKE, MINNESOTA

PROJECT INFORMATION

SITE INFORMATION:

PROPERTY AREA: 18.45 AC (24.42 AC)
EXISTING ZONING: C-1 (COMMERCIAL DEVELOPMENT BY CITY GOVERNMENT FACILITIES DISTRICT)
PROPOSED ZONING: C-1 (COMMERCIAL DEVELOPMENT BY CITY GOVERNMENT FACILITIES DISTRICT)
PROPOSED USE: PARKING LOT
AREA OF IMPROVEMENT: 0.15 AC
SECTION:

EXISTING SITE DATA

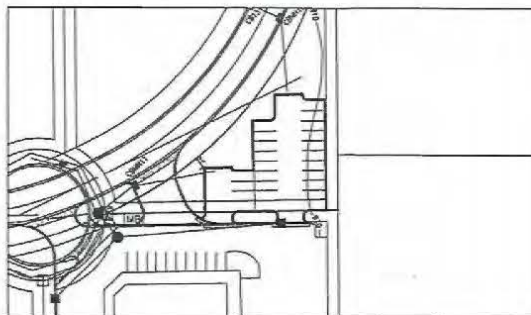
ITEM	QUANTITY	UNIT	PERCENT
BUILDING FLOOR AREA	688	SQ	0.04
PARKING LOT (AS SHOWN)	688	SQ	0.04
TOTAL IMPROVEMENT	1376	SQ	0.08
LANDSCAPE/OPEN SPACE	17.30	AC	93.96
PROJECT SITE	18.45	AC	100.00

PROPOSED SITE DATA

ITEM	QUANTITY	UNIT	PERCENT
BUILDING FLOOR AREA	688	SQ	0.04
PARKING LOT (AS SHOWN)	688	SQ	0.04
TOTAL IMPROVEMENT	1376	SQ	0.08
LANDSCAPE/OPEN SPACE	17.30	AC	93.96
PROJECT SITE	18.45	AC	100.00



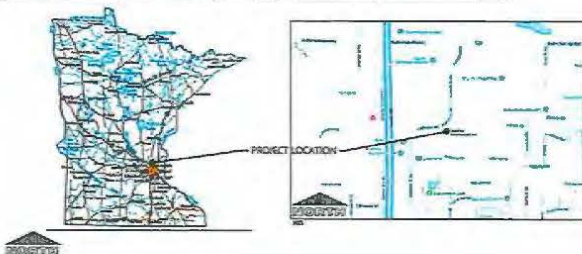
Gopher State One
Call
811 or 800-252-1166



SITE PLAN OVERVIEW



LOCATION MAP



PROJECT NOTES

GENERAL PROJECT NOTES

- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF HAM LAKE, MINNESOTA, STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

SHEET INDEX

THIS SHEET IS INTENDED TO BE PRINTED IN COLOR. REFER TO THE GENERAL PROJECT NOTES FOR MORE INFORMATION.

NUMBER	SHEET NAME / DESCRIPTION
001	COVER SHEET
002	PROPOSED PARKING LOT EXPANSION
003	EXISTING SITE AND SURROUNDING AREA
004	EXISTING AND PROPOSED UTILITIES
005	LANDSCAPE AND RESTORATION PLAN

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	PROPOSED PARKING LOT EXPANSION	10	EXISTING UTILITY POLE
2	EXISTING PARKING LOT	11	EXISTING UTILITY POLE WITH GUY WIRE
3	EXISTING DRIVEWAY	12	EXISTING STREET LIGHT
4	EXISTING DRIVEWAY	13	EXISTING TELEPHONE POLE
5	EXISTING DRIVEWAY	14	EXISTING TELEPHONE POLE
6	EXISTING DRIVEWAY	15	EXISTING TELEPHONE POLE
7	EXISTING DRIVEWAY	16	EXISTING TELEPHONE POLE
8	EXISTING DRIVEWAY	17	EXISTING TELEPHONE POLE
9	EXISTING DRIVEWAY	18	EXISTING TELEPHONE POLE
10	EXISTING DRIVEWAY	19	EXISTING TELEPHONE POLE
11	EXISTING DRIVEWAY	20	EXISTING TELEPHONE POLE
12	EXISTING DRIVEWAY	21	EXISTING TELEPHONE POLE
13	EXISTING DRIVEWAY	22	EXISTING TELEPHONE POLE
14	EXISTING DRIVEWAY	23	EXISTING TELEPHONE POLE
15	EXISTING DRIVEWAY	24	EXISTING TELEPHONE POLE
16	EXISTING DRIVEWAY	25	EXISTING TELEPHONE POLE
17	EXISTING DRIVEWAY	26	EXISTING TELEPHONE POLE
18	EXISTING DRIVEWAY	27	EXISTING TELEPHONE POLE
19	EXISTING DRIVEWAY	28	EXISTING TELEPHONE POLE
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21	EXISTING DRIVEWAY	30	EXISTING TELEPHONE POLE
22	EXISTING DRIVEWAY	31	EXISTING TELEPHONE POLE
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82	EXISTING DRIVEWAY	91	EXISTING TELEPHONE POLE
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90	EXISTING DRIVEWAY	99	EXISTING TELEPHONE POLE
91	EXISTING DRIVEWAY	100	EXISTING TELEPHONE POLE

CIVIL COVER SHEET

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1000 Cassin Drive
Fond du Lac, WI 54601
920-225-9800
excelsolutions.com

PROPOSED PARKING LOT EXPANSION FOR:
COOL AIR MECHANICAL
1544 134TH AVE NE • HAM LAKE, MN 55304

PREPARED BY:
JASON D. DAVIS
DATE: 07/10/2025
LAYOUT: 07/10/2025

PRELIMINARY DATES
JULY 8, 2025
JULY 30, 2025
SEPT. 17, 2025

JOB NUMBER
250203500

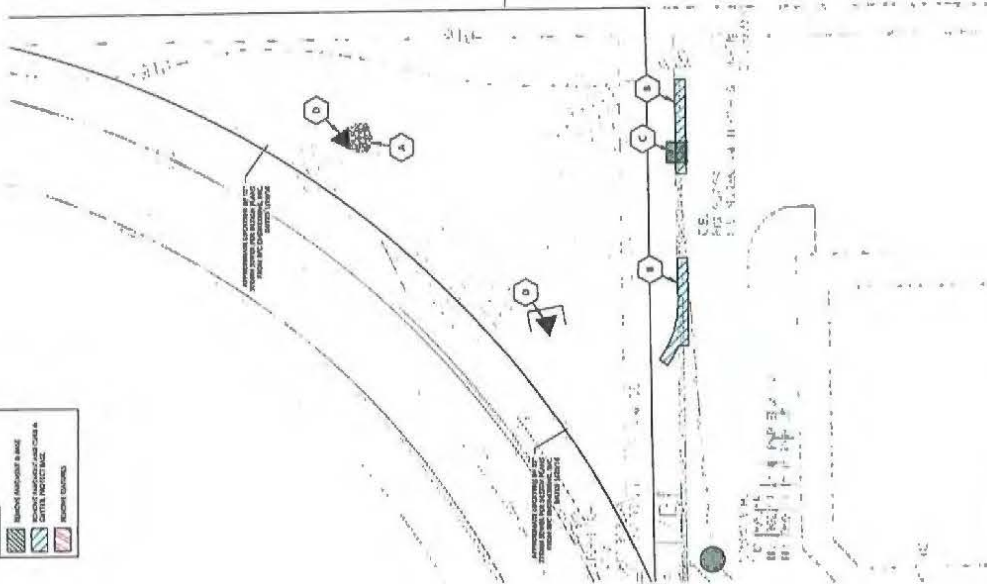
SHEET NUMBER

C0.1

NOT FOR CONSTRUCTION

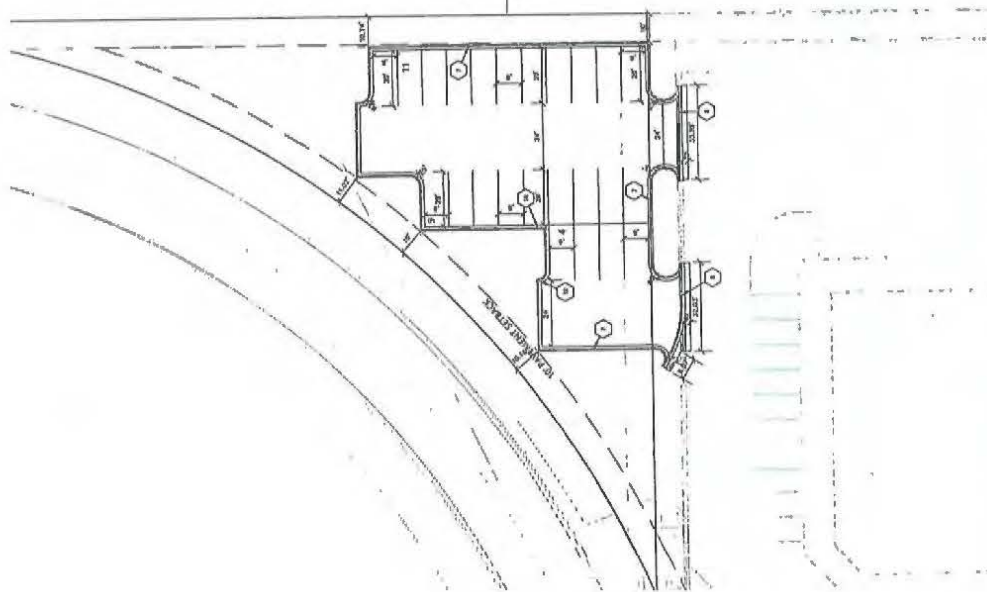
LEGEND:

	EXISTING IMPROVEMENTS & BASE
	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	EXISTING DRIVEWAY



KEYNOTES

A	EXISTING IMP. IMP.
B	EXISTING CURB AND GUTTER
C	EXISTING SIDEWALK
D	EXISTING DRIVEWAY



LEGEND:

	EXISTING IMPROVEMENTS
	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	EXISTING DRIVEWAY

KEYNOTES

1	EXISTING IMP. IMP.
2	EXISTING CURB AND GUTTER
3	EXISTING SIDEWALK
4	EXISTING DRIVEWAY

EXCEL
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100 Capital Drive
Plymouth, MN 55442
763.433.1111
www.excelinc.com

PROJECT INFORMATION

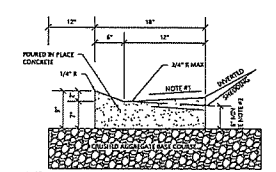
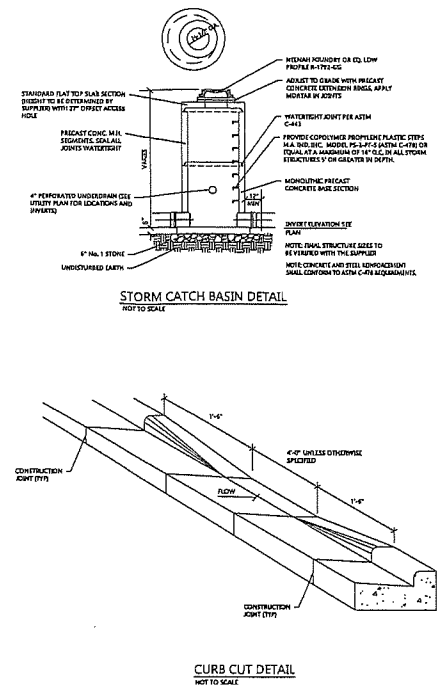
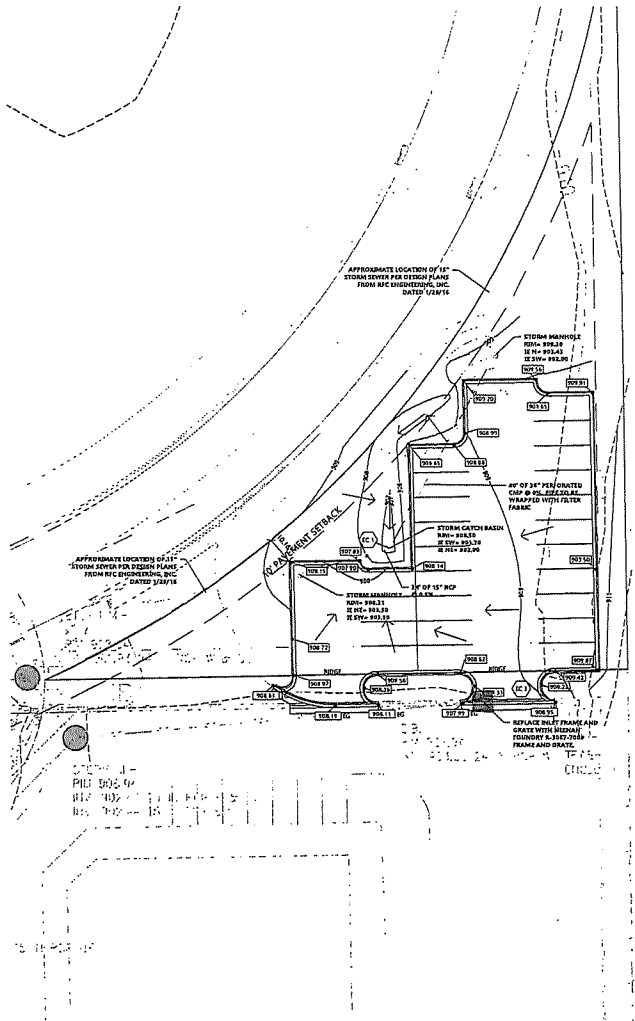
PROPOSED PARKING LOT EXPANSION FOR:
COOL AIR MECHANICAL
1544 134TH AVE NE • HAM LAKE, MN 55304

PROJECT NUMBER: 250203500
DATE: 08/17/2023
DRAWN BY: J. H. H. H.
CHECKED BY: J. H. H. H.
APPROVED BY: J. H. H. H.

