



PLANNING & ZONING COMMISSION

Agenda
April 15, 2025
7:00 PM

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3A. March 18, 2025 regular meeting.

4. PUBLIC DISCUSSION – Public comment on any item not otherwise listed on the agenda.

5. PUBLIC HEARINGS

5A. An application by Jordan Urshan for a Subdivision to create an 820-foot-wide parcel of 7.99 acres and a 26.87-acre lot accessed by way of a flag lot of 200-foot width at 5577 Hermantown Road. The property is located in an S-1 zoning district.

5B. An application for a Special Use Permit by Kevin and Cari Hagen for grading and filling in a Natural Environment Shoreland Area for the purpose of constructing a 1,350 square foot addition to an existing home. The property is located at 4264 Ugstad Road and is located in a R-3, Residential zoning district.

5C. A public hearing for the City of Hermantown’s Draft Comprehensive Plan Update.

6. CONTINUING BUSINESS

7. NEW BUSINESS

8. COMMUNICATIONS

9. COMMISSION MEMBER REPORTS

Joe Peterson
Corey Kolquist
Beth Wentzlaff
Kevin Hagen
Matthew Fournier
John Stauber
Amanda Radzak
Ryan Johnson

ADJOURN



PLANNING & ZONING COMMISSION

March 18, 2025 Meeting Summary

7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Beth Wentzlaff; John Stauber; Kevin Hagen; Amanda Radzak; and Ryan Johnson

Members Absent: Corey Kolquist and Matthew Fournier

Others Present: Eric Johnson, Community Development Director; Joe Wicklund, Asst. City Admin. / Communications; and Shannon Rusk; Jordan Urshan, 5770 Morris Thomas Rd.; Carrier Umpierre, 5747 St. Louis River Rd.; Ellie Fournier, 5196 Country Ln.; Dan Linde, 4050 Lavaque Rd.; Eric Martin, 8402 Goldenrod Inn; Tim Resberg, 3646 Midway Rd.; Mary Butorac, 4089 Lavaque Rd.; Matt Butorac, 4089 Lavaque Rd.; Ryan Wehrman 5833 Morris Thomas Rd.; and Mike & Annette Ralph, 5781 St. Louis River Rd.

2. APPROVAL OF AGENDA

Motion made by Kevin Hagen to approve the March 18, 2025 agenda as presented. Seconded by John Stauber. Motion carried 5-0.

3. APPROVAL OF MINUTES

Motion made by John Stauber to approve the February 19, 2025 minutes as presented. Seconded by Beth Wentzlaff. Motion carried 5-0.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A An application by Oppidan for a Preliminary Planned Unit Development for a 10 twinhome (20 units total) development on a 10 -acre site located at 4110 Lavaque Road. The property is located in an R-3 zoning district.

Eric Johnson, Community Development Director indicated that the Applicant (Oppidan) is requesting approval of a Preliminary Planned Unit Development (PUD), to construct 10 twinhome buildings (20 units total) on 10 acres in the R-3 Zoning District at 4110 Lavaque Road.

Oppidan (Applicant) is the property owner associated with this 10-acre property, which currently has the 110-unit Pillars of Hermantown facility on it. The applicant is proposing a second phase of the project which contains 10 twinhome buildings (20 units total) located along the west and south portion of the property. The property has access from Lavaque Road on the west and Maple Grove Road on the south with the proposed development utilizing the existing internal drive system associated with the Pillars.

The proposed project consists of 10 twinhome buildings with each unit having two bedrooms and being approximately 1,400 square feet along with a 400 square foot, two car garage. In addition, there is a 120 square foot entry patio and a 136 square foot rear patio. The structures are approximately 25 feet in height and are located a minimum of 20 feet from the adjacent property lines.

The twinhomes are proposed as rental units with the new residents having full access to the amenities offered at The Pillars' main building, including the Community Library, Renew Salon and Spa, Chapel and Theater, Wellness Center with sauna, rooftop deck and sunroom, pub, community dining room and pickleball court.

The proposed twinhome units will have minimized maintenance and care responsibilities associated with the structures and yard areas.

The following residents spoke about their concerns regarding this project. The main issue was, in the initial plans for The Pillars, and traffic concerns. Residents did not want additional buildings on the site.

Matt Butorac, 4089 Lavaque Rd.

Mary Butorac, 4089 Lavaque Rd.

Motion made by John Stauber to approve the application by Oppidan for a Preliminary Planned Unit Development for a 10 twinhome (20 units total) development on a 10-acre site located at 4110 Lavaque Road. Seconded by Ryan Johnson. Motion carried. 5-0.

5B. Zoning Ordinance text amendments by the City of Hermantown amending Section 200 – Definitions to include communication services facilities.

Eric stated that the City of Hermantown has been working on an update to the Comprehensive Plan. As part of that work, the City is proposing an expansion of the BLM, Business and Light Manufacturing zoning district in the SW area of the City. Likewise, the City is looking to include other business uses within the BLM zoning district and is proposing the following amendment to the City zoning code:

City Zoning Code:

Chapter 2: Definitions

Proposes the following language:

“Communication services” means businesses, facilities or establishments used primarily to house or operate networked computers, data and transaction processing and related support equipment used to provide digital storage, data and transaction processing services, including all related utility and ancillary facilities and services such as [backup] power generation and cooling equipment office, administrative, and accessory uses involved in or related to any services or activities described in this category, including utility substations, whether taking place in the same or appurtenant buildings, utility facilities or structures.

Motion made by Kevin Hagen to approve the Zoning Ordinance text amendments by the City of Hermantown amending Section 200 – Definitions to include communication services facilities. Seconded by John Stauber. Motion carried. 5-0.

5C. Zoning Ordinance text amendments by the City of Hermantown amending Chapter 5, Section 535 – Business and Light Manufacturing, pertaining to communication services facilities.

Eric presented to the commission that the City of Hermantown has been working on an update to the Comprehensive Plan. As part of that work, the City is proposing an expansion of the BLM, Business and Light Manufacturing zoning district in the SW area of the City. Likewise, the City is looking to include other business uses within the BLM zoning district and is proposing the following amendment to the City zoning code:

City Zoning Code:

Chapter 5, Section 535 – Business and Light Manufacturing

Proposes the following language:

Adds communication service facilities to the zoning district as a permitted use with a special use permit. In addition, requirements such as location in relation to residential structure, screening, hours of operation and noise are addressed as conditions to the use.

Motion made by John Stauber to approve the Zoning Ordinance text amendments by the City of Hermantown amending Chapter 5, Section 535 – Business and Light Manufacturing, pertaining to communication services facilities. Seconded by Amanda Radzak. Motion carried. 5-0.

5D. An application by the City of Hermantown for a rezoning of 14 parcels totaling 328-acres located in the SW quadrant of Morris Thomas Road and Midway Road and including parcels 395-0010-08985, 395-0010-09040, 395-0010-09015, 395-0010-09055, 395-0010-09015, 395-0010-09170, 395-0010-09180, 395-0010-09182, 395-0010-09200, 395-0010-09202, 395-0010-09207, 395-0010-09210, 395-0010-09215 and 395-0010-09220 from S-1, Suburban BLM, Business and Light Manufacturing.

Eric stated that the City of Hermantown has been working on an update to the Comprehensive Plan. As part of that work, the City is proposing an expansion of the BLM, Business and Light Manufacturing zoning district in the SW area of the City. There are 14 parcels either owned by Allete or Rendfield Land Company with the primary use being utility-based business.

The following residents spoke about their concerns regarding this project. The main issues were, residents losing their homes, what kinds of businesses could you see in this area.

Tim Resberg, 3646 Midway Rd.

Jackie & William Dolentz, 5842 Old Highway 2

Mike Ralph, 5781 St. Louis River Rd.

Motion made by Ryan Johnson to an application by the City of Hermantown for a rezoning of 14 parcels totaling 328-acres located in the SW quadrant of Morris Thomas Road and Midway Road and including parcels 395-0010-08985, 395-0010-09040, 395-0010-09015, 395-0010-09055, 395-0010-09015, 395-0010-09170, 395-0010-09180, 395-0010-09182, 395-0010-09200, 395-0010-09202, 395-0010-09207, 395-0010-09210, 395-0010-09215 and 395-0010-09220. The parcels are currently zoned S-1, Suburban with a proposed rezoning to BLM, Business and Light Manufacturing. Seconded by John Stauber. Motion carried. 5-0.

5E. A public hearing for the City of Hermantown's Draft Comprehensive Plan Update.

Jeff Miller gave a presentation of the Draft Comprehensive Plan. Planning and Zoning requested a work session prior to the April 15, 2025 meeting to discuss further.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

Congratulations and welcome to incoming commission members Amanda Radzak and Ryan Johnson.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None
Corey Kolquist – Absent
Beth Wentzlaff – None
Kevin Hagen – None
Matthew Fournier – None
John Stauber – None
Amanda Radzak – None
Ryan Johnson – None

ADJOURN

Motion made by Ryan Johnson to adjourn the meeting. Seconded by Amanda Radzak. Meeting adjourned at 8:47 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant



5A. Subdivision Application to create a flag lot in an S-1 zoning district

Applicant: Jordan Urshan
Case No.: 2025-14-SUB-A
Staff Contact: Eric Johnson, Community Development Director
Request: