

**AGENDA
MAPLE PLAIN PLANNING COMMISSION
MAPLE PLAIN CITY HALL
FEBRUARY 13, 2014
7:00 PM**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ADOPT AGENDA**
- IV. CONSENT AGENDA**
 - A. Approval of the January 9, 2014 regular meeting minutes.
- V. PUBLIC HEARINGS**
 - A. Preliminary and Final Plat Approval Request for 5030 Highway 12 Subdivision.
- VI. ADMINISTRATIVE REPORTS**
- VII. OLD BUSINESS**
- VIII. NEW BUSINESS**
- IX. COMMISSION REPORTS & OTHER BUSINESS**
- X. VISITORS TO BE HEARD**
 - Note: This is a courtesy extended to persons wishing to address the council who are not on the agenda. A completed public comment form should be presented to the city administrator prior to the meeting; presentation will be limited to 3 minutes. This session will be limited to 15 minutes.*
- XI. ADJOURN**

Next meeting: Thursday, March 6, 2014, 7 p.m. at Maple Plain City Hall

**City of Maple Plain Planning Commission
Meeting Notes
January 9, 2014
Maple Plain City Hall
7:00 PM**

I. CALL TO ORDER

Chair Bliss called the meeting to order at 7:04 p.m.

Present: Commission Chair Michele Bliss, and Commissioners Mardelle DeCamp, John Fay, Barb Rose and Stephen Shurson; Council Liaison, Dave Eisinger; City Administrator, Tessia Melvin, Planning Consultant Tom Goodrum (MFRA); and Assistant to the City Administrator Maggie McCallum.

II. PLEDGE OF ALLEGIANCE

III. ADOPT AGENDA

Fay moved to adopt the Agenda; Shurson seconded. Motion passed 5-0.

IV. CONSENT AGENDA

Shurson moved to approve the Consent Agenda including edits to the meeting minutes; Rose seconded. Motion passed 5-0.

Items approved under the Consent Agenda:

A. Approval of the November 7, 2013 meeting minutes.

V. PUBLIC HEARINGS

None.

VI. ADMINISTRATIVE REPORTS

Assistant to the City Administrator, Maggie McCallum, announced that City Planner, Tom Goodrum (MFRA), would be leaving the City of Maple Plain and that this was his last meeting with the Commission. She explained that it had been a pleasure working with him and wished him well in his new position.

Planning Commissioners expressed thanks to Goodrum for his work with the City. Shurson stated that he learned a lot from Goodrum and that he did a great job for the City. Fay said that Goodrum was professional, fair, and courteous and great to work with.

VII. OLD BUSINESS

A. 2014 Work Plan Discussion

Assistant to the City Administrator, Maggie McCallum, introduced this item to the Planning Commission for discussion. McCallum stated that in 2013, the Planning Commission identified five items to review in 2014. The items included the review of current code and the development of new codes involving:

- Home Occupation Permit
- Conditional Use Permit (CUP)/ Interim-Use Permit (IUP)
- Livestock/animals
- Low-Impact Development
- Residential Code Sections R1- R3, Miscellaneous outdated code sections, and code pertaining to hand guns.

She said that in 2013, the Planning Commission wished to hold a joint workshop meeting with the Council to discuss the work plan. McCallum informed that staff was working to schedule the workshop within the next couple of months.

VIII. NEW BUSINESS

A. Gateway “Meadows of Maple Plain” Townhome Development PUD Sketch Plan Review.

City Planner, Tom Goodrum, introduced this item for review and discussion by the Planning Commission. Goodrum informed that a developer, Rose Creek Builders, LLC, is proposing a 17-lot townhome development, in the Gateway District, on three parcels of land located between Howard Avenue and Boundary Avenue.

Goodrum stated that he is familiar with the developer and that they have done work throughout the metro for many years.

He presented a sketch plan for the development titled “Meadows of Maple Plain”. Goodrum explained that the purpose of the meeting was not to take any action, but to review the sketch plan and provide preliminary feedback to the developer.

Goodrum said that the applicant is pursuing the development as a PUD (Planned-Unit Development) and therefore the preliminary review is required by both the Planning Commission and the City Council.

He explained that the developer is proposing seventeen (17) detached townhomes that are available in both one-story and two-story units and customizable. Goodrum informed that a private road, 24-26 feet wide, would travel through the site, as well as a sidewalk located parallel to the street. He said that the homes would be part of a Homeowners Association that would provide maintenance and upkeep to the properties.

Commissioner Fay asked if the developer would require variances to the code.

Goodrum explained that through the PUD process, the City and the Developer would go through a negotiation process in which both parties can make requests for the project. He informed that the developer could seek variances to the code through this process.

Mike Halley, a developer with Rose Creek Builders, introduced himself to the Commission and expressed enthusiasm about the project. Halley explained the project in more detail to the Planning Commission including that there are three home options, that they would be owned separately, and that each property would be landscaped and include a sprinkling system.

Bliss asked if the homeowners get to decide the type of home they want to build between the available three options.

Halley informed that half of the houses would be model plans and that the other half would be custom houses designed by the client.

Fay inquired about the property owned by the City and if it would be owned by the City or would be sold to the developer.

Goodrum stated that the City would enter into a purchase agreement with the developer to sell the parcel.

Halley described that the proposed character of the neighborhood would be consistent, yet would allow homeowners the ability to make choices between selected colors and materials.

Shurson stated that he liked that the houses would be similar, but with individual characteristics as well.

Shurson asked if plans would be submitted for all three home designs.

Halley said that all three plans would be submitted for review.

Bliss asked Halley to provide additional information on the proposed trail and “tot lot” area.

Halley acknowledged the City’s desire to put a regional trail through the site in the future. He stated that he believed that the townhomes would be attractive to empty nesters and families with young children. Halley explained that they are proposing to create and install a “tot lot” area on site that would include recreational equipment. He informed that once the “tot lot” was built that they would deed it over to the City to be used as a public facility. He explained that a

sidewalk would travel parallel along the street to the south from Boundary Avenue to Howard Avenue.

Goodrum explained that the sidewalk would not meet the size requirements for a regional trail, nonetheless could serve as a “feeder” connection to the future trail.

Shurson explained that the proposed regional trail is important to the City. He said that by eliminating the trail through the development, it would eliminate one of two proposed route options for the trail system through the City.

Shurson stated that overall he liked the project, and encouraged the developer to consider lighting from the City’s Design Guidelines. Shurson also asked that some additional landscaping be done along the roads.

Halley explained proposed landscaping for the project. He mentioned that they would be planting trees between the development and the adjacent commercial properties.

Shurson asked if the developer would consider reserving space for the future proposed trail.

Goodrum stated that they consider if a regional trail should go through a neighborhood. Goodrum offered an alternative option which would request that the developer reserve 7 feet along the top of the development site for the future trail. He said that if the properties to the north ever got redeveloped that the City could ask those properties to reserve 7 feet as well for the regional trail, thus sharing the space for the trail.

Fay asked if that would be written into the PUD.

Goodrum said yes.

Bliss said that it would be great if the developer would consider that as an option.

Fay asked what the cost of the houses would be.