NOT FOR CONSTRUCTION
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. IT IS FOR INFORMATION ONLY. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE DESIGNER.

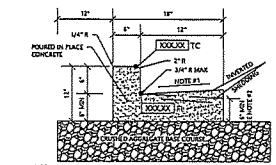
SHEET NUMBER
250203500

C1.0



- NOTE:**
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLAN.
 2. THE BOTTOM OF CURB AND GUTTER SHALL BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SURGRADE OR BASE AGGREGATE PROVIDED A 1\"/>

18\"/>



- NOTE:**
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLAN.
 2. THE BOTTOM OF CURB AND GUTTER SHALL BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SURGRADE OR BASE AGGREGATE PROVIDED A 1\"/>

18\"/>

- GENERAL NOTES:**
- HANDICAP DETAIL AND ACCESS ADJES SHALL NOT EXCEED A SLOPE OF 1:50 IN ANY DIRECTION. HANDICAP STALLS IN ACCESS ADJES SHALL CONFORM TO ADA REQUIREMENTS CURRENT EDITION.
 - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1:50 AND RUNNING SLOPE OF 4:50 UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE PER PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
 - CONTRACTOR SHALL PROVIDE CONCRETE WALDOUT AS REQUIRED PER CODE. FINAL LOCATION 180 FT. CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE TEMPORARY DRAIN PROTECTION FOR ALL CURB RAILS IN CATCH BASIN UNTIL A DRAINAGE MAINTENANCE DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

(EC)	WELT PROTECTION
(EC)	STABILIZED CONSTRUCTION ENTRANCE



CIVIL EROSION CONTROL, GRADING, AND UTILITY PLAN

Excel

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100 Camelot Drive
Fond du Lac, WI 54603
820-428-9800
mccall@excelinc.com

PROJECT INFORMATION

PROPOSED PARKING LOT EXPANSION FOR:
COOL AIR MECHANICAL
 1544 134TH AVE NE • HAM LAKE, MN 55304

PROFESSIONAL SEAL

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.
 Print Name: **JARON DATE**
 License No.: **2017725 - License # 47722**

PRELIMINARY DATES

JULY 8, 2025
 JULY 30, 2025
 SEPT. 17, 2025

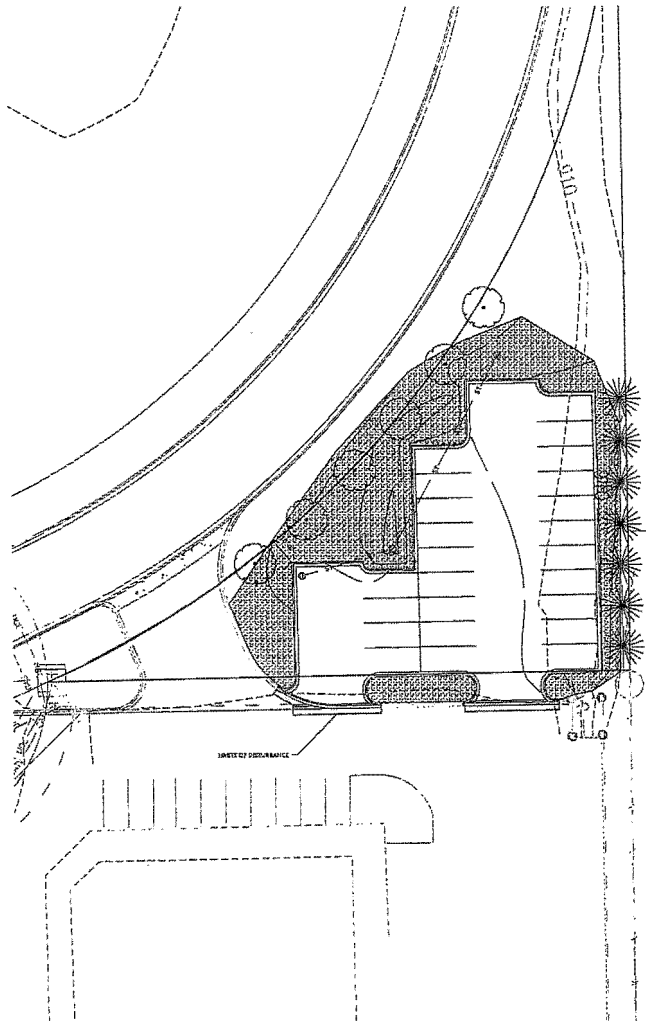
NOT FOR CONSTRUCTION

JOB NUMBER

250203500

SHEET NUMBER

C1.1

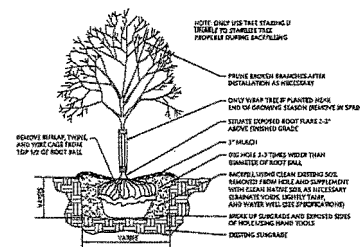


PLANT SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
DECIDUOUS TREES					
⊙	Aspen Shrubland Smilacina	Asplenium platyneuron 'Autumn Brilliance'	8	2" DBH	800
EVERGREEN TREES					
⊗	Shrub Red Spruce	Picea glauca 'Millenium'	8	2" DBH	800

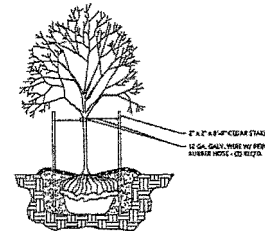
GENERAL NOTES:

- ALL MATERIALS SHALL BE TO BE SPECIFIED.
- SEE SHEET C-1 FOR LANDSCAPE INDICATIONS.

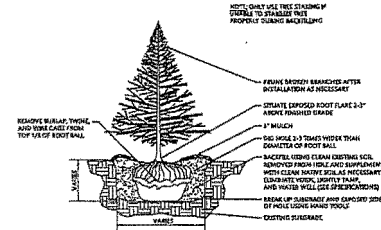
HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
SEEDLING LAMP	



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE STAKING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN

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100 Camelot Drive
Fond du Lac, WI 54935
920-225-9400
excel@excelinc.com

PROJECT INFORMATION

PROPOSED PARKING LOT EXPANSION FOR:
COOL AIR MECHANICAL
1544 134TH AVE NE • HAM LAKE, MN 55304

PRELIMINARY DATE:
JULY 8, 2025
JULY 23, 2025
SEPT. 17, 2025

PRELIMINARY DATES:
JULY 8, 2025
JULY 23, 2025
SEPT. 17, 2025

JOB NUMBER:
250203500

SHEET NUMBER:

C1.2

NOT FOR CONSTRUCTION

Jennifer Bohr

From: Abbey Lee
Sent: Wednesday, October 1, 2025 10:30 AM
To: Lisa Van Handel
Cc: Richard Petersen; Jennifer Bohr; David Krugler
Subject: RE: Cool Air Mechanical status update

Good morning,

CCWD staff spent some time discussing the application and scope of work for Cool Air Mechanical and determined that while complex in nature and within the District's regulatory interest, the actual square footage of new impervious does not require a District Permit.

We will be returning all review fees for this project. Please ensure all other local/state permit are acquired prior to construction.

Thanks,

Abbey Lee

Watershed Development Manager



763.258.7928 direct
763.755.0975 office

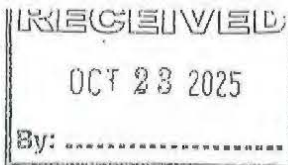
13632 Van Buren St NE
Ham Lake, MN 55304
www.cooncreekwd.org

From: Lisa Van Handel <lisa.vanhandel@excelengineer.com>
Sent: Tuesday, September 30, 2025 8:53 AM
To: Abbey Lee <alee@cooncreekwd.org>
Cc: Richard Petersen <richardp@CoolAirMechanical.com>
Subject: RE: Cool Air Mechanical status update

Hi Abbey – if you could send a virtual link when you have an opportunity for the 10/13 meeting I would appreciate it.
Thanks.

Lisa Van Handel

Civil Project Coordinator



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 10/22/2025

Date of Receipt 10/23/25

Receipt # _____ Amount \$ _____

Meeting Appearance Dates:

Planning Commission 12-8-25 City Council _____

Please check request(s):

- | | |
|---|---|
| <input type="checkbox"/> Metes & Bounds Conveyance | <input type="checkbox"/> Commercial Building Permit |
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Certificate of Occupancy |
| <input type="checkbox"/> Preliminary Plat Approval* | <input type="checkbox"/> Home Occupation Permit |
| <input checked="" 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: JD Ham Lake Holdings, LLC, Project Name: "Kohler Farms"

Address/Location of property: 4 Parcels, only one address- 15946 LEXINGTON AVE NE, Ham Lake, MN 55304

Legal Description of property: THE NE1/4 OF SW1/4 OF SEC 13 TWP 32 RGE 23 EX THE S 667 FT OF THE E 670 FT THEREOF, EX RD SUBJ TO EASE OF REC, HAM LAKE TWP NW 1/4 OF SW 1/4 13 32 23, HAM LAKE TWP SW 1/4 OF SW 1/4 13 32 23, THE S 667 FT OF E 670 FT OF THE NE1/4 OF SW1/4 OF SEC 13 TWP 32 RGE 23, EX RD SUBJ TO EASE OF REC

PIN # #13-32-23-31-0002, #13-32-23-32-0001, #13-32-23-33-0001, #13-32-23-31-0003 Current Zoning R-1 Proposed Zoning _____

Notes: This is our formal Final Plat application for Kohler Farms

Applicant's Name: Darren Lazan (Developer- JD Ham Lake Holdings, LLC: Jason Osberg (612)205-1226)

Business Name: Landform Professional Services, LLC

Address 105 5th Ave S, Suite 513

City Minneapolis State MN Zip Code 55401

Phone 612-638-0250 Cell Phone 612-221-8143 Fax _____

Email address _____

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

SIGNATURE [Signature] DATE 10/22/25

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____ PROPERTY TAXES CURRENT YES NO
City Council _____ Any Active/Deferred Assessments YES NO

Memorandum

Date: December 4, 2025
To: Planning Commissioners
From: David A. Krugler, City Engineer
Subject: Kohler Farms



Introduction:

The Final Plat was received on November 25th. The Title Sheet; Existing Conditions & Demolition Plans; Preliminary Plat & Site Plans; Grading, Drainage, Erosion Control, Storm Sewer Plans; SWPPP; Storm Sewer Plan & Profile; Street Profiles; Civil Construction Details; Livability Map; and Tree Preservation Index were received October 28th for the 43-lot residential development located on the 123.3 acres of contiguous parcels 13-32-23-31-0002, 13-32-23-31-0003 (15946 Lexington Avenue NE), 13-32-23-32-0001 and 13-32-23-33-0001.

Discussion:

The Final Plat conforms to the Preliminary Plat and associated plans that received City Council approval on September 2nd. An outlot is shown in the southwesterly portion of the proposed development. The 3,226-square-foot Outlot A is to be combined with the adjacent 4157 158th Avenue NE parcel to the west. The Development Agreement will require the courtesy combination of the outlot to the adjacent property. The Development Agreement will stipulate that no building permits be issued until proof of recordings and convenience is provided.

The Future Trails Map for Ham Lake identifies Lexington Avenue NE as a future bike path. The Park Committee has recommended that a trail easement be dedicated along the west side of Lexington Avenue NE for a future bike path. A 15-foot trail easement is required adjacent to and in addition to the 10-foot drainage and utility easement along Lexington Avenue NE. A trail easement within the development is also required to ensure neighborhood connectivity, including access to the Enchanted Estates subdivision and Enchanted Estates Park. A 20-foot trail easement between Hupp Street NE to 158th Lane NE is shown on the plans. Parkland dedication fees will be collected in lieu of land dedication, with credit granted to the Developer for land dedicated to the trail easement and for any improvements made for the trail within the development minus any portions overlapping required drainage and utility easements.

The Plans were approved by the Coon Creek Watershed District (CCWD) Board of Managers on October 13th. The attached CCWD Permit was issued October 27th. An NPDES permit was obtained October 13th. Although rare plants are present onsite, no disturbance is proposed. A FEMA Letter of Map Amendment is not required for the development. No license agreements are needed for any lots.

The existing buildings located on the future 10.8-acre Lot 1 of Block 4 (15946 Lexington Avenue NE) comply with all applicable city and state codes; therefore, no modifications or demolition will be necessary, as confirmed in the attached email from the City Building Official. Soil borings included on the plans indicate a suitable secondary septic location on the future Lot 1 of Block 4 parcel. The August 26th Tradewell Soil Testing septic certification certifies that all lots will support two standard septic systems in accordance with Minnesota Rules 7080.

Recommendations:

It is recommended that the Final Plat of Kohler Farms be recommended for approval to the City Council with the following condition:

- The Developer submitting a request to vacate the three temporary right-of-way and Drainage and Utility easements at the connections of 158th Avenue NE, 159th Avenue NE, and Hupp Street NE.

KOHLER FARMS

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 13, T. 32, R. 23

KNOW ALL PERSONS BY THESE PRESENTS, That JD Ham Lake Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

PARCEL A

The Northeast Quarter of the Southwest Quarter of Section 13, Township 32, Range 23, Anoka County, Minnesota, EXCEPT the South 607 feet of the East 670 feet thereof.

AND

The West Half of the Southwest Quarter of Section 13, Township 32 North, Range 23 West, according to the United States Government Survey, Anoka County, Minnesota.

