



# 2016 Application for Special Land Use Action

Staff contact: Dan Olson  
 tel: 763-531-1142 fax: 763-531-1188  
[dan.olson@crystalmn.gov](mailto:dan.olson@crystalmn.gov)  
 4141 Douglas Dr N Crystal MN 55422  
[www.crystalmn.gov](http://www.crystalmn.gov)

PROPERTY: Address: 4816, 4834 LAKELAND AVE N Henn. Co. P.I.D. 0911821420055,-0053  
5205 49TH AVE N - 0054

PROJECT TITLE: PLAT OF BOTTINEAU GARDENS

APPLICANT: ERIC M DRAGER / HENNEPIN COUNTY Tel: 612 348 4182

Email address: ERIC.DRAGER@HENNEPIN.US Fax: \_\_\_\_\_

U.S. Mail address: 1600 PRAIRIE DR, MEDINA MN 55340

PROPERTY OWNER: \_\_\_\_\_ Tel: \_\_\_\_\_

Email address: \_\_\_\_\_ Fax: \_\_\_\_\_

U.S. Mail address: \_\_\_\_\_

TYPE OF APPLICATION: (check all that apply)	APPLICATION FEE (nonrefundable)	REQUIRED ATTACHMENTS (See description on page 2)
<input type="checkbox"/> Administrative Appeal	\$200	1 - - - - 6 -
<input type="checkbox"/> Comprehensive Plan Amendment	\$500	- - - - - 6 -
<input type="checkbox"/> Conditional Use Permit	\$500	1 - - - - 6 -
<input type="checkbox"/> Lot Division / Realignment of Lot Lines	\$500	- - 3 - - 6 -
<input checked="" type="checkbox"/> Plat	\$500 + \$50 per lot over 2	- 2 - - 5 6 7
<input type="checkbox"/> Rezoning or Zoning Text Amendment	\$500	- - - - - 6 -
<input type="checkbox"/> Site Plan Review	\$500	- 2 - 4 - 6 7
<input type="checkbox"/> Vacation of a public street or easement	\$500	- 2 - - - 6 -
<input type="checkbox"/> Variance	\$500	1 - - - - 6 -
<input type="checkbox"/> Planned Development	\$1,000	- 2 - - 5 6 7
<input type="checkbox"/> Telecommunication Tower	\$5,000	- 2 - 4 - 6 7

TOTAL FEE: \$ 0 ATTACHMENTS: \_\_\_\_\_

**SIGNATURES:** The applicant and property owner certify that:

- I am making application for the described action by the City and am responsible for complying with all requirements with regard to this request. This application should be processed in my name. The City should contact me regarding any matter pertaining to this application.
- I have read and do understand the instructions supplied by the City of Crystal for processing this application, and I will keep myself informed of the deadlines for submission of material and of the progress of this application.
- The documents and information I have submitted are true and correct to the best of my knowledge.

Eric M Drager 8/3/16  
 APPLICANT (date)

\_\_\_\_\_  
 PROPERTY OWNER (date)

FOR OFFICE USE ONLY:	Application # <u>2016-10</u>	Accounting # 0100.4418	Receipt # _____	Date Received <u>8-5-2016</u>
Acknowledgement letter sent	____/____/____	If application incomplete, was 60-day rule language included? _____		
Plan Comm hearing	____/____/____	City Council action	____/____/____	Approved? Yes ___ No ___ Other ___
NOTES: _____				



## Hennepin County

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**Public Works**  
Land Acquisition Group  
1600 Prairie Drive  
Medina, MN 55340-5421

Phone: 612-596-0324  
Fax: 612-321-3410

August 2, 2016

Dan Olson  
City Planner  
City of Crystal  
4141 Douglas Drive North  
Crystal MN 55422

RE: Preliminary and Final Plats – Bottineau Gardens

Dear Mr. Olson,

Please find attached the preliminary and final plats of Bottineau Gardens. The Bottineau Gardens plat is for the Hennepin County owned properties fronting Lakeland Avenue North on the east side of CSAH 81 (Bottineau Boulevard) between 49<sup>th</sup> Avenue North and Lakeside Avenue North. These parcels were conveyed to Hennepin County from MnDOT in 1995 as part of the transfer of then Trunk Highway 52, which became CSAH 81.