Halley informed that the homes would range from upper \$200,000 to mid \$300,000. He stressed the building of quality homes.

Halley said that he appreciated the input on the regional trail and that he would be comfortable working with the City on this issue.

Fay asked if Fire Chief, Dave Eisinger, had any concerns about public safety.

Eisinger stated that he had no concerns.

Shurson stated that the distance of 10 feet between houses seemed tight, but concluded that that was probably typical for a townhome development.

Halley acknowledged the closeness of the properties, however that townhomes are generally this close together. He said that they would be planting trees between the properties to provide privacy.

Bliss stated that she is in favor of the project.

Goodrum asked if the Commission was comfortable waiving the Park Dedication Fees for the developer in exchange for the construction and deeding of "tot lot" to the City. He said that the Park Dedication Fee is \$3,750.00 per property.

Shurson stated that he is in favor of waiving the fee.

Bliss said that she was in favor as well. She stated that the park would be a great addition for families.

Halley thanked the Commission for their comments.

City Administrator, Tessia Melvin, asked that the developer not put in equipment that is too "tot", but to build a little older.

IX. COMMISSION REPORTS & OTHER BUSINESS

Shurson provided an update on the Three Rivers Park District's Master Plan for the regional trail. Shurson stated that comments on the proposed trail could still be made and stressed that it is important for Maple Plain residents to be heard on the issue.

Shurson said that planners with the District are going to approach the City and hold a workshop with the Council and ask for a resolution of support to support a specific trail route.

Shurson stressed that the regional trail is a major opportunity for the City's future plans.

X. VISITORS TO BE HEARD

None.

XI. ADJOURN

Rose moved to Adjourn; Shurson seconded. Motion passed 5-0. Meeting adjourned at 8:29 p.m.

Prepared by



Maggie McCallum, Assistant to the City Administrator



Agenda Information Memorandum
February 13, 2014 Maple Plain Planning Commission

V. PUBLIC HEARINGS
**A. PRELIMINARY AND FINAL PLAT APPROVAL REQUEST FOR 5030 HIGHWAY 12
SUBDIVISION.**

ACTION TO BE CONSIDERED

To review a preliminary and final plat request for 5030 Highway 12 Subdivision. To receive a recommendation from the Planning Commission to approve the request with conditions.

FACTS

- Applicants and Owners of the commercial property located at 5030 Highway 12 are asking that the City
 1. Approve a Preliminary Plat that approves a three (3) lot subdivision of the mentioned property.
 2. Approve a Final Plat that approved a three (3) lot subdivision of the mentioned property.
- The property is zoned Mixed-Use – Gateway.
- The total current acreage is 4.16 acres. The subdivision would create three parcels with the following acreage:
 1. Lot 1: 2.16 Acres
 2. Lot 2: 1.12 Acres
 3. Lot 3: .80 Acres
- There are currently two commercial buildings on site, of which would be separated into separate lots if approved.
- The subdivision would allow for the development of the land to the north of the property.
- Staff is proposing that the applicant address several issues before final approval by the City Council.

ATTACHMENTS

Attached on page(s) ____ through ____ is a memo from City Planner, Mark Kaltsas, and other applicable information.

City of Maple Plain
Preliminary and Final Plat Approval Request for
A New Three Lot Subdivision to be Known as K-Bid Addition

To: Planning Commission
From: Mark Kaltsas, City Planner
Meeting Date: February 13, 2014
Applicant: Wayne Elam
Owner: Ray Caruso
Location: 5030 Highway 12

Request:

1. Wayne Elam and Ray Caruso (Applicant/Owner) request that the City consider the following actions for the property located at 5030 Highway 12, Maple Plain, MN (PID No. 25-118-24-12-0070):
 - a. Preliminary Plat to approve a three (3) lot subdivision, to be known as K-Bid Addition, on the subject property.
 - b. Final Plat to approve a three (3) lot subdivision, to be known as K-Bid Addition, on the subject property.

Property/Site Information:

The property is located just east of Boundary Avenue along the north side of Highway 12. The subject property is accessed via Boundary Avenue just off of Highway 12. There are two (2) existing commercial buildings located on the property. The property is currently used as an office and warehouse for K-Bid auctions. The property has the following characteristics:

Property Information: 5030 Highway 12
Zoning: *MU-G Mixed Use - Gateway*
Comprehensive Plan: *Mixed Use*
Acreage (Before Condition): *4.16 Acres*
Acreage (After Condition): *Lot 1 - 2.16 Acres*
 Lot 2 - 1.12 Acres
 Lot 3 - .80 Acres



Discussion:

The applicant is seeking preliminary and final plat approval for a three (3) lot subdivision to be known as K-Bid Addition. The proposed subdivision would split the current property into three separate parcels. Subdividing this property will allow for the development of the vacant, north half of the property. Both buildings will be located on an individual lot in the proposed condition. The City can consider approving both the preliminary and final plat consecutively and at the same meeting due to the size and relative simplicity of the proposed subdivision.

The City allows for the subdivision of property in the MU-G zoning district if all applicable criteria for granting a subdivision are met by the applicant. The applicant has provided the City with a survey and proposed preliminary and final plat.

152.03 GENERAL REQUIREMENTS; DEFINITIONS.

(A) General requirements. Subdivision approval shall be required for the separation of an area, parcel, or tract of land under single ownership into 2 or more parcels, lots, tracts, or long-term leasehold interests where the division necessitates the creation of streets, roads, or alleys for residential, commercial, industrial, or other use or any combination thereof, or any change in the lot

line or lines of a parcel, lot, or tract; or the establishment of the lot lines of a parcel, lot, or tract not previously platted.

In addition to the subdivision requirements, the City has zoning criteria that will need to be satisfied. The City's zoning criteria are as follows:

Minimum Lot Size: 6,000 square feet
Minimum Lot Width: 100 feet
Front Yard Setback: 5-10 feet
Highway 12 Setback from R.O.W.: 50 feet
Side Yard: 10 feet
Corner Side Yard: 20 feet
Rear Yard: 20 feet
Parking Setback Highway 12: 50 feet

The applicant is proposing to subdivide the property into three (3) lots. As proposed, Lots 1, 2 and 3 meet all applicable zoning criteria with the exception of the Highway 12 parking setback. The existing parking lot for the west building does not meet the 50 foot setback. The proposed subdivision does not change or alter the existing condition and therefore can endure. The proposed property line alignment between lots 2 and 3 is configured to allow both existing buildings to meet the minimum 10 foot side yard setback.

In addition to the three (3) lots, the applicant initially proposed to create a small outlot in the northeast corner of the property (OUTLOT A). The proposed outlot does not meet the minimum lot size requirements and cannot be subdivided. The applicant will need to submit a revised plat excluding the outlot.

There are several considerations relating to the proposed subdivision that should be noted by the City:

1. Lot 3 was historically accessed from Highway 12. During the last Highway 12 improvement project, access to the lot was eliminated. The current configuration of the property allows the eastern building to be accessed from Boundary Avenue. In the proposed condition, Lot 3 will have no access from a public right of way. As a result, the subdivision is dependent on the applicant establishing a cross access agreement between lots 2 and 3. The City is proposing to condition approval of the subdivision on providing the City with a copy of the cross access agreement between lots 2 and 3.
2. Parking for both buildings, as currently used, generally meet the City's parking standards. The City requires 1 parking space per 400 square feet for warehouse and similar uses.
 - a. Lot 2 Building – 8,400 SF (1/400 = 21 parking spaces required)
 - i. There are 24+ existing parking spaces
 - b. Lot 3 Building – 7,000 SF (1/400 = 18 parking spaces required)
 - i. There are 12+ existing parking spaces

If the use of the property changes from warehouse/retail to retail/office, it is possible that additional parking will be required. As a condition of approval, the City is recommending that the applicant provide a cross parking agreement. This agreement could potentially "future proof" Lot 3.

3. The applicant has proposed to establish drainage and utility easements along some of the proposed property lines. The applicant is proposing 5 foot wide drainage and utility easements. The City has a minimum requirement of 6 foot wide drainage and utility easements for general purposes. Where there is an existing or proposed sanitary sewer, 20 foot wide easements are required. The applicant will need to revise the preliminary and final plat to address the easement requirements.

The proposed plat generally meets the subdivision and zoning requirements established by the City. There are several existing conditions relating to access and parking that are not proposed to be changed as a result of the proposed subdivision. If the future use of the existing buildings changes, additional review by the City may be required. This could result in additional improvements being required. The proposed subdivision will allow the north half of the subject property to be developed in keeping with the City's goals for the gateway planning district.

Neighbor Comments:

The City has not received any written or oral comments regarding the proposed subdivision

Recommendation:

Staff is seeking a recommendation from the Planning Commission for the request for a Preliminary and Final Plat with the following findings and conditions:

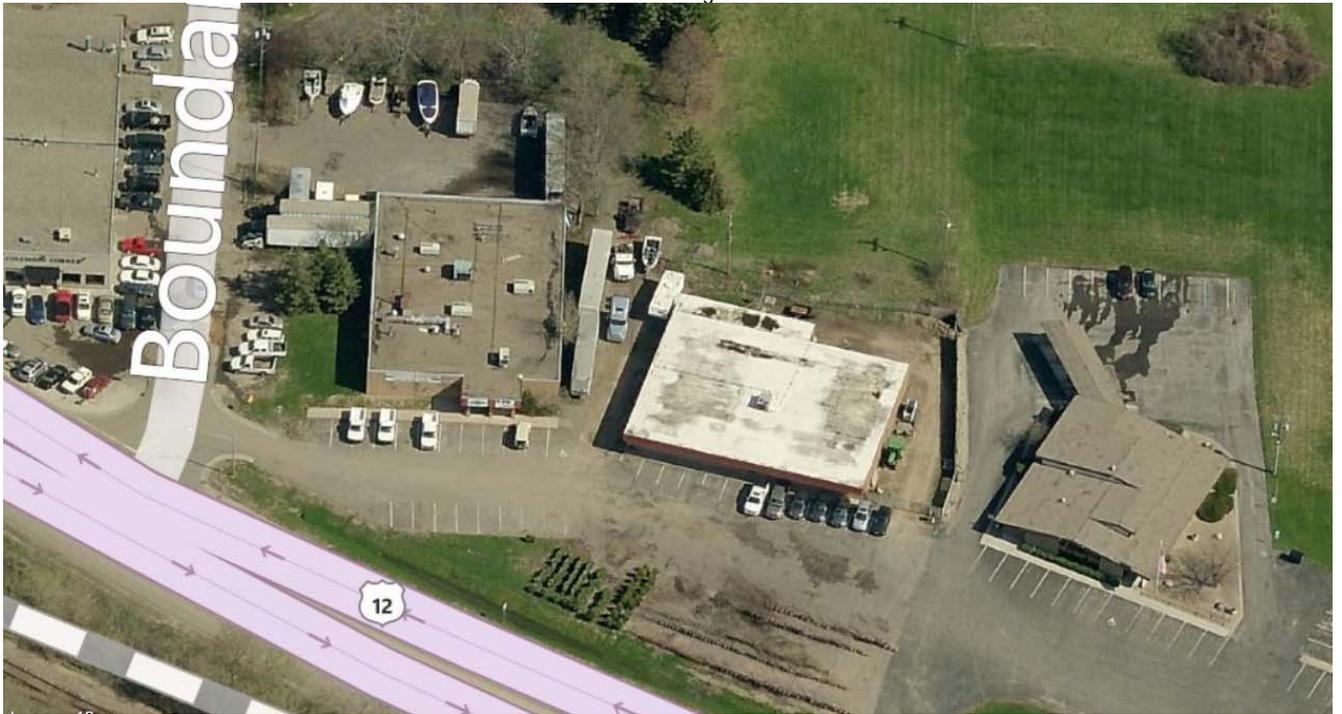
1. The proposed preliminary and final plats meet all applicable conditions, criteria and restrictions stated in the City of Independence Subdivision and Zoning Ordinance.
2. Prior to the City Council's final approval of the subdivision, the applicant shall complete the following items:
 - a. The Applicant shall provide a revised survey indicating all easements for drainage and utilities as required by and in accordance with the City's subdivision ordinance for the newly created parcels.
 - b. The Applicant shall address all engineering comments as outlined in the engineering review memo from Stantec, dated January 30, 2014.
 - c. The Applicant shall provide the City with a copy of the proposed cross-access/cross parking agreement to be reviewed by the City's attorney.
3. The Applicant shall pay for all costs associated with the City's review of the preliminary and final plats.

4. The Applicant shall file the final plat with the county within six (6) months of approval.

Attachments:

1. Property Pictures
2. Survey
3. Preliminary Plat
4. Final Plat

View Looking North



View Looking South



To: Maggie McCallum
City of Maple Plain

From: Dan Boyum
City Engineer

File: 193801803

Date: January 30, 2014

Reference: K-Bid Addition

We have reviewed the following project and information submitted on January 21, 2014 and have the following comments:

Plat

1. We recommend the 5' side lot drainage and utility easements continue to the US Highway 12 ROW between Lots 2 and Block 3. The ownership of these to lots could change in the future and having a drainage and utility easement between the lots is recommended.
2. Outlot A – We recommend some clarification be provided by the property owner as to the purpose of this outlot. At times, outlots could be sold and this could affect access between properties wanting to go east or west along the combined bituminous areas in front of the buildings in this area.
3. Outlot A Drainage and Utility Easements – there is a 5 feet front yard drainage and utility easement shown on the Outlot next to US Highway 12. We recommend making this a 10' drainage and utility easement to match with Lots 2 and 3. Also, especially if this outlot would be sold at some time to the property to the east of Lot 3, having a 5 feet drainage and utility easement along the common lot line of Lot 2 and Outlot A is recommended. It does not appear that having a 5' drainage and utility easement along the east side of Outlot A would be needed at this time if the plan is to sell this Outlot to the property to the east.
4. Lot 3 will not have direct access to a public roadway with the subdividing of lots. We will defer to the City Planner and City Attorney on any additional comments, but some type of access agreement across Lot 2 and possibly Outlot A may be beneficial to consider at this time.

Proposed Plat on Existing Site Conditions (Sheet 2 of 2)

1. The existing water and sanitary sewer service are not shown on the existing site conditions. These utilities should be shown to confirm that the services are within each of the new lots being created and do not cross over lot lines.
2. We will defer to the City Planner on zoning requirements related to parking and whether any of the current City zoning code requirements are triggered by the splitting of the lots. It does appear that additional spaces are available on Lot 3 on the south side of the existing bituminous area.
3. The Development Data lists a 20 feet rear yard setback for accessory structures in the Mixed-Use Gateway Zoning District. This should be confirmed if it is "20 feet" or "10 feet" which appears on Page 88I in the Zoning Code.
4. There is a gravel area between the buildings on Lot 2 and Lot 3 that appears to be used by both buildings. An access agreement may be beneficial to consider at this time.



January 30, 2014
Maggie McCallum
Page 2 of 2

Reference: K-Bid Addition

5. The existing parking lot entrance to Lot 2 from Boundary Avenue is very close to the intersection of Boundary and US Highway 12. If work on the parking lot is done in the future, we recommend the property owner and the City review whether the entrance could be shifted further to the north.

STANTEC CONSULTING SERVICES INC.

Dan Boyum
Associate
Phone: (651) 604-4829
Fax: (651) 636-1311
Dan.Boyum@stantec.com

Attachment: None

c. Tessia Melvin, Jeff Carson, Mark Kaltsas

**CITY OF MAPLE PLAIN
LAND USE APPLICATION REVIEW SIGN OFF**



Name of Development Review Team Member:

Roger P.

Firm/Agency:

MetroWest

Materials Distributed:

Date:

Jan 21, 2014

Materials Received:

Date:

Materials Provided:

Review Completed:

Date:

1/21/14

Project does not require my review

Comments Returned:

Date:

1/21/14

Roger P.
Name (Signature)

1/21/14
Date

Comments Received:

Date:

Name (Signature)

Date

Return form and comments to: City of Maple Plain
1620 Maple Avenue, P.O. Box 97
Maple Plain, MN 55359

**CITY OF MAPLE PLAIN
LAND USE APPLICATION REVIEW SIGN OFF**



Name of Development Review Team Member:

DAVE EISINGER

Firm/Agency:

MPFD Five chief

Materials Distributed: Date: Jan 21, 2014

Materials Received: Date: _____

Materials Provided:

Review Completed: Date: 1-26-14

Project does not require my review

Comments Returned: Date: _____

Name (Signature) *Date*

Comments Received: Date: _____

Name (Signature) *Date*

*Return form and comments to: City of Maple Plain
1620 Maple Avenue, P.O. Box 97
Maple Plain, MN 55359*

Maggie McCallum

From: Brett Eidem <BEidem@minnehahacreek.org>
Sent: Thursday, February 06, 2014 12:59 PM
To: Maggie McCallum
Cc: Chris Meehan
Subject: RE: City of Maple Plain K-Bid Subdivision Application

Maggie,

After further discussion with Chris and our District Technician, Brandon Wisner, we feel that the re-platting of the lots without any site disturbance will NOT trigger any of the District rules, and would not require a MCWD permit. However, the new townhome development would be subject to applying to the District for multiple rules. The first step we would require would be to get a wetland delineation for the site, as we see a potential wetland area in the middle of the lot. They will need to show area of disturbance, proposed grading and proposed impervious surface for the site. The project will for sure trigger our Stormwater Management rule and our Erosion Control Rule, with the potential for Wetland Protection rule. We will require existing and proposed HydroCAD data, and the stormwater management will be dependent on what they are proposing.

Thanks, and please let me know if you have any questions or when the townhome proposal comes in.

Brett Eidem

District Representative
Minnehaha Creek Watershed District
15320 Minnetonka Boulevard
Minnetonka, MN 55435
Direct: (952) 641-4517
Main Office: (952) 471-0590
Fax: 952-471-0682
www.minnehahacreek.org



From: Maggie McCallum [<mailto:mmccallum@mapleplain.com>]
Sent: Friday, January 31, 2014 12:34 PM
To: Chris Meehan; Brett Eidem
Subject: RE: City of Maple Plain K-Bid Subdivision Application

Hi Chris,

Attached is the sign off sheet for the Subdivision Application. I forgot to include it yesterday.

K-BID ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That K-Bid Holdings, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Abstract Property:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 118, Range 24, lying North of the Northeasterly right-of-way line of Trunk Highway No. 12 (formerly known as Trunk Highway No. 10) as described in Book 1133 of Deeds at Page 432, and East of the East line of the plat of Maple Plain and lying South of a line drawn East at right angles to the East line of the plat of Maple Plain from a point therein distant 170 feet North of the intersection of said East line with the Northeasterly right-of-way line of said Trunk Highway No. 12,

EXCEPT The East 154 feet of the above described property.

And

That part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 118, Range 24, Hennepin County, Minnesota, lying East of the East line of the plat of Maple Plain and lying North of a line drawn East at right angles to the East line of the plat of Maple Plain from a point therein distant 170 feet North of the intersection of said East line with the Northeasterly right-of-way line of said Trunk Highway No. 12 (formerly known as Trunk Highway No. 10) as described in Book 1133 of Deeds at Page 432;

EXCEPT that part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 118, Range 24 described as follows: Commencing at the Northeast corner of said Northwest 1/4 of the Northeast 1/4; thence South along the East line thereof 165 feet; thence West parallel with the North line of said Northwest 1/4 of the Northeast 1/4 a distance of 109 feet; thence North, parallel with the East line of said Northwest 1/4 of the Northeast 1/4 a distance of 165 feet to the North line thereof; thence East to the point of beginning.

And, EXCEPT that part of Section 25, Township 118, Range 24 described as follows: Commencing at a point in the North line of said Section 25 which point is distant 109 feet West of the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 25; thence South and parallel with the East line of said Northwest 1/4 of the Northeast 1/4 a distance of 165 feet to a point; thence West and parallel with the North line of said Section 25 a distance of 110 feet to a point, thence North and parallel with the East line of said Section 25 a distance of 165 feet, more or less, to the North line of said Section 25, thence East along the North line of said Section 25 to the point of beginning.

And, EXCEPT that part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 118, Range 24 described as follows: Commencing at a point on the North line thereof 292 feet West of the Northeast corner thereof; thence Southerly at right angles a distance of 132 feet; thence Easterly parallel to the northerly line thereof a distance of 73 feet; thence Northerly a distance of 132 feet to a point on the Northerly line thereof 73 feet East of the point of beginning, thence West to the point of beginning.

And, EXCEPT all that part of the Northwest 1/4 of the Northeast 1/4, Section 25, Township 118, Range 24, Hennepin County, Minnesota described as follows: Commencing at the Northeast corner of said Northwest 1/4 of the Northeast 1/4; thence on an assumed bearing of South 89 degrees 38 minutes 47 seconds West along the North line of said Northwest 1/4 of the Northeast 1/4 a distance of 292.44 feet to the East line of the plat of Maple Plain; thence South 0 degrees 01 minutes 20 seconds West along said East line a distance of 33.00 feet to the point of beginning of the tract to be described; thence continuing on a bearing of South 0 degrees 01 minutes 20 seconds West along said East line a distance of 132.00 feet; thence North 89 degrees 38 minutes 47 seconds East a distance of 73.47 feet; thence North 0 degrees 00 minutes 40 seconds East a distance of 33.00 feet; thence South 89 degrees 38 minutes 47 seconds West a distance of 72.16 feet; thence North 0 degrees 21 minutes 13 seconds West a distance of 99.00 feet; thence South 89 degrees 38 minutes 47 seconds West a distance of 0.65 feet to the point of beginning and there terminating.

Torrens Property:

The East 154 feet of that part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 118, Range 24, lying North of the Northeasterly right-of-way line of U.S. Highway No. 12, as described in Book 1133 of Deeds at Page 432, and lying South of a line drawn East at right angles to the East line of Boundary Avenue in the plat of Maple Plain from a point on said East line distant 170 feet North of the intersection of said East line with the Northeasterly right-of-way line of said U.S. Highway No. 12.

Has caused the same to be surveyed and platted as **K-BID ADDITION** and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said K-Bid Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this _____ day of _____, 20____

K-Bid Holdings, LLC

Ray Caruso, President

Carrie Caruso, Vice President

Becky Farniok, Secretary/Treasurer

State of Minnesota
County of _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Ray Caruso, President of K-Bid Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

Printed Notary Name _____

Notary Public, _____ County, Minnesota
My Commission Expires _____

State of Minnesota
County of _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Carrie Caruso, Vice President of K-Bid Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

Printed Notary Name _____

Notary Public, _____ County, Minnesota
My Commission Expires _____

State of Minnesota
County of _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Becky Farniok, Secretary/Treasurer of K-Bid Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

Printed Notary Name _____

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Trace C. McCoy do hereby certify that his 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 labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, 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____,

Trace C. McCoy, Land Surveyor
Minnesota License No. 44531

State of Minnesota
County of Wright

This instrument was acknowledged before me this _____ day of _____, 20____, by Trace C. McCoy.

Printed Notary Name _____

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA

This plat of **K-BID ADDITION** was approved and accepted by the City Council of the City of Maple Plain, Minnesota at a regular meeting thereof held this _____ day of _____, 20____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without such receipt of such comments and recommendations, as provided by MINN. Statutes, Sec. 505.03, Subd. 2.

By _____ Mayor

By _____ City Clerk

TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20____.

Mark V. Chapin, Hennepin County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

William P. Brown, Hennepin County Surveyor By _____

COUNTY RECORDER, Hennepin County, Minnesota

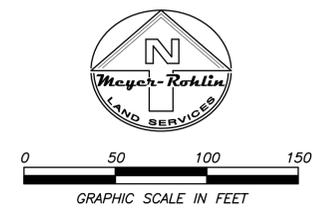
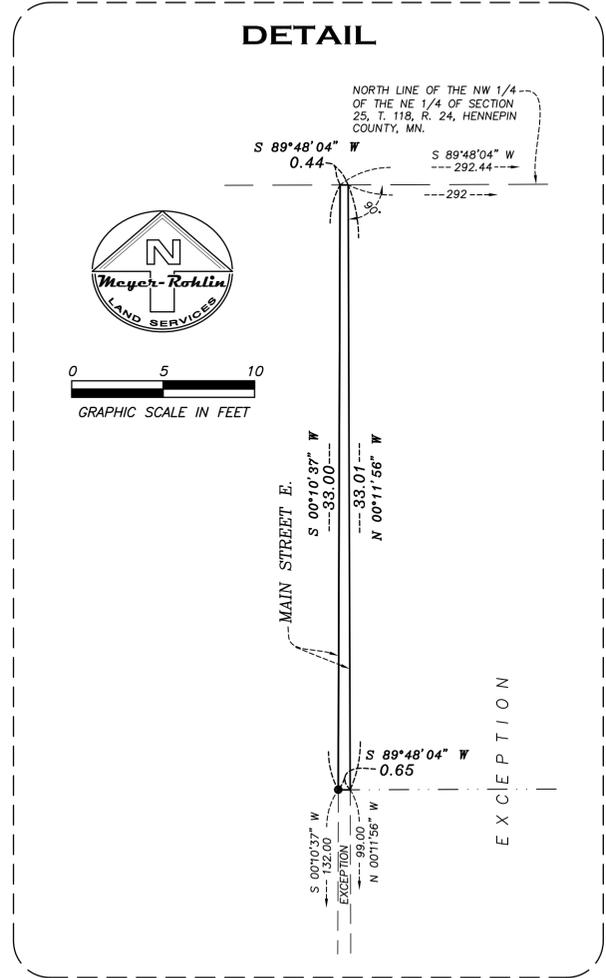
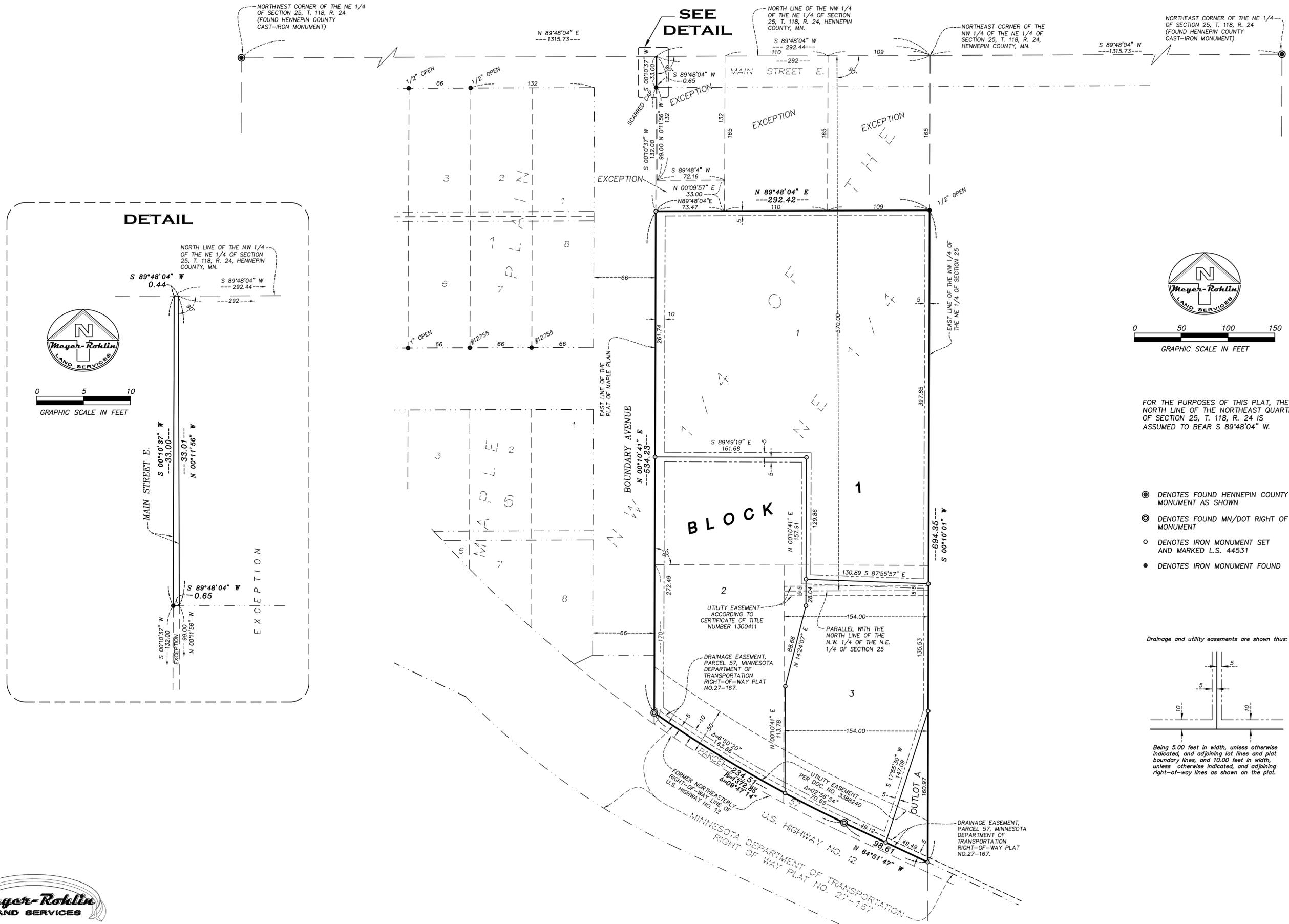
I hereby certify that the within plat of **K-BID ADDITION** was recorded in this office this _____ day of _____, 20____ at _____ o'clock _____M.

Martin McCormick, Hennepin County Recorder By _____ Deputy



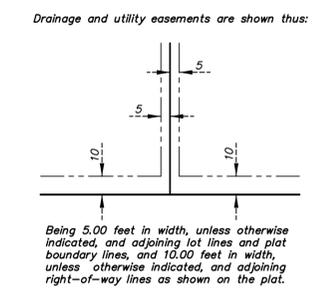
K-BID ADDITION

C.R. DOC. NO. _____



FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, T. 118, R. 24 IS ASSUMED TO BEAR S 89°48'04" W.

- ⊙ DENOTES FOUND HENNEPIN COUNTY MONUMENT AS SHOWN
- ⊙ DENOTES FOUND MN/DOT RIGHT OF WAY MONUMENT
- DENOTES IRON MONUMENT SET AND MARKED L.S. 44531
- DENOTES IRON MONUMENT FOUND



OWNER/DEVELOPER:

K-BID HOLDINGS LLC
RAY CARUSO
5030 U.S. Highway No. 12
Maple Plain, MN 55359
Ph.(763) 479-3111

PRELIMINARY PLAT
OF
K-BID ADDITION
EXISTING CONDITIONS

LAND SURVEYOR:

PH. 763.682.1781 WWW.MEYERROHLIN.COM
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.
Date _____ Trace C. McCoy, License No. 44531

REVISIONS:	DATE	DESCRIPTION	BY

DATE 12/13/13
DRAWN BY AAN
DESIGNED BY TCM
CHECKED BY TCM

FILE NO. 13298

SHEET 1 OF 2 SHEETS

PROPERTY DESCRIPTION

Abstract Property:
That part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 118, Range 24, lying North of the Northeastly right-of-way line of Trunk Highway No. 12 (formerly known as Trunk Highway No. 10) as described in Book 1133 of Deeds at Page 432, and East of the East line of the plot of Maple Plain and lying South of a line drawn East at right angles to the East line of the plot of Maple Plain from a point therein distant 170 feet North of the intersection of said East line with the Northeastly right-of-way line of said Trunk Highway No. 12.
EXCEPT The East 154 feet of the above described property.
And

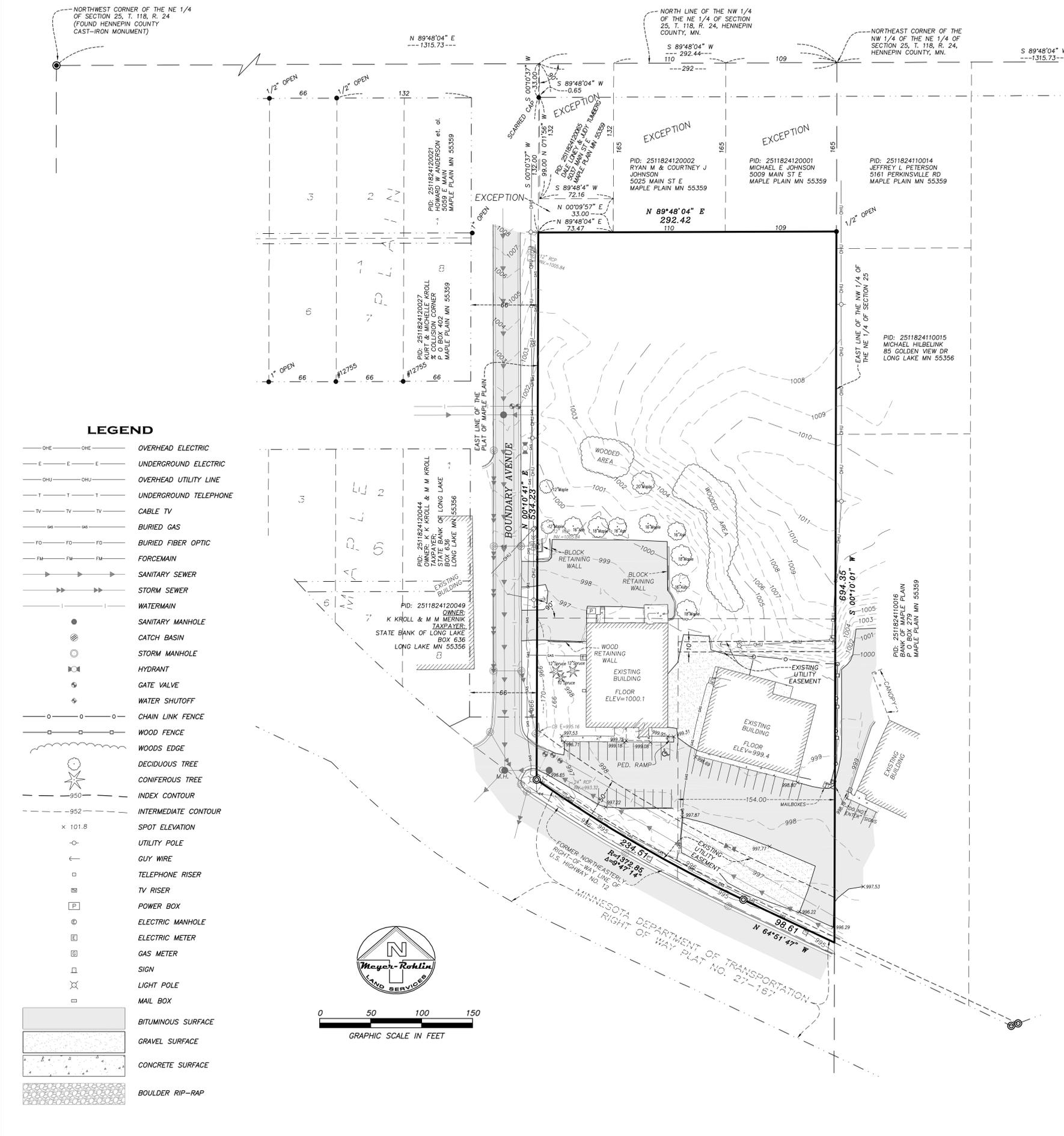
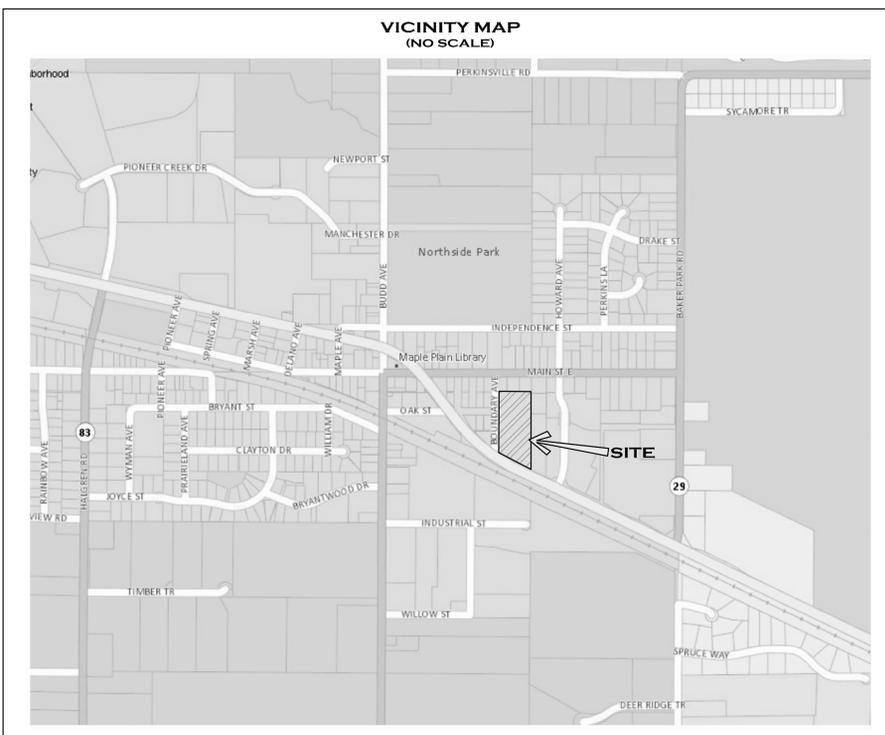
That part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 118, Range 24, Hennepin County, Minnesota, lying East of the East line of the plot of Maple Plain and lying North of a line drawn East at right angle to the East line of the plot of Maple Plain from a point therein distant 170 feet North of the intersection of said East line with the Northeastly right-of-way line of said Trunk Highway No. 12 (formerly known as Trunk Highway No. 10) as described in Book 1133 of Deeds at Page 432;

EXCEPT that part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 118, Range 24 described as follows: Commencing at the Northeast corner of said Northwest 1/4 of the Northeast 1/4; thence South along the East line thereof 165 feet; thence West parallel with the North line of said Northwest 1/4 of the Northeast 1/4 a distance of 109 feet; thence North, parallel with the East line of said Northwest 1/4 of the Northeast 1/4 a distance of 165 feet to the North line thereof; thence East to the point of beginning.
And, EXCEPT that part of Section 25, Township 118, Range 24 described as follows: Commencing at a point in the North line of said Section 25 which point is distant 109 feet West of the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 25; thence South and parallel with the East line of said Northwest 1/4 of the Northeast 1/4 a distance of 165 feet to a point; thence West and parallel with the North line of said Section 25 a distance of 110 feet to a point, thence North and parallel with the East line of said Section 25 a distance of 165 feet, more or less, to the North line of said Section 25, thence East along the North line of said Section 25 to the point of beginning.

And, EXCEPT that part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 118, Range 24 described as follows: Commencing at a point on the North line thereof 292 feet West of the Northeast corner thereof; thence Southerly at right angles a distance of 132 feet; thence Easterly parallel to the northerly line thereof a distance of 73 feet; thence Northerly a distance of 132 feet to a point on the Northerly line thereof 73 feet East of the point of beginning, thence West to the point of beginning.

And, EXCEPT all that part of the Northwest 1/4 of the Northeast 1/4, Section 25, Township 118, Range 24, Hennepin County, Minnesota described as follows: Commencing at the Northeast corner of said Northwest 1/4 of the Northeast 1/4; thence on an assumed bearing of South 89 degrees 38 minutes 47 seconds West along the North line of said Northwest 1/4 of the Northeast 1/4 a distance of 292.44 feet to the East line of the plot of Maple Plain; thence South 0 degrees 01 minutes 20 seconds West along said East line a distance of 33.00 feet to the point of beginning of the tract to be described; thence continuing on a bearing of South 0 degrees 01 minutes 20 seconds West along said East line a distance of 132.00 feet; thence North 89 degrees 38 minutes 47 seconds East a distance of 73.47 feet; thence North 0 degrees 00 minutes 40 seconds East a distance of 33.00 feet; thence South 89 degrees 38 minutes 47 seconds West a distance of 72.16 feet; thence North 0 degrees 21 minutes 13 seconds West a distance of 99.00 feet; thence South 89 degrees 38 minutes 47 seconds West a distance of 0.65 feet to the point of beginning and there terminating.

Tracts Property:
The East 154 feet of that part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 118, Range 24, lying North of the Northeastly right-of-way line of U.S. Highway No. 12, as described in Book 1133 of Deeds at Page 432, and lying South of a line drawn East at right angles to the East line of Boundary Avenue in the plot of Maple Plain from a point on said East line distant 170 feet North of the intersection of said East line with the Northeastly right-of-way line of said U.S. Highway No. 12.



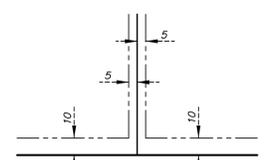
NORTHWEST CORNER OF THE NE 1/4
OF SECTION 25, T. 118, R. 24
(FOUND HENNEPIN COUNTY
CAST-IRON MONUMENT)

NORTHEAST CORNER OF THE NE 1/4
OF SECTION 25, T. 118, R. 24
(FOUND HENNEPIN COUNTY
CAST-IRON MONUMENT)

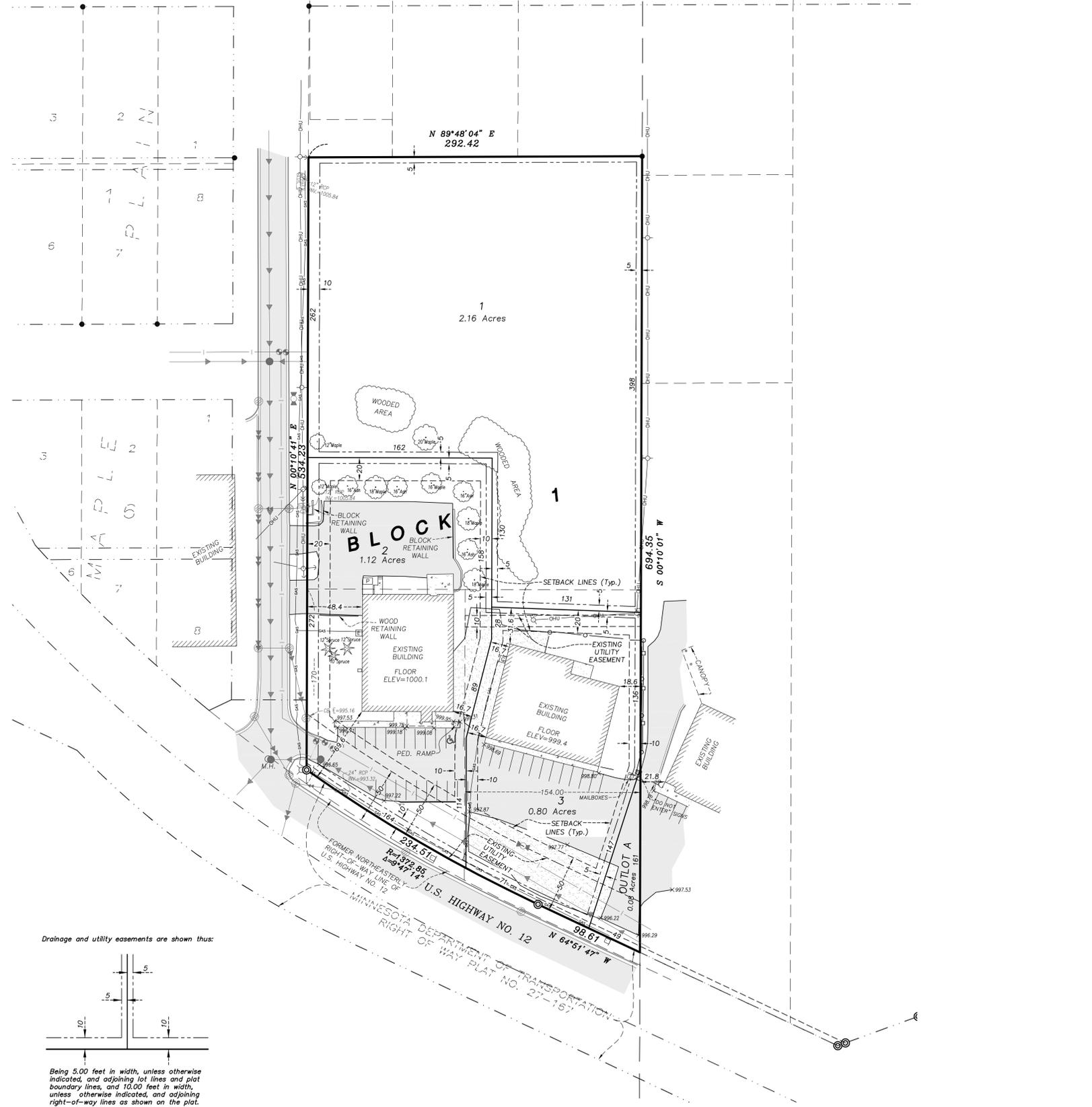
LEGEND

- OHE—OHE— OVERHEAD ELECTRIC
- E—E—E— UNDERGROUND ELECTRIC
- OHU—OHU— OVERHEAD UTILITY LINE
- T—T—T— UNDERGROUND TELEPHONE
- TV—TV—TV— CABLE TV
- GAS—GAS— BURIED GAS
- FO—FO—FO— BURIED FIBER OPTIC
- FM—FM—FM— FORCEMAIN
- SS—SS—SS— SANITARY SEWER
- SWS—SWS—SWS— STORM SEWER
- WM—WM—WM— WATERMAIN
- SANITARY MANHOLE
- CATCH BASIN
- STORM MANHOLE
- HYDRANT
- GATE VALVE
- WATER SHUTOFF
- CHAIN LINK FENCE
- WOOD FENCE
- WOODS EDGE
- DECIDUOUS TREE
- CONIFEROUS TREE
- 950— INDEX CONTOUR
- 952— INTERMEDIATE CONTOUR
- × 101.8 SPOT ELEVATION
- UTILITY POLE
- GUY WIRE
- TELEPHONE RISER
- TV RISER
- POWER BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS METER
- SIGN
- LIGHT POLE
- MAIL BOX
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- CONCRETE SURFACE
- BOULDER RIP-RAP

Drainage and utility easements are shown thus:



Being 5.00 feet in width, unless otherwise indicated, and adjoining lot lines and plat boundary lines, and 10.00 feet in width, unless otherwise indicated, and adjoining right-of-way lines as shown on the plat.



DEVELOPMENT DATA:

ACREAGE
Total Acreage to be platted: 4.16 Acres
Lot 1: 2.16 Acres
Lot 2: 1.12 Acres
Lot 3: 0.80 Acres
Outlot A 0.08 Acres

EXISTING ZONING & PROPOSED ZONING: MU-G
(Mixed Use-Gateway)

LOT AREA & WIDTH (Commercial / Mixed Use)
Minimum Lot Area: 6,000 Sq. Ft.
Minimum Lot width: 100 feet

Principal Structure Minimum Setbacks:
Highway 12: 50 feet from R.O.W.
Front Yard: 5-10 feet
Side Yard/interior: 10 feet
Side Yard/corner: 20 feet
Rear Yard: 20 feet

Accessory Structure Minimum Setbacks:
(Accessory structures must be located behind the front line of the principal structure) Distance from Principal Structure: 5 feet
Side Yard/interior: 10 feet
Side Yard/corner: 20 feet
Rear Yard: 20 feet

Parking Minimum Setbacks:
Collector & local roads: 10 feet
Highway 12: 50 feet
Residential: 20 feet
Commercial: 5 feet
Mixed Use commercial/residential: 10 feet
Industrial: 5 feet

Flood Zone:
According to FEMA Flood Insurance Rate Map No. 27053C0144E, this property is determined to be outside the 0.2% annual chance floodplain (Zone X)

OWNER/DEVELOPER:

K-BID HOLDINGS LLC
RAY CARUSO
5030 U.S. Highway No. 12
Maple Plain, MN 55359
Ph.(763) 479-3111

PRELIMINARY PLAT
OF
K-BID ADDITION
PROPOSED PLAT

LAND SURVEYOR:
Meyer-Rohlin
LAND SERVICES
708 1ST AVE NE #13
BUFFALO, MN 55313
PH. 763.682.1781 WWW.METEROHLIN.COM
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.
Date _____ Trace C. McCoy, License No. 44537

REVISIONS:	DATE	DESCRIPTION	BY	VERTICAL SCALE
				1 inch = 1/4" feet

DATE	12/13/13
DRAWN BY	AAN
DESIGNED BY	TCM
CHECKED BY	TCM

FILE NO. 13298

SHEET
2
OF
2
SHEETS