And that Kohler Farms Family Limited Partnership, LLP, a Minnesota limited liability partnership, owner of the following described property:

PARCEL B

The South 667 feet of the East 670 feet of the Northeast Quarter of the Southwest Quarter of Section 13, Township 32, Range 23, Anoka County, Minnesota.

Have caused the same to be surveyed and plotted as KOHLER FARMS and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said JD Ham Lake Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

JD HAM LAKE HOLDINGS, LLC

(Signature)

to _____

(Print name) (Title)

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____ its _____ of JD Ham Lake Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

(Signature)

(Print name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said Kohler Farms Family Limited Partnership, LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

KOHLER FARMS FAMILY LIMITED PARTNERSHIP, LLP

(Signature)

to _____

(Print name) (Title)

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____ its _____ of Kohler Farms Family Limited Partnership, LLP, a Minnesota limited liability partnership, on behalf of the partnership.

(Signature)

(Print name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Jerald Gustafson LeSavage do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and notes are correctly displayed on this plat; that all monuments depicted on this plat have been set; or will be correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 507.01, Subd. 2, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Jerald Gustafson LeSavage, Licensed Land Surveyor
Minnesota License Number 50888

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Jerald Gustafson LeSavage.

(Signature)

(Print name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of KOHLER FARMS was approved and accepted by the City Council of Ham Lake, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 508.03, Subd. 2.

CITY OF HAM LAKE

By _____ Mayor

By _____ Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By _____

David M. Ziegler

Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 305.027, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and no other unpaid bills _____ day of _____, 20____.

Property Tax Administrator

By _____ Deputy

ANOKA COUNTY RECORDER

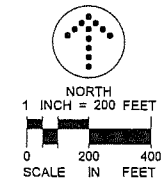
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of KOHLER FARMS was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____ AM, and was duly recorded as Document Number _____.

County Recorder

By _____ Deputy

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 13, T. 32, R. 23



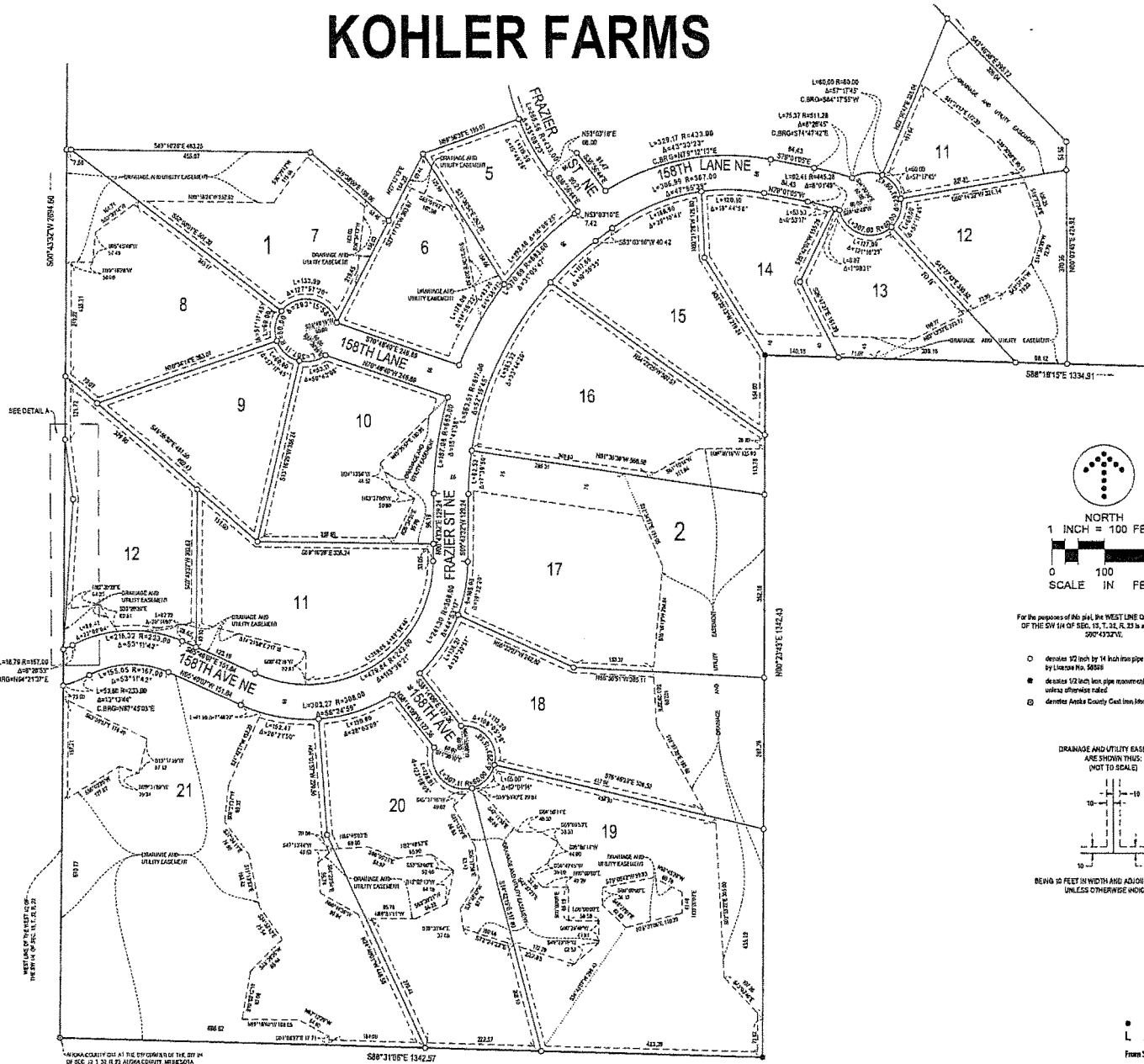
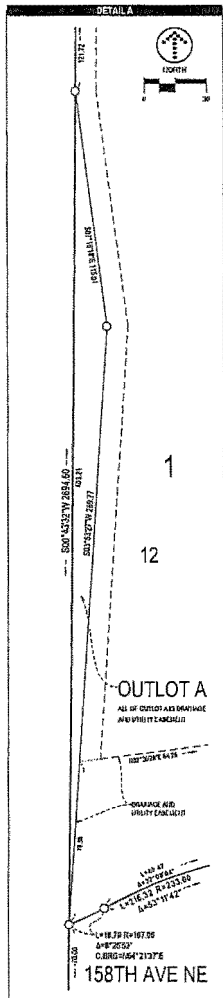
For the purposes of this plat, the WEST LINE OF THE WEST 1/2 OF THE SW 1/4 OF SEC. 13, T. 32, R. 23 is assumed to bear S00°43'32"W.

- denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 56898 unless otherwise noted
- denotes 1/2 inch iron pipe monument found marked LS No. 24332 unless otherwise noted
- ⊖ denotes Anoka County Cast Iron Monument found

INSET "A"

KOHLER FARMS

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 13, T. 32, R. 23



LAND FORM
From Site to Finish

INSET "B"

KOHLER FARMS

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 13, T. 32, R. 23

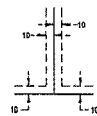


1 INCH = 60 FEET
SCALE IN FEET
0 60 120

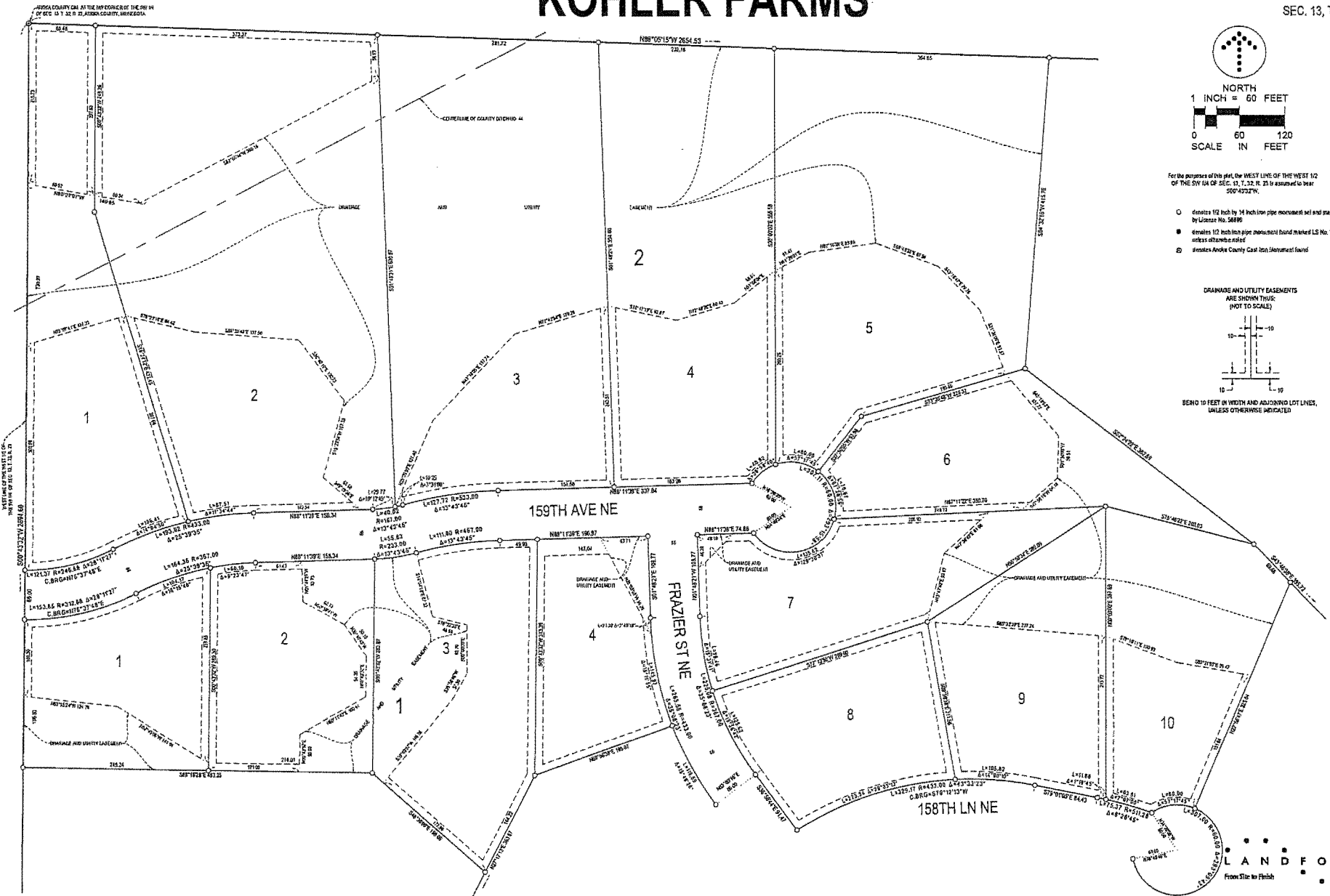
For the purpose of this plat, the WEST LINE OF THE WEST 1/2 OF THE SW 1/4 OF SEC. 13, T. 32, R. 23 is assumed to bear S65°42'32"W.

- denotes 1/2 inch by 1/4 inch iron pipe monument set and marked by License No. 568896
- denotes 1/2 inch iron pipe monument found marked LS No. 24332 unless otherwise noted
- ⊙ denotes Anoka County Cast Iron Monument found

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



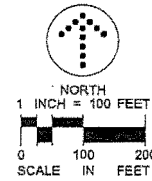
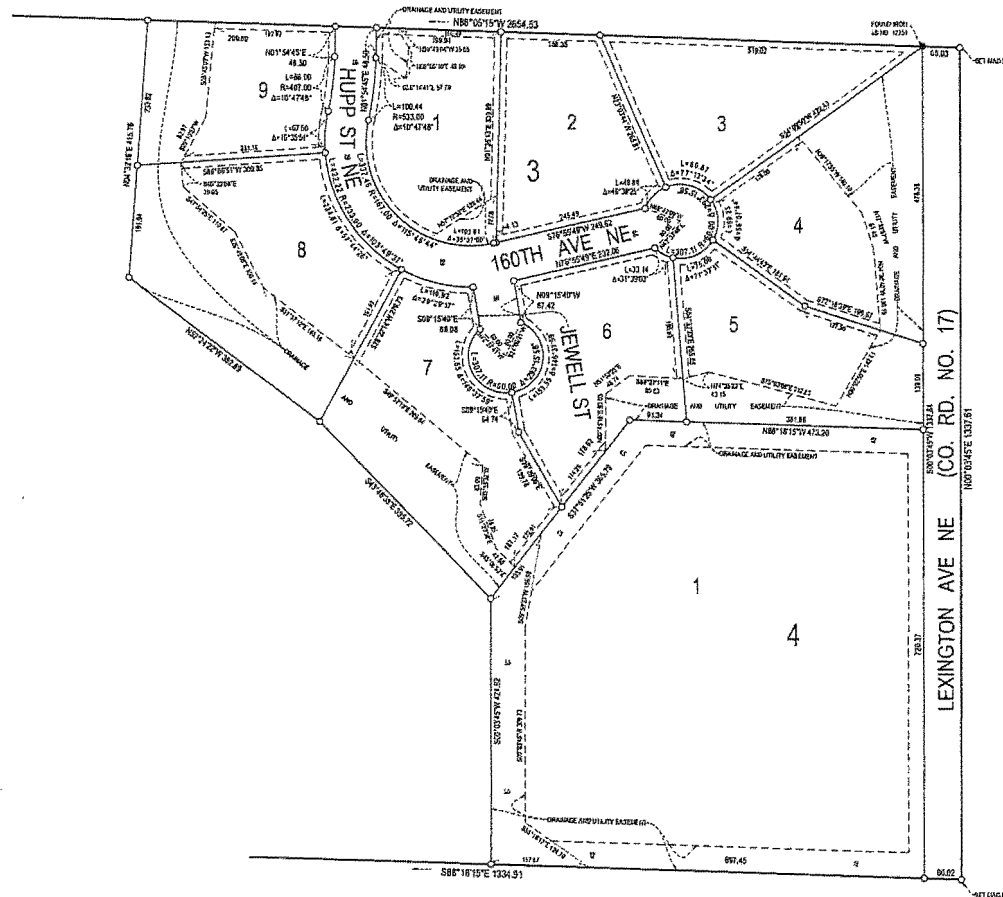
BEND 10 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE INDICATED



INSET "C"

KOHLER FARMS

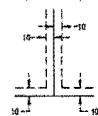
CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 13, T. 32, R. 23



For the purposes of this plat, the WEST LINE OF THE WEST 1/2 OF THE SW 1/4 OF SEC. 13, T. 32, R. 23 is assumed to bear S69°43'22"N.

- denotes 1/2 inch by 14 inch iron pipe monument set and marked by Linings No. 58893
- denotes 1/2 inch iron pipe monument found marked L.S. No. 24332 without additional notes
- ⊙ denotes Anoka County Cast Iron Monument found

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN (THIS: NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJUTING LOT LINES, UNLESS OTHERWISE INDICATED



RECEIVED
JD HAM LAKE HOLDINGS, LLC
10000 CEDAR AVE NE
SUITE 500
HAM LAKE, MN 55431
TEL: 763.228.8800



KOHLER FARMS

HAM LAKE, MINNESOTA

PROJECT
KOHLER FARMS

HAM LAKE, MINNESOTA

DATE: 10/27/2023
BY: [Signature]
FOR: [Signature]

OWNER
JD HAM LAKE HOLDINGS, LLC
10000 CEDAR AVE NE
SUITE 500
HAM LAKE, MN 55431
TEL: 763.228.8800

PROJECT CONTACTS
CIVIL ENGINEER
LANDFORM
10000 CEDAR AVE NE
SUITE 500
HAM LAKE, MN 55431
TEL: 763.228.8800
LANDSCAPE ARCHITECT
LANDFORM
10000 CEDAR AVE NE
SUITE 500
HAM LAKE, MN 55431
TEL: 763.228.8800

EROSION CONTROL SYMBOLS

DRAINAGE SYMBOLS

SYMBOLS

LEGEND

DETAILS

NOTES

ABBREVIATIONS

LEGEND

CERTIFICATION

CONSTRUCTION DOCUMENTS
OCTOBER 27, 2023

LANDFORM

CONSTRUCTION DOCUMENTS
OCTOBER 27, 2023

LANDFORM

C0.1



GENERAL NOTES

1. Refer to the site plan and the site plan notes for all details.
2. All construction shall be in accordance with the City of Ham Lake Ordinance 100.00.
3. The site plan shows the location of the proposed development. The site plan also shows the location of the existing development.
4. The site plan shows the location of the proposed development. The site plan also shows the location of the existing development.
5. The site plan shows the location of the proposed development. The site plan also shows the location of the existing development.

LEGAL DESCRIPTION

Section 10, Township 25 North, Range 25 East, Ham Lake, Minnesota

EXISTING CONDITIONS

The site plan shows the location of the existing development. The site plan also shows the location of the proposed development.

REVISIONS AND CHANGES

1. Change the location of the proposed development.

2. Change the location of the proposed development.

REVISIONS AND CHANGES

1. Change the location of the proposed development.

2. Change the location of the proposed development.

REVISIONS AND CHANGES

1. Change the location of the proposed development.

2. Change the location of the proposed development.

REVISIONS AND CHANGES

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2. Change the location of the proposed development.

REVISIONS AND CHANGES

1. Change the location of the proposed development.

2. Change the location of the proposed development.

REVISIONS AND CHANGES

1. Change the location of the proposed development.

2. Change the location of the proposed development.

DEVELOPER

JD HAM LAKE HOLDINGS, LLC

CITY

City of Ham Lake

PROJECT

KOHLER FARMS

PROJECT LOCATION

HAM LAKE, MINNESOTA

PROJECT LOCATION

HAM LAKE, MINNESOTA

PROJECT LOCATION

HAM LAKE, MINNESOTA

PROJECT LOCATION

HAM LAKE, MINNESOTA

PROJECT LOCATION

HAM LAKE, MINNESOTA

PROJECT LOCATION

HAM LAKE, MINNESOTA

DEVELOPER

JD HAM LAKE HOLDINGS, LLC

CITY

City of Ham Lake

PROJECT

KOHLER FARMS

PROJECT LOCATION

HAM LAKE, MINNESOTA

PROJECT LOCATION

HAM LAKE, MINNESOTA

PROJECT LOCATION

HAM LAKE, MINNESOTA

PROJECT LOCATION

HAM LAKE, MINNESOTA

PROJECT LOCATION

HAM LAKE, MINNESOTA

PROJECT LOCATION

HAM LAKE, MINNESOTA

	
Formable in French	
100% Recycled Polyethylene 25' x 25' x 1/2" 100% Recycled Polyethylene 25' x 25' x 1/2" 100% Recycled Polyethylene 25' x 25' x 1/2"	100% Recycled Polyethylene 25' x 25' x 1/2" 100% Recycled Polyethylene 25' x 25' x 1/2" 100% Recycled Polyethylene 25' x 25' x 1/2"
PROJECT NO. 1000000000	
LUMINITY™ C8.0	



the myeloid leukaemia -
they are called "leukaemia".

GENERAL NOTES

- ## EXISTING CONDITIONS

LEGAL RECEPTION

The Gibraltar Chamber for Intellectual Property at Garden 17, Summerly 20, Stage 21, Andalus County University

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Location: *Aviation Country* (Barnesandnoble.com)
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800-445-7325
 1000 15th St., Suite 1000
 Denver, CO 80202
 Fax: 303-733-1000

29. Chatterjee, S. K. and Chatterjee, S. K. (1998) The effect of the size of the sample on the power of the test for the equality of the variances of two normal distributions. *Journal of Statistical Theory and Applications*, 7, 1-10.

3. Do you think that "open" markets are more important in practice than in theory? If not, what is the reason?
4. Do you think that "open" markets are more important in practice than in theory? If not, what is the reason?
5. Do you think that "open" markets are more important in practice than in theory? If not, what is the reason?
6. Do you think that "open" markets are more important in practice than in theory? If not, what is the reason?
7. Do you think that "open" markets are more important in practice than in theory? If not, what is the reason?
8. Do you think that "open" markets are more important in practice than in theory? If not, what is the reason?
9. Do you think that "open" markets are more important in practice than in theory? If not, what is the reason?
10. Do you think that "open" markets are more important in practice than in theory? If not, what is the reason?

LEGEND

	
Two-Dimensional	_____
Kilobits	_____
Megabits	_____
Payload Throughput	_____
Speed Up	_____



BIKE FACILITIES MAP

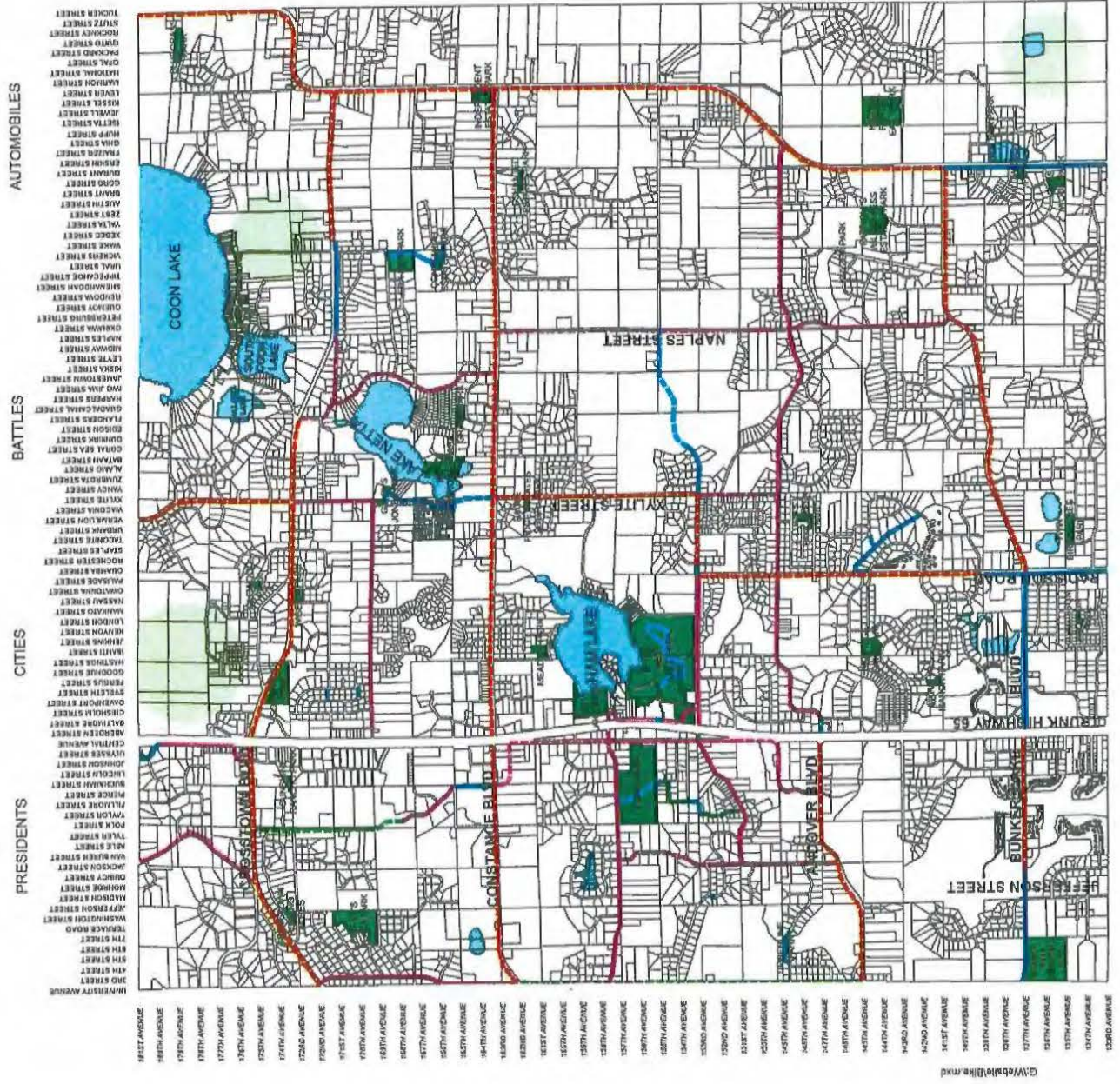
Legend

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



MAP DATE:

7/1/2025



PERMIT
COON CREEK WATERSHED DISTRICT
13632 Van Buren St NE
Ham Lake, MN 55304
Permit Number: 2438

Project: Ham Lake Residential- Kohler Farms

Issued to: Landform Development Partners
Attn: Darren Lazan
105 5th Ave S Suite 513
Minneapolis, MN 55401

Location: 15946 Lexington Ave NE
Ham Lake, MN 55304

Permit Application #: P-25-020

Purpose: 42-lot subdivision of single-family homes with associated stormwater management features

At its meeting on 10/13/2025, the Board of Managers of the Coon Creek Watershed District reviewed and approved your permit application. The following exhibits are on file describing the approved project:

1. Wetland Delineation Report by Kjolhaug Environmental Services, dated 06/04/2025, received 06/04/2025.
2. Joint Application by Kjolhaug Environmental Services, dated 08/19/2025, received 08/20/2025.
3. Soil Boring Test Report by Tradewell Soil Testing, dated 04/2025, 06/2025, 07/2025, received 07/23/2025.
4. Geotechnical Evaluation Report by Braun Intertec, dated 07/09/2025, received 07/23/2025.
5. Piezometer Readings by Landform, dated 07/03/2025, received 07/23/2025.
6. Storm Sewer Calculations by Landform, dated 08/15/2025, received 08/19/2025.
7. Floodplain Analysis by AE2S, dated 09/10/2025, received 09/10/2025.
8. P8 by Landform, dated 09/11/2025, received 09/10/2025.
9. Stormwater Management Plan; by Landform, dated 10/09/2025, received 10/13/2025.
10. Floodplain Memo by AE2S, dated 09/26/2025, received 09/26/2025.
11. Neighbor Approval by JD Ham Lake Holdings LLC, dated 09/05/2025, received 09/26/2025.
12. Construction Plans (42 sheets); by Landform, dated 10/14/2025, received 10/14/2025.

The Board of Managers found the project as planned to be in accordance with the Rules and Regulations, and Guidelines of the District, and therefore, approved the permit with 3 stipulations.

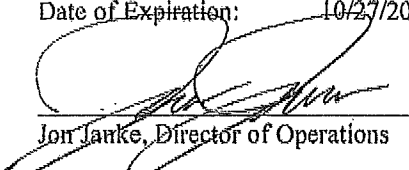
1. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.
2. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).
3. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.

A follow up inspection will be conducted at the project site to assure compliance with all stipulations to this Permit. Failure to comply with the foregoing may result in rescission of the Permit, and is a violation of Minnesota Statutes section 103D.545, a misdemeanor.

This document is not transferable.

Date of Issuance: 10/27/2025

Date of Expiration: 10/27/2026


Jon Janke, Director of Operations

cc: File- P25-020
Dave Krugler, Ham Lake
Eileen Weigel, Stantec

IMPORTANT PERMIT REQUIREMENTS OUTLINED ON REVERSE

GENERAL PERMIT STIPULATIONS:

1. The permittee must maintain the project authorized by this permit in good condition and in conformance with the terms and conditions of this permit.
2. The permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the District for inspection of the work authorized hereunder.
3. The permittee shall utilize best management practices on the project site to minimize the potential for adverse impacts associated with erosion and sedimentation.
4. This permit applies only to the permitted project and the dated plans approved on this permit. If the design, location or purpose of the project changes you should contact the District to make sure the changes would not violate District Rules or applicable state law.
5. Construction work authorized under this permit shall be completed on or before the date specified above. The permittee may request an extension of the time to complete the project, stating the reason thereof, upon written request to the District.
6. The District may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you or in support of your permit application proves to have been false, incomplete, or inaccurate.
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
7. Permittee shall ensure that the contractor has received and thoroughly understands all conditions of this permit.

ADDITIONAL WETLAND-RELATED PERMIT CONDITIONS:

The following additional terms and conditions apply to replacement wetland(s) approved as part of this permit.

1. The replacement wetland approved as part of this permit must be constructed concurrent with or prior to any wetland fill or draining activity; or the District has received and accepted an irrevocable bank letter of credit, a performance bond, or other security acceptable to the District in an amount sufficient to guarantee the successful completion of the wetland replacement as provided under Minn. Rules 8420.0530 (B)(2), as amended.
2. The Notice of Use Restrictions and Maintenance Responsibilities specified in Minn. Rules 8420.0530(D)(6), as amended, must be recorded and proof of recording provided to the District within 30 days of completing construction of the replacement wetland (completion of construction as determined by the District).
3. The permittee each year for five years following completion of the replacement wetland must submit to the District a Monitoring Report on the replacement wetland, which Report includes the information specified in Minn. Rules 8420.0620, as amended. The Report must be submitted to the District no later than October 1 of each year.

THIS CERTIFICATION ONLY APPLIES TO THE WCA OF 1991, AS AMENDED. Permits from local, state, and federal agencies may be required. Check with the appropriate authorities before commencing work in or near wetlands. The Combined Project Notification form can be used for this purpose.

REFUNDING OF ESCROWS: Upon completion of the project the applicant shall notify the District that:

1. The project is complete
2. The site is stabilized
3. The project is ready for final inspection
4. All stipulations listed on this permit have been fulfilled
5. If applicable, the applicant would like return of its escrow

Upon receipt of such notification the District will inspect the project for conformance with the permit conditions and requirements, permitted plans and water resources associated with the implementation of those plans resulting from construction. If the District determines the project is not complete and/or not stabilized the District will inform the applicant in writing. If the District determines the site is complete and stabilized, the permit conditions and requirements have been satisfied, the District will execute the appropriate refund at its next regularly scheduled meeting where the Board pays bills (typically the second Monday of each month).

Escrow refunds will be calculated as follows and shown on the refund check

1. Amount of escrow balance paid in cash;
2. Minus any permit review and/or inspection fees
3. Minus any other project-related expenses incurred by the District.



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 | Equal Opportunity Employer

October 13, 2025

Project Owner:

Jason Osberg

15 5th St

Ste 513

Minneapolis, MN 55402-1013

Project Contractor:

Tyler Enright

1451 Stagecoach Rd

Shakopee, MN 55379-8045

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

Permit ID Number: C00073496

Project Name: Kohler Farms

The Kohler Farms 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 October 13, 2025.

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.

David Krugler

From: Mark Jones <mjones@hamlakemn.gov>
Sent: Wednesday, July 16, 2025 8:24 AM
To: David Krugler
Cc: Thomas Dietrich; Jennifer Bohr
Subject: RE: Buildings

15946 per Anoka County is taxed AGRICULTURAL, and the out building are used for agriculture purpose, he does farm other land in the area. The out buildings would meet the requirements of Minnesota Statutes section 326B.103, subdivision 3 for definition for agriculture building. This property by city code will still need to remain R-A. Also by city code, Farm Building is a structure located in an R-A District which is used for bona fide agricultural purposes, but is required to meet a 100 foot setback from the property line. The building to the west per Anoka County GIS just makes this 100 foot setback, if the lot adjustment does reduce this setback then a correction will be need, whether the building then will need to be removed (demoed, or the other word), size reduction, or by Variances. As to the septic system, tanks need a setback ten feet, twenty feet for rock bed, this can be reduced if the building has no space below grade and approved by the Building Official.

9-370 Accessory Buildings and Farm Buildings An Accessory Building is any structure located or proposed to be located in any Residential Land Use in the R-1, R-A and PUD zoning districts, which is not the dwelling unit, and which is not a garage, which is not a Farm Building, and which has a floor size of more than 200 square feet. A building or structure meeting the above definition except for the size, is a yard shed. A Farm Building is a structure located in an R-A District which is used for bona fide agricultural purposes, including farm machinery storage, crop storage or housing livestock, poultry or horses.

9-370.7 Farm Buildings A Farm Building is a structure located on land zoned R-A, which is not a dwelling unit. No Farm Building may be constructed at a distance closer than 100 feet from any lot line

Mark Jones
Building/Zoning official
City Hall (763) 434-9555
Desk (763) 235-1674
mjones@hamlakemn.gov

-----Original Message-----

From: David Krugler <DKrugler@rfcengineering.com>
Sent: Tuesday, July 15, 2025 8:54 PM
To: Mark Jones <mjones@hamlakemn.gov>
Subject: Buildings

Caution: This email originated outside our organization; please use caution.

**Tradewell Soil Testing
18330 Dahlia Street NW
Cedar, MN 55011**

August 26th, 2025

RFC Engineering
13635 Johnson Street NE
Ham Lake, MN 55304

To whom it may concern:

As a licensed site evaluator who conducted the soil borings at the Kohler Farm in Ham Lake, for JD Ham Lake Holdings, LLC, I found the following: Each boring has at least 12" of natural, undisturbed soil with no redox features (mottled soil). In order to design and install a standard soil treatment system according to MN Chapter 7080 Code, at least 12" of natural soil with no signs of redox (mottling) is required. Therefore, each of the proposed lots will support 2 "standard" septic systems within the 7,500 square feet septic area as shown on the Grading Plan.

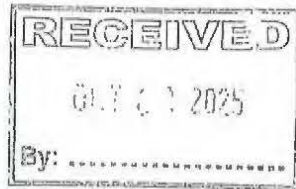
Sincerely,

A handwritten signature in black ink, appearing to read "Mark Tradewell". The signature is fluid and cursive, with the first name "Mark" and last name "Tradewell" clearly distinguishable.

Mark Tradewell
MPCA #307



**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 10/1/25 **Date of Receipt** _____

Receipt # _____ **Amount \$** _____

Meeting Appearance Dates:

Planning Commission 12-8-2025 **City Council** _____

Please check request(s):

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

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

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

Development/Business Name: Elwell Farms 2nd Addition

Address/Location of property: Lexington Avenue NE and 136th Avenue NE

Legal Description of property: See plat

PIN # TBD **Current Zoning** R1/PUD **Proposed Zoning** R1/PUD

Notes: _____

Applicant's Name: Joseph Radach

Business Name: Contour Development LLC

Address P.O. Box 89

City Rockford **State** MN **Zip Code** 55373

Phone 612-730-2265 **Cell Phone** 612.730.2265 **Fax** _____

Email address _____

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

SIGNATURE [Signature] **DATE** 10/1/25


- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____ **PROPERTY TAXES CURRENT** YES **NO**
City Council _____ **Any Active/Deferred Assessments** YES **NO**

Memorandum

Date: December 3, 2025

To: Planning Commissioners

From: David A. Krugler, City Engineer 

Subject: Elwell Farms Second Addition

Introduction:

The Final Plat for Elwell Farms Second Addition was received November 18th for the proposed development consisting of seven residential lots and one recreational lot located on 45.8 acres within Outlots F, G and H of Elwell Farms. The plans showing the separation of Elwell Farms Second Addition, previously granted preliminary plat approval at the July 21st City Council meeting, were submitted on November 26th address all prior staff comments.

The Second Addition is a portion of the overall Elwell Farms plat that received Sketch Plan approval at the November 18, 2024 City Council meeting. All parcels for Elwell Farms are in the process of being rezoned to Planned Unit Development to accommodate R-1 Single Family Residential, R-A Rural Single Family Residential for the planned wetland bank and Residential Recreational use.

Discussion:

No changes have been made from the originally approved preliminary plat affecting the eight lots proposed for the Second Addition. The Plans were approved at the May 27th Coon Creek Watershed District (CCWD) Board of Managers meeting, per the attached. The attached CCWD Permit was issued August 1st. An NPDES permit was obtained on June 23rd. The July 7th Tradewell Soil Testing septic certification certifies that all 107 lots will support two standard septic systems in accordance with Minnesota Rules 7080. Parkland dedication fees in the amount of \$2,500 per lot will be required for the eight lots, and will be as outlined in the development agreement.

The 137th Lane NE temporary cul-de-sac right-of-way within Red Fox Hollow 2nd Addition as well as the Opal Street NE temporary cul-de-sac, may be vacated following completion of the first lift of bituminous paving. The Developer must provide an exhibit and legal document of the vacation area. Prior to any vacation, the Developer must also provide an exhibit or written confirmation from each utility verifying that removal or abandonment of utilities within the vacation area have been completed.

A Right of Entry easement within Red Fox Hollow Outlot A was previously dedicated to provide the City access to monitor excavation associated with the Lennes ponds project approved by the City Council. Site corrections have been made to bring the area into compliance with City Code, and the Right of Entry is no longer required for the parcel.

Recommendations:

It is recommended that the Final Plat of Elwell Farms Second Addition be recommended for approval to the City Council with the following conditions:

- The Developer submitting a request to vacate the right-of-entry and the Drainage and Utility easement with Elwell Farms Outlot H, formerly Red Fox Hollow Second Addition Outlot A.
- The Developer submitting a request to vacate the temporary right-of-way and Drainage and Utility easement at the connection of 137th Lane NE once the first lift of bituminous is constructed.
- The Developer submitting a request to vacate the temporary right-of-way and Drainage and Utility easement at the connection of Opal Street NE once the first lift of bituminous is constructed.

PERMIT
COON CREEK WATERSHED DISTRICT
13632 Van Buren St NE
Ham Lake, MN 55304
Permit Number: 2422

Project: Elwell Farms

Issued to: Ewell Family Farm/Thomas Elwell
4629 - 137th Ln NE
Ham Lake MN 55304

Location: 4629 - 137th Lane NE
Ham Lake, MN 55304

Permit Application #: P-24-064

Purpose: Construction of a 107 single family home development with associated stormwater treatment and utilities.

At its meeting on 05/27/2025, the Board of Managers of the Coon Creek Watershed District reviewed and approved your permit application. The following exhibits are on file describing the approved project:

1. Geotechnical Exploration Report by Haugo Geotechnical Services, dated 02/04/2025, received 04/09/2025.
2. Joint Application by Kjolhaug Environmental Services, Inc., dated 02/11/2025, received 03/12/2025.
3. Updated Attachment D by Kjolhaug Environmental Services, Inc., undated, received 05/08/2025.
4. Wetland Signage by Carlson Engineering, undated, received 6/26/2025.
5. Wetland Delineation by Kjolhaug Environmental Services, Inc., dated 03/11/2025, received 03/11/2025.
6. Construction Plans by Carlson Engineering, dated 03/10/2025, received 04/09/2025.
7. Final Grading Plans (1&2) by Carlson Engineering, dated 7/11/2025, received 7/15/2025.
8. Flood Mitigation Exhibit by Carlson Engineering, dated 02/05/2025, received 02/05/2025.
9. Storm Sewer Design by Carlson Engineering, undated, received 07/02/2025.
10. Stormwater Management Plan, by Carlson Engineering, dated 04/09/2025, received 04/06/2025.
11. 1st Addition Storm Sewer Plan (14 sheets); by Carlson McCain, undated, received 07/02/2025.
12. 1st Addition Temporary Pond Outlet for Pond 600; by Carlson McCain, undated, received 07/02/2025.
13. Final plat by Carlson Engineering, undated, received 7/15/2025.
14. SWPPP by Carlson Engineering, dated 6/19/2025, received 6/26/2026.

The Board of Managers found the project as planned to be in accordance with the Rules and Regulations, and Guidelines of the District, and therefore, approved the permit with 5 stipulations.

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. Submittal of as-builts for the stormwater management practices and associated structures listed in Table 2, including volume, critical elevations and proof of installation for hydrodynamic separators.
3. Submittal of as-built (invert, pipe material, pipe size) for culvert installations within County Ditch 44-7 at 138th Ave and 137th Lane.
4. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
5. Submittal of grading as-builts for the project to confirm adequate floodplain compensatory storage has been provided.

A follow up inspection will be conducted at the project site to assure compliance with all stipulations to this Permit. Failure to comply with the foregoing may result in rescission of the Permit, and is a violation of Minnesota Statutes section 103D.545, a misdemeanor.

This document is not transferable.

Date of Issuance: 8/1/2026
Date of Expiration: 8/1/2026



Tim Kelly, District Administrator

cc: File- P24-064
Dave Krugler, Ham Lake
Eileen Weigel, Stantec

*****IMPORTANT PERMIT REQUIREMENTS OUTLINED BELOW*****

GENERAL PERMIT STIPULATIONS:

1. The permittee must maintain the project authorized by this permit in good condition and in conformance with the terms and conditions of this permit.
2. The permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the District for inspection of the work authorized hereunder.
3. The permittee shall utilize best management practices on the project site to minimize the potential for adverse impacts associated with erosion and sedimentation.
4. This permit applies only to the permitted project and the dated plans approved on this permit. If the design, location or purpose of the project changes you should contact the District to make sure the changes would not violate District Rules or applicable state law.
5. Construction work authorized under this permit shall be completed on or before the date specified above. The permittee may request an extension of the time to complete the project, stating the reason thereof, upon written request to the District.
6. The District may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you or in support of your permit application proves to have been false, incomplete, or inaccurate.
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
7. Permittee shall ensure that the contractor has received and thoroughly understands all conditions of this permit.

ADDITIONAL WETLAND-RELATED PERMIT CONDITIONS:

The following additional terms and conditions apply to replacement wetland(s) approved as part of this permit.

1. The replacement wetland approved as part of this permit must be constructed concurrent with or prior to any wetland fill or draining activity; or the District has received and accepted an irrevocable bank letter of credit, a performance bond, or other security acceptable to the District in an amount sufficient to guarantee the successful completion of the wetland replacement as provided under Minn. Rules 8420.0530 (B)(2), as amended.
2. The Notice of Use Restrictions and Maintenance Responsibilities specified in Minn. Rules 8420.0530(D)(6), as amended, must be recorded and proof of recording provided to the District within 30 days of completing construction of the replacement wetland (completion of construction as determined by the District).
3. The permittee each year for five years following completion of the replacement wetland must submit to the District a Monitoring Report on the replacement wetland, which Report includes the information specified in Minn. Rules 8420.0620, as amended. The Report must be submitted to the District no later than October 1 of each year.

THIS CERTIFICATION ONLY APPLIES TO THE WCA OF 1991, AS AMENDED. Permits from local, state, and federal agencies may be required. Check with the appropriate authorities before commencing work in or near wetlands. The Combined Project Notification form can be used for this purpose.

REFUNDING OF ESCROWS: Upon completion of the project the applicant shall notify the District that:

1. The project is complete
2. The site is stabilized
3. The project is ready for final inspection
4. All stipulations listed on this permit have been fulfilled
5. If applicable, the applicant would like return of its escrow

Upon receipt of such notification the District will inspect the project for conformance with the permit conditions and requirements, permitted plans and water resources associated with the implementation of those plans resulting from construction. If the District determines the project is not complete and/or not stabilized the District will inform the applicant in writing. If the District determines the site is complete and stabilized, the permit conditions and requirements have been satisfied, the District will execute the appropriate refund at its next regularly scheduled meeting where the Board pays bills (typically the second Monday of each month).

Escrow refunds will be calculated as follows and shown on the refund check

1. Amount of escrow balance paid in cash;
2. Minus any permit review and/or inspection fees
3. Minus any other project-related expenses incurred by the District.



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 | Equal Opportunity Employer

June 23, 2025

Project Owner:

Joseph T Radach

PO Box 89

Rockford, MN 55373-0089

Project Contractor:

Jesse Neumann

1282 187th Ln NE

East Bethel, MN 55011-9501

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

Permit ID Number: C00072338

Project Name: Elwell Farms

The Elwell Farms 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 June 18, 2025.

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.

**Tradewell Soil Testing
18330 Dahlia Street NW
Cedar, MN 55011**

July 7th, 2025

RFC Engineering
13635 Johnson Street NE
Ham Lake, MN 55304

To whom it may concern:

As a licensed site evaluator who conducted the soil borings at the Elwell Farm, for JNS Properties, I found the following: Each boring has at least 12" of natural, undisturbed soil with no redox features (mottled soil). In order to design and install a standard soil treatment system according to MN Chapter 7080 Code, at least 12" of natural soil with no signs of redox (mottling) is required. Therefore, each of the proposed lots will support 2 "standard" septic systems within the 7,500 square feet septic area as shown on the Grading Plan.

Sincerely,

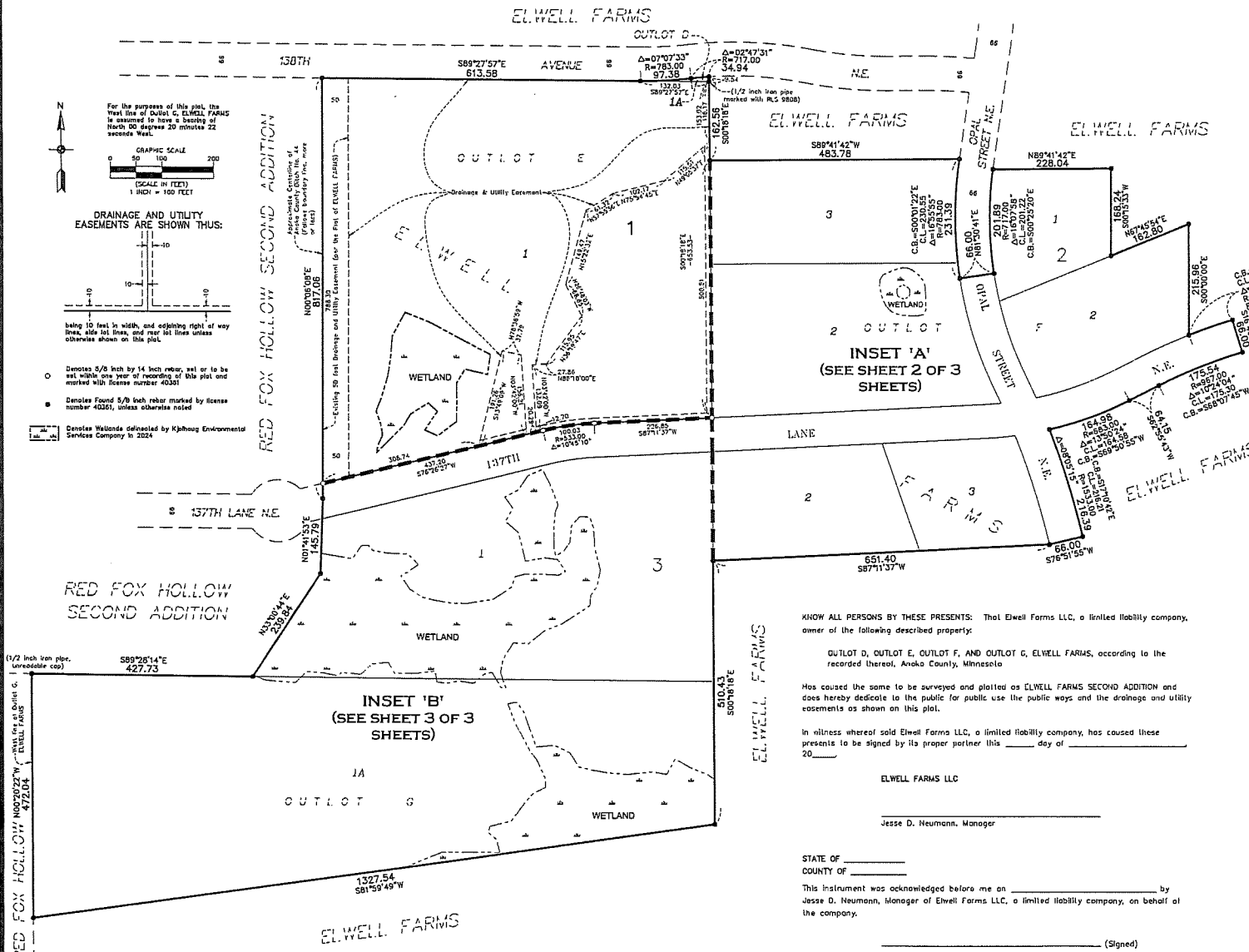
A handwritten signature in black ink, appearing to read "Mark Tradewell". The signature is fluid and cursive, with the first name "Mark" and last name "Tradewell" clearly distinguishable.

Mark Tradewell
MPCA #307

DRAFT

ELWELL FARMS SECOND ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 36, TWP. 32, RGE. 23



I, Thomas R. Balluff, do hereby certify that this plot was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plot is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plot; that all monuments depicted on this plot have been, or will be correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plot; and all public ways are shown and labeled on this plot.

Dated this ____ day of _____, 20____

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on this ____ day of _____, 20____ by Thomas R. Balluff, Licensed Land Surveyor

(Signed)

(Printed)
Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plot of ELWELL FARMS SECOND ADDITION was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plot is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

By: _____ Mayor

By: _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plot has been reviewed and approved this ____ day of _____, 20____

David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____

Property Tax Administrator
By: _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plot of ELWELL FARMS SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____ M., and was duly recorded as Document Number _____

County Recorder/Registrar of Titles
By: _____ Deputy

KNOW ALL PERSONS BY THESE PRESENTS: That Elwell Farms LLC, a limited liability company, owner of the following described property:

OUTLOT D, OUTLOT E, OUTLOT F, AND OUTLOT G, ELWELL FARMS, according to the recorded thereof, Anoka County, Minnesota

Has caused the same to be surveyed and plotted as ELWELL FARMS SECOND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plot.

In witness whereof said Elwell Farms LLC, a limited liability company, has caused these presents to be signed by its proper partner this ____ day of _____, 20____

ELWELL FARMS LLC

Jesse D. Neumann, Manager

STATE OF _____
COUNTY OF _____

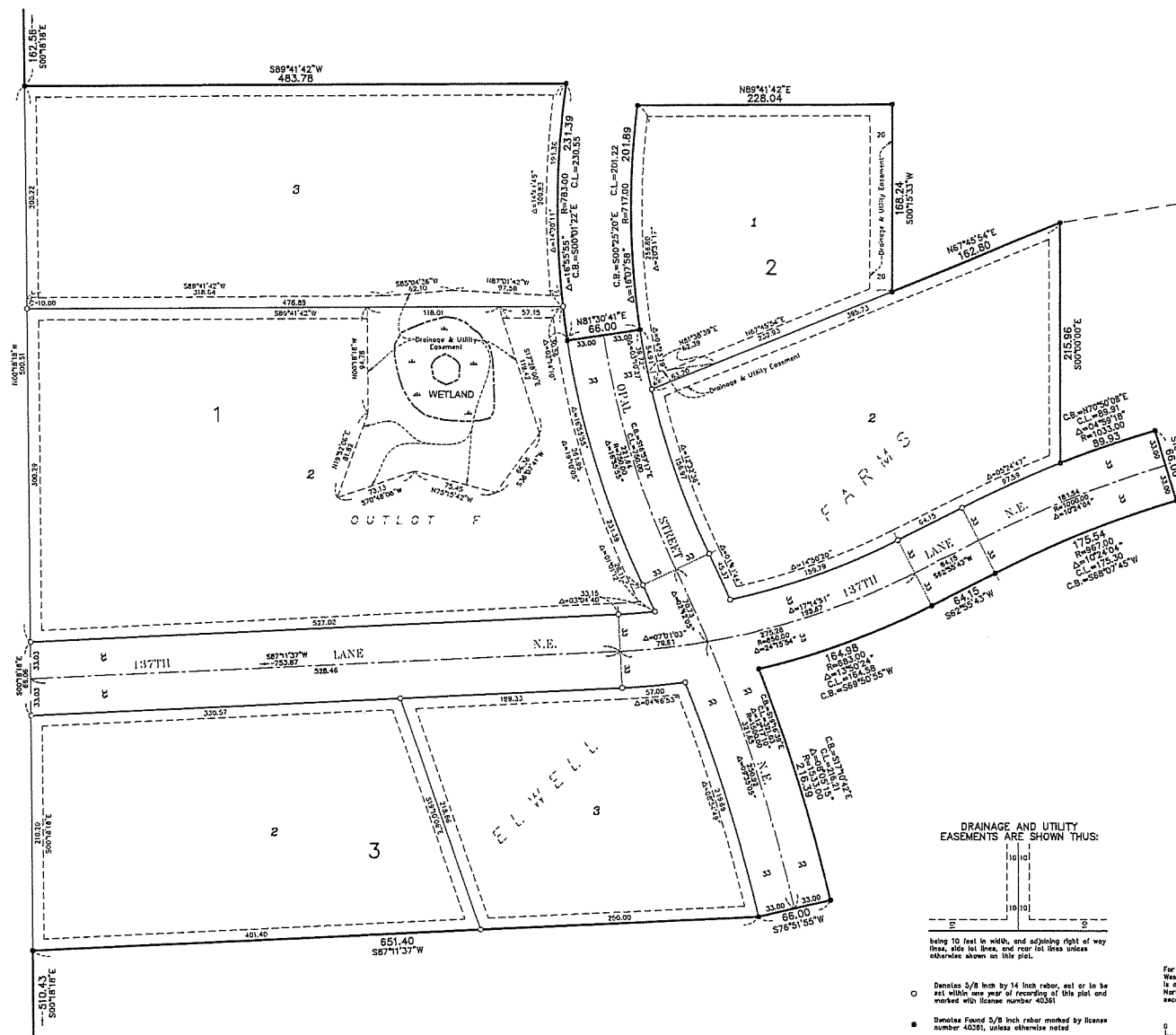
This instrument was acknowledged before me on ____ by Jesse D. Neumann, Manager of Elwell Farms LLC, a limited liability company, on behalf of the company.

(Signed)

(Printed)
Notary Public, _____
My commission expires _____

ELWELL FARMS SECOND ADDITION

INSET A

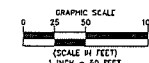


Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plot and marked with license number 40361

Denotes Found 5/8 inch rebar marked by license number 40361, unless otherwise noted

Denotes Wellbore delineated by KJohoug Environmental Services Company in 2024.

For the purposes of this plot, the West One of Outlet Q, ELWELL FARMS is assumed to have a bearing of North 00 degrees 20 minutes 22 seconds West.

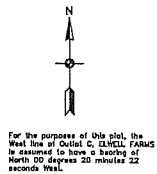


DRAFT

ELWELL FARMS SECOND ADDITION

CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 36, TWP. 32, RGE. 23

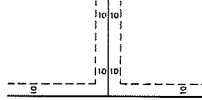
INSET B



For the purposes of this plot, the West line of Outlot G, ELWELL FARMS is assumed to have a bearing of North 50 degrees 20 minutes 22 seconds West.

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

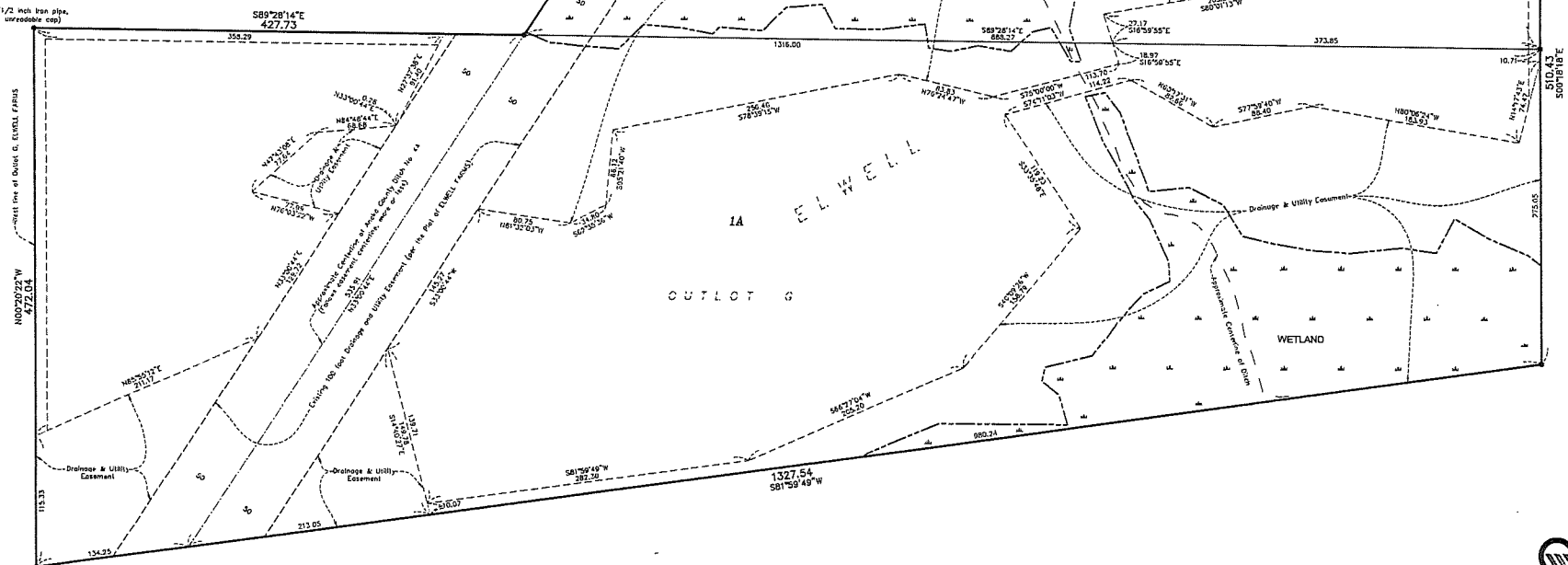
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 10 feet in width, and adjoining right of way line, side lot lines, and rear lot lines unless otherwise shown on this plot.

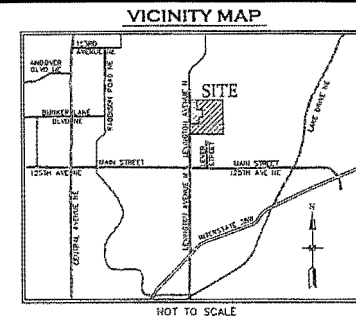
- Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plot and marked with license number 40301.
- Denotes Found 5/8 inch rebar marked by license number 40301, unless otherwise noted.
- △ Denotes Wetlands delineated by Kjöhsung Environmental Services Company in 2024.

(1/2 inch iron pipe, unroadable cap)



ELWELL FARMS

GRADING, DEVELOPMENT, & EROSION CONTROL PLANS HAM LAKE, MINNESOTA



NOT TO SCALE

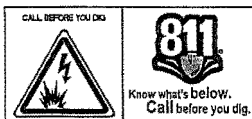
DEVELOPER

JOE PRADACH
CONTOUR CIV. & DEVELOPMENT
JPRADACH@CONTOURINC.COM
612-730-2285
PO BOX 89
ROCKFORD, MN 55373

*GRADING WILL BE COMPLETED IN 1 PHASE

SHEET INDEX

- 1. COVER
- 2. GRADING INDEX
- 3-21. GRADING, DRAINAGE
& EROSION CONTROL PLAN
- 22-26. TREE PRESERVATION PLAN
- 27-28. DETAILS
- 29. LIVABILITY INDEX
- 30-33. LIVABILITY PLAN
- 34-38. LIVABILITY CHART



The subsurface utility information shown on this plan is utility quality level 0. This quality level was determined according to the guidelines of OASCT 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



BENCHMARK

1. Andre County Benchmark No. 3208 =
Elevation = 827.58 ft. (MAY/88)

2. Andre County Benchmark No. 3256 =
Elevation = 851.74 ft. (JAN/88)



ENGINEERING
SURVEYING
PLANNING

**2800 PHEASANT RIDGE DR. NE
SLATE WOOD
BLAINE, MN 55448
TEL 763/488-7900
FAX 763/488-7889
CAREER-ONE-EMPLOYMENT.COM**

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.

Print Name: Justin J. Olson P.E.
Signature: Justin J. Olson
Date: 7/11/25 License #: 54233

Drawn: CUM
Described: SSD
Date: 2/11/25

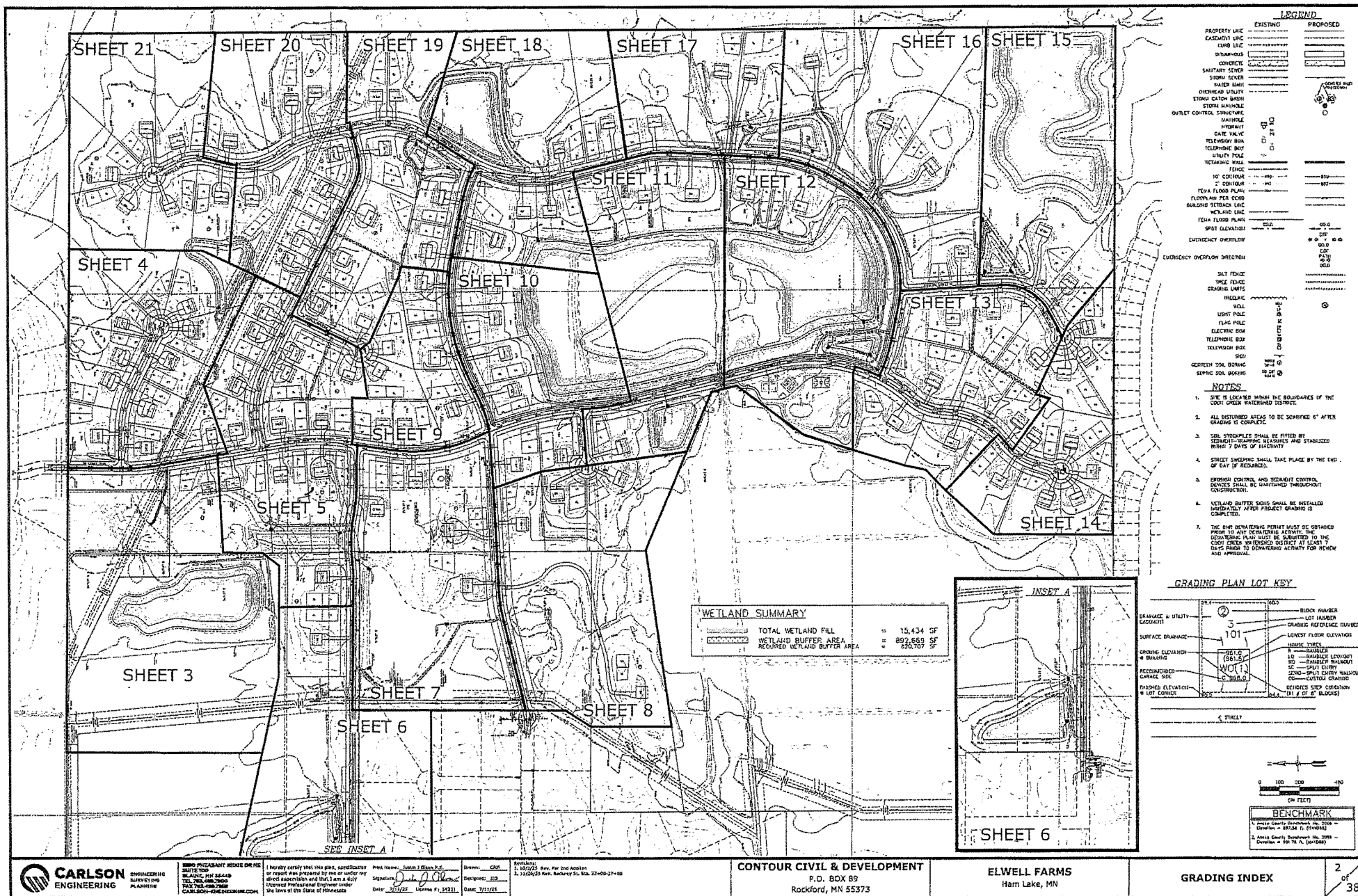
Revisions:
1. 10/2/25 Rev. Per 2nd Addition
2. 11/26/23 Rev. Rectory St. Sta. 22+00-27+00

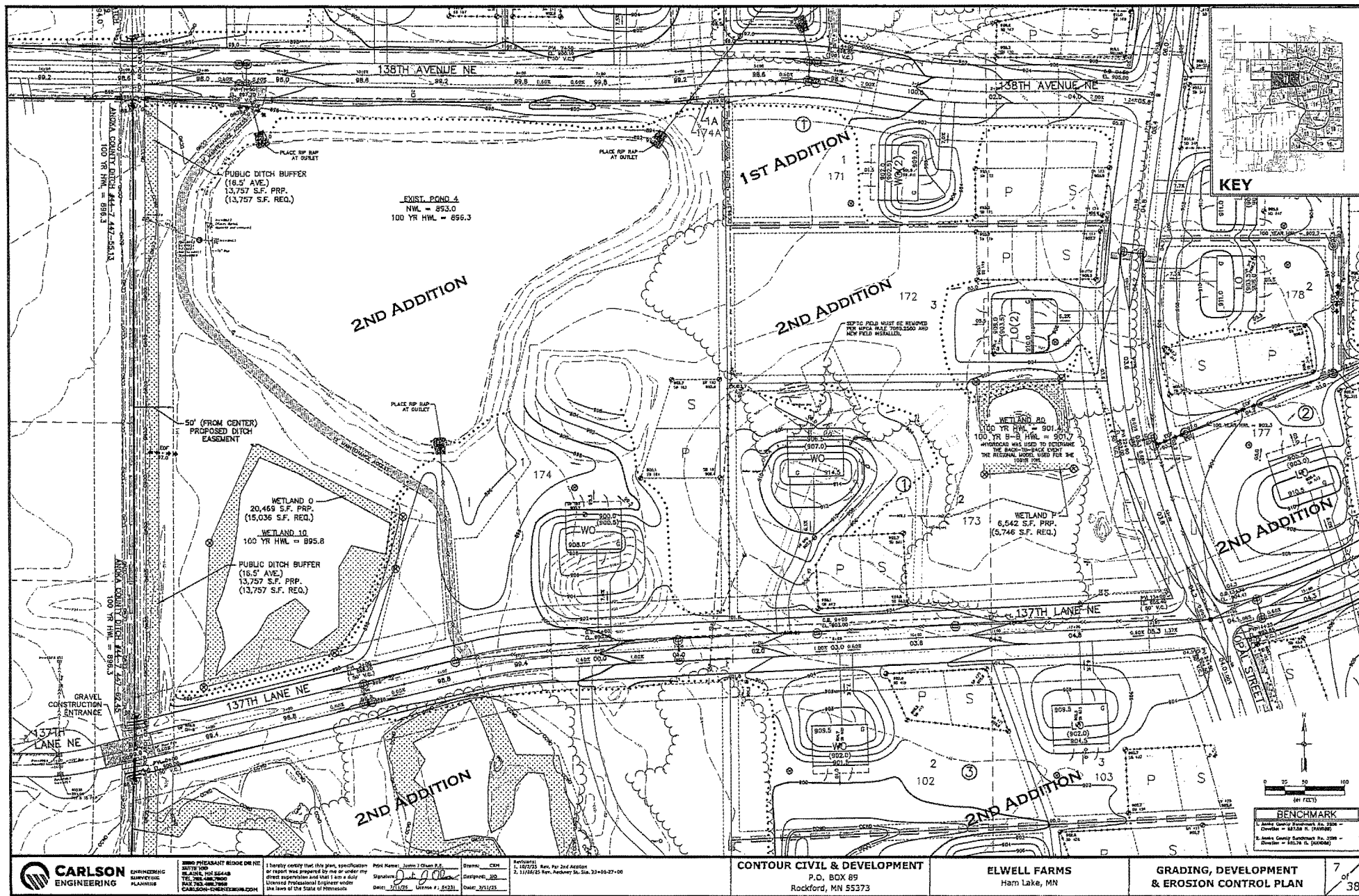
CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

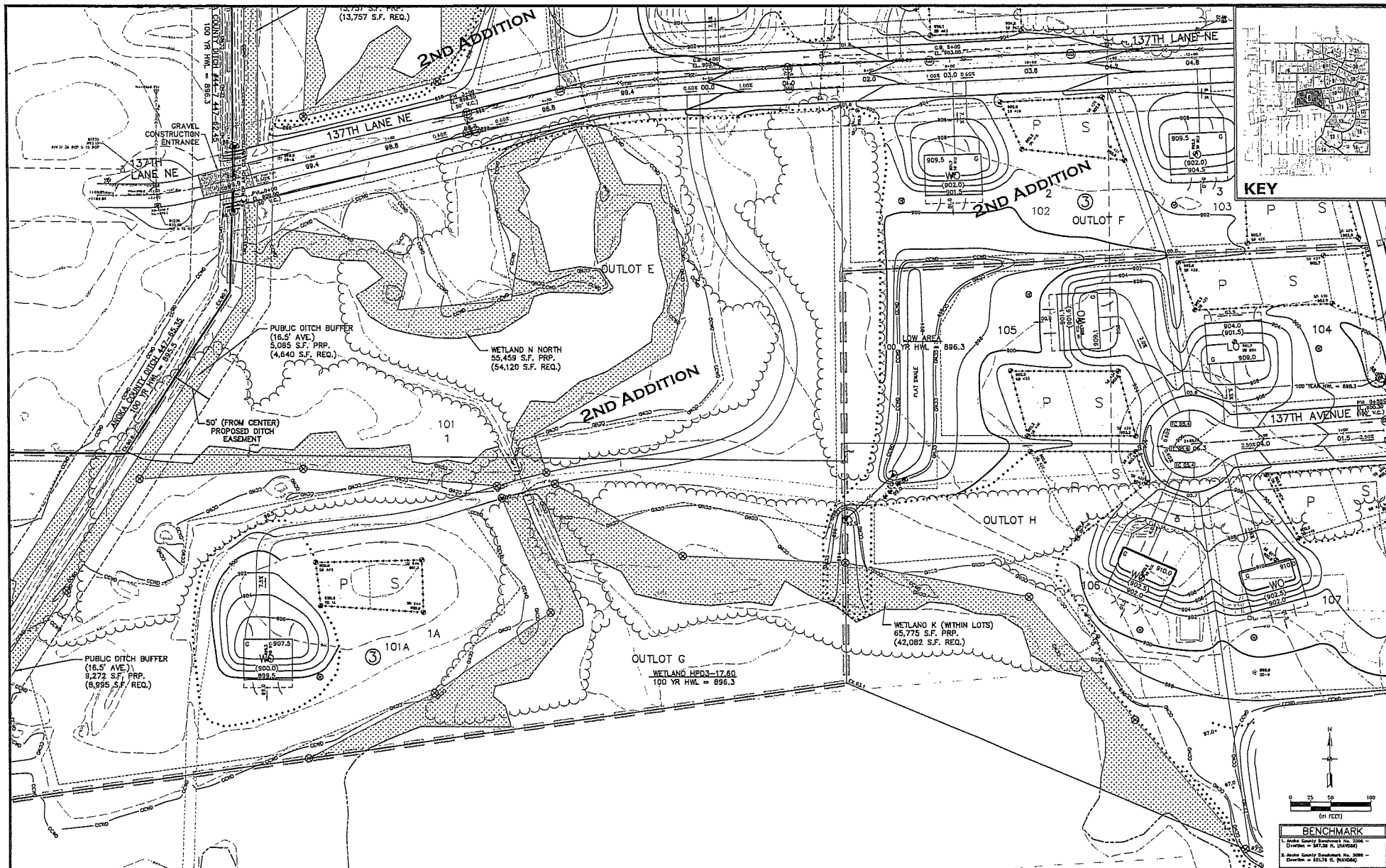
ELWELL FARMS
Ham Lake, MN

COVER

1 of 38







ENGINEERING
SURVEYING
PLANNING

2000 PRESENT ADDRESS DR. LINE
SUITE 100
MINNETONKA, MN 55345
TEL 763.486.7800
FAX 763.486.7899
CARLSON-ENGINEERING.COM

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

Print Name: Jason J. Olson P.E.
Signature: *Jason J. Olson*
Date: 7/1/25 License #: 34231

Drawn: CDM
Designed: JBO
Date: 7/1/25

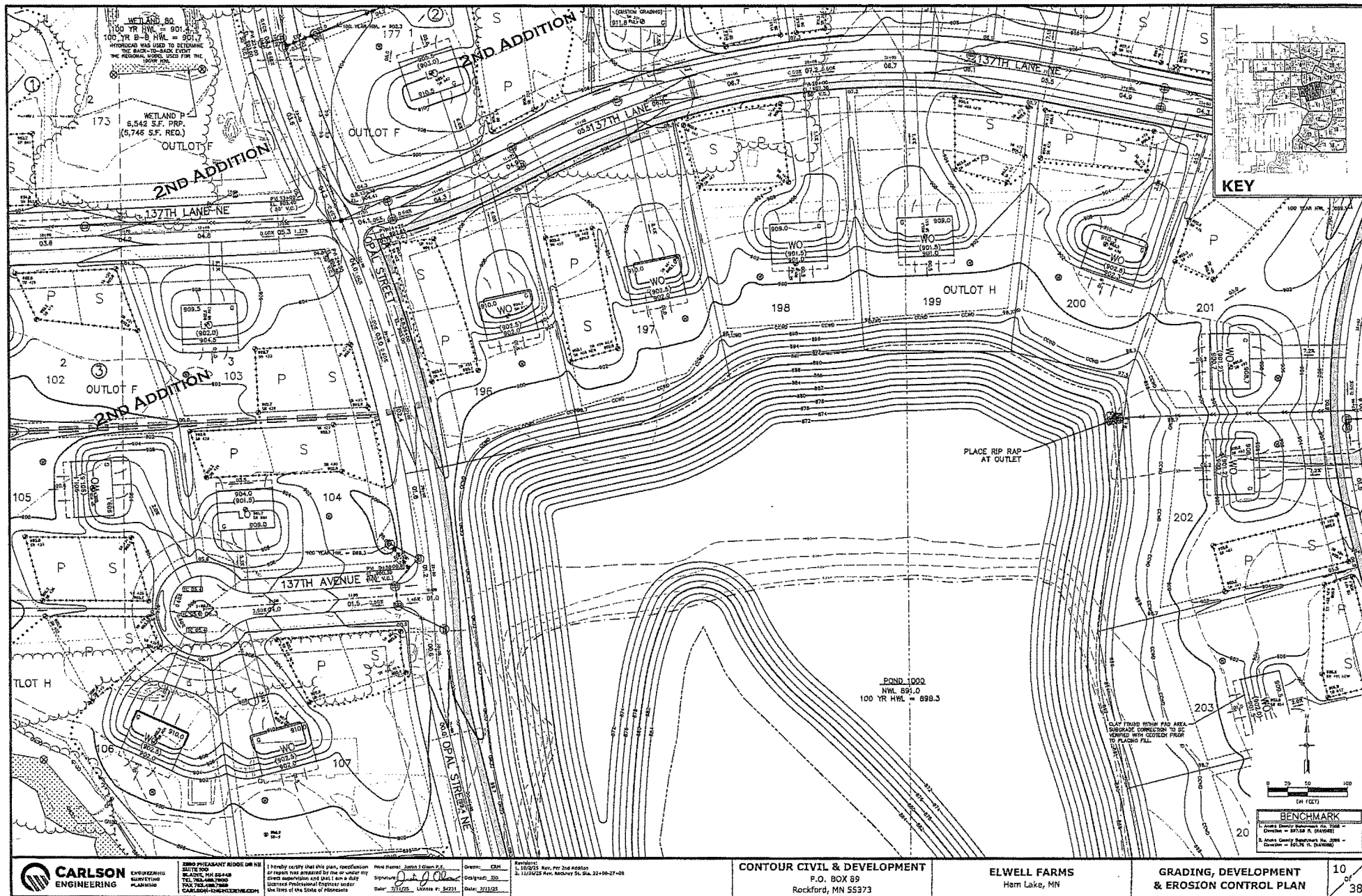
Revisions:
1. 10/1/23 Rev. Per 2nd Addition
2. 11/26/23 Rev. Recheck SL Sta. 22+00-27+00

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

**GRADING, DEVELOPMENT
& EROSION CONTROL PLAN**

8
of
38



2880 PLEASANT RIDGE DR NE
SUITE 100
SEASIDE, MN 55448
TEL: 763.486.2800
FAX: 763.486.2808
WWW.CARLSONENGINEERING.COM

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

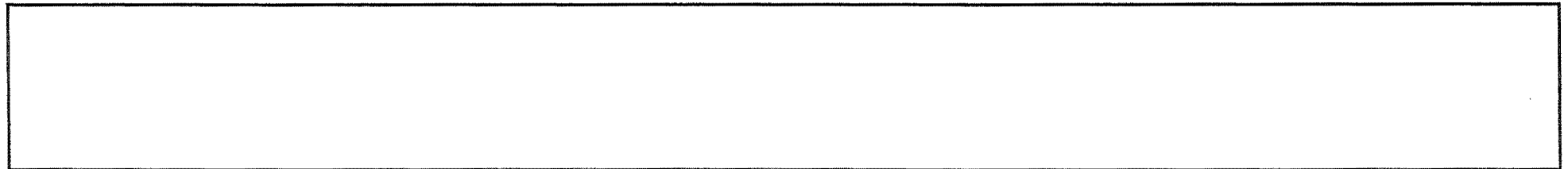
Print Name: Jason J. Olson P.E.
Signature: [Signature]
Date: 7/1/25 License #: 54231

Drawn: CMH
Checked: JDO
Revised: 1. 10/25/25 Rev. Per 2nd Addition
2. 11/20/25 Rev. Redway St. Sta. 22+50-27+00
Date: 7/1/25

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

**GRADING, DEVELOPMENT
& EROSION CONTROL PLAN**



LIVABILITY CHART - (ELWELL FARMS 2ND ADDITION)																				
LOTNUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD				
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1/4" ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	1ST'S AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,00 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	PROPOSED LOWEST ADJACENT GRADE	LOW FLOOR DETERMINING FACTOR
174	1	1	12.09	146,700	898.5 / 901.5	10,000 **4,023	MOUND / AT-GRADE	10,041	126,659	181	48	906.4	902.4	897.5	896.3	WO	908.0	900.5	900.0	YARD
										182	26	903.5	901.3							
										183	36	902.7	899.7							
										184	15	902.1	900.9							
										HSE-185	20	900.7	899.0							
173	2	1	3.39	125,330	902.4 / 905.4	10,000		9,741	105,589	860	64	907.9	902.6	897.5	901.4	WO	914.5	907.0	906.5	YARD
										861	14	902.7	901.5							
										862	28	904.8	902.5							
										863	44	906.1	902.4							
172	3	1	2.19	93,190	902.4 / 905.4	10,000	MOUND / PRESSURIZED BED	9,157	74,033	176	14	903.3	902.1	897.5	901.4	LO(2)	910.0	903.5	906.0	HWL
										177	60	902.7	902.7							
										178	62	908.5	903.3							
										179	20	903.1	901.4							
										HSE-180	20	901.4	899.7							
177	1	2	1.71	74,289	898.5 / 901.5	10,000	MOUND	10,307	54,082	333	26	906.3	904.1	897.5	-	LO	910.5	903.0	905.5	YARD
										334	36	906.3	903.3							
										335	26	907.4	905.2							
										336	22	907.7	905.9							
										HSE-842	20	905.4	903.7							
178	2	2	1.13	49,157	896.5 / 901.5	10,000	MOUND / AT-GRADE	10,928	28,229	342	34	905.1	902.3	897.5	-	LO	911.0	903.5	906.0	YARD
										343	48	907.3	903.3							
										344	13	906.0	905.0							
										345	34	906.4	903.6							
										HSE-346	16	906.2	904.9							
101	1	3	18.41	145,004	896.5 / 901.5	10,000 **4,313	MOUND	7,576	127,428	644	13	900.9	899.8	897.5	896.3	WO	907.5	900.0	899.5	YARD
										645	12	900.8	899.8							
										646	14	901.3	900.1							
										16	14	900.9	899.7							
										HSE-801	8	899.3	898.6							
102	2	3	1.76	75,147	898.5 / 901.5	10,000 **4,317	MOUND	8,568	56,579	418	13	902.3	901.1	897.5	896.3	WO	909.5	902.0	901.5	YARD
										419	13	902	900.9							
										420	16	902.6	901.3							
										421	14	902.6	901.4							
										HSE-802	12	901.7	900.7							
103	3	3	1.24	53,868	898.5 / 901.5	10,000	MOUND	10,336	33,532	423	12	902.7	901.7	897.5	-	LO	909.5	902.0	904.5	YARD
										424	20	903.4	901.7							
										425	12	902.9	901.9							
										426	15	902.7	901.5							
										HSE-803	12	902.5	901.5							

*DENOTES LOT AREA INCLUDING RIGHT-OF-WAY
**DENOTES PORTION OF 10,000 SF. BUILDING PAD NOT MAINTAINED AFTER GRADING
***DENOTES LOW FLOOR ELEVATIONS BASED ON GEOTECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.