The primary purpose of the plat is to reorient the northerly two parcels, currently addressed as 4834 Lakeland Avenue North and 5205 49<sup>th</sup> Avenue North to have access from 49<sup>th</sup> Avenue North rather than Lakeland Avenue North. This provides benefits for addressing, utilities and operations. The plat will also dedicate right of way so that all public infrastructure such as the city streets and trail will be within the right of way rather than on the parcels.

The county considers the land within the plat to be surplus property. Assuming the plat is approved, the county will be placing the parcels up for auction. If there is a successful bidder, the county will convey the parcels to that bidder and should be uninvolved with any future plans or developments related to the parcels.

As previously agreed during conversations with yourself and John Sutter, the city has graciously agreed to waive the administrative fees for this plat.

Please let me know if I can provide any further information to help along the approval of this plat.

Sincerely,

Eric M Drager,  
Land Acquisition Manager

## CITY OF CRYSTAL

### PROPOSED PRELIMINARY PLAT AND EASEMENT VACATION APPLICATIONS

#### PUBLIC HEARING NOTICE

The Crystal Planning Commission will consider a preliminary plat application from Hennepin County for the Bottineau Gardens subdivision for the three existing lots at 5205 – 49<sup>th</sup> Avenue North and 4816 and 4834 Lakeland Avenue North. In addition, the City Council will consider a request to vacate an existing sewer easement that is located within this subdivision.

#### General summary of the proposal:

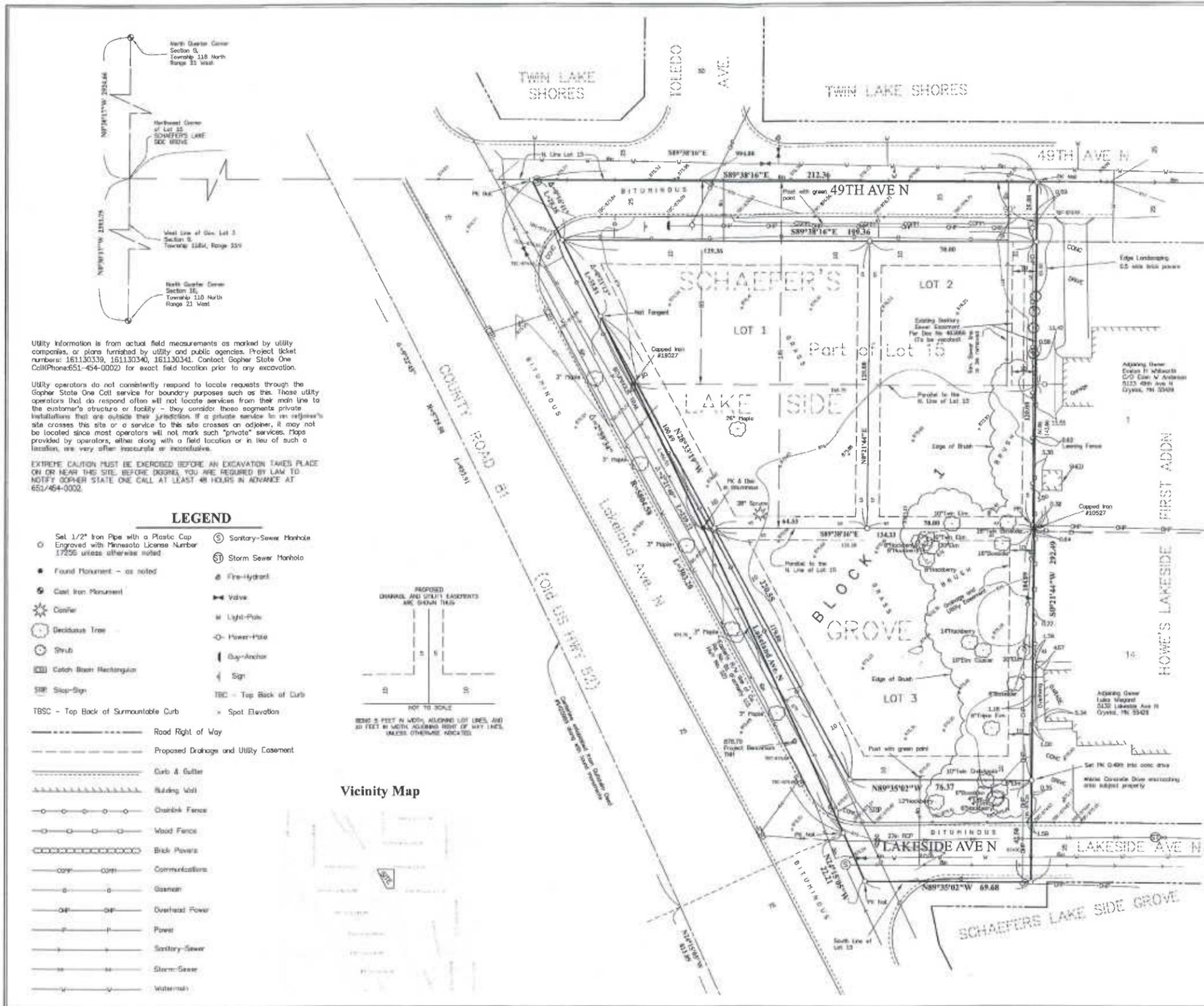
- Hennepin County is proposing to replat the three existing lots so that they are re-oriented to be accessed from either 49<sup>th</sup> or Lakeside Avenues North rather than Lakeland Avenue North.
- The project would result in two lots addressed as 5201 and 5209 - 49<sup>th</sup> Avenue North, and one lot addressed as 5140 Lakeside Avenue North. If the subdivision is approved by the City Council, Hennepin County will sell the lots for construction of three single-family homes.
- As part of the subdivision of these parcels, the City Council will consider vacating an existing City-owned sewer easement in proposed Lot 2 (5201 – 49<sup>th</sup> Avenue North). Due to the dedication of new drainage and utility easements in the Bottineau Gardens subdivision, the easement is no longer needed.

The public is invited to view the proposal at Crystal City Hall during normal business hours or on the city website at [www.crystalmn.gov/city\\_departments/land\\_use\\_applications.php](http://www.crystalmn.gov/city_departments/land_use_applications.php). The Planning Commission staff report for the preliminary plat will be available for viewing after September 2<sup>nd</sup> at the same weblink. The City Council staff report for the vacation will be available for viewing after September 16<sup>th</sup> at [www.crystalmn.gov/city\\_government/council\\_meetings\\_and\\_agendas.php](http://www.crystalmn.gov/city_government/council_meetings_and_agendas.php)

**To discuss the proposal or submit written comments for the record**, please contact John Sutter, City of Crystal, 4141 Douglas Dr. N., Crystal, MN 55422, [john.sutter@crystalmn.gov](mailto:john.sutter@crystalmn.gov) or 763-531-1130.

**To speak directly to the Planning Commission on the preliminary plat**, please attend the public hearing on Monday, September 12, 2016 at 7 p.m. at Crystal City Hall. **To speak directly to the City Council on the easement vacation**, please attend the public hearing on Tuesday, September 20, 2016 at the same time and location.

LEGAL NOTICE: Notice is hereby given that the Planning Commission of the City of Crystal will meet on September 12, 2016 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a preliminary plat application for Hennepin County to replat the properties at 5205- 49<sup>th</sup> Avenue North and 4816 and 4834 Lakeland Avenue North. After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, September 20, 2016. At that meeting, the City Council will also consider a request to vacate a sewer easement for this plat. Persons desiring to be heard are invited and encouraged to attend the public hearings. Persons unable to attend may submit written comments prior to the date of the hearings to: John Sutter, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids for handicap persons are available upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1145 to make arrangements. Deaf and Hard of Hearing callers should contact the Minnesota Relay Service at 800-627-3529 V/TTY or call 711 to be connected to a TTY.



**LEGAL DESCRIPTION**

Parcel 4: That part of Lot 15, SCHAEFER'S LAKE SIDE GROVE described as follows: Commencing at a point in the North line of said Lot 15 distant 854 feet East of the Northwest corner thereof; thence South at right angles 85 feet; thence West Parallel with the North line of said Lot 15 to the Eastern right of way line of U.S. Highway No. 52; thence Northwesterly along said Eastern right of way line to the North line of said Lot 15, thence East along said North line to the point of beginning.

Parcel 5: That part of Lot 15, SCHAEFER'S LAKE SIDE GROVE described as follows: Commencing at a point in the North line of said Lot 15 distant 994 feet East of the Northwest corner thereof; thence South at right angles 145 feet to the actual part of beginning of the tract to be described; thence continuing South along the last described line extended to the South line of said Lot 15; thence West along said South line to the Eastern right of way line of U.S. Highway No. 52; thence Northwesterly along said Eastern right of way line to its intersection with a line drawn parallel with and distant 145 feet South of right angles from the North line of said Lot 15 to the point of beginning; Parcel 4 and 5 per Certificate of Title No. 1492546

That part of Lot 15, SCHAEFER'S LAKE SIDE GROVE described as follows: Commencing at a point on the north line of said Lot 15 distant 994 feet east of the northwest corner of said Lot 15; thence south at right angles 85 feet to the point of beginning of the tract to be described; thence continuing south on a line at right angles to said north line of Lot 15, a distance of 80 feet; thence west and parallel with said north line of Lot 15, a distance of 139.10 feet to the northwesterly right of way line of County Road No. 81, formerly U.S. Highway No. 52; thence northwesterly along said right of way line a distance of 68.35 feet to its intersection with a line drawn parallel with and distant 85 feet south of right angles from said north line of Lot 15, thence east along last described parallel line a distance of 168.79 feet to the point of beginning.

Project Name: Preliminary Plat for Hennepin County Land Acquisition Group

Project No.: CSP-878

Professional Services: HENNEPIN COUNTY Resident and Real Estate Services Survey Division

HENNEPIN COUNTY SURVEYOR A-703 300 South 6th Street Minneapolis, MN 55487

Professional Signature: I hereby certify that this plan, specification, or report and the survey on which it is based were made in accordance with the 2015 Minnesota Standard Detail Requirements for Hennepin County Boundary Surveys. The field work was completed on April 28, 2016. I further certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Scott S. Sauer 7-27-16  
 License No. 17255 Date

Quality Control: J.S. SR, JD, JB, TE  
 Field Crew: Drawn By: 20 July 2016  
 Checked By: Review Date:

Revisions: Aug. 18, 2016 Per City Comments

Disclaimer/Notes: NAD 83 Vertical Datum 1988 (2013 AD)  
 Project Benchmark: Top of of hydrant elevation is 678.79 feet, local mean sea level datum, North American Vertical Datum 1988. Benchmark is the top of of a 1/2 inch hydrant located 50ft north of Lakeside Ave centerline, East side of Lakeland Ave.  
 Existing Zoning Classification - R-1 Low Density Residential  
 Minimum Lot Area Requirement - 7500 sq. ft.  
 Total Area of Property - 40711.5 sq. ft.  
 Area of proposed Lots:  
 Lot 1 - 11,676.3 sq. ft.  
 Lot 2 - 8,400.0 sq. ft.  
 Lot 3 - 11,055.6 sq. ft.  
 Building Setbacks:  
 Front/Rear - 30'  
 Interior Side - 5'  
 Lakeland Side - 10'  
 Lakeland setback must be 20' if a garage is accessed off of Lakeland.

Scale: 1" = 40 Feet

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON HENNEPIN COUNTY GROUND HAD 83 1986 ADJUSTMENT FROM 1993 PUBLISHED VALUES

Sheet Title: PRELIMINARY PLAT OF: BOTTINEAU GARDENS

Sheet No.: Sheet 1 of 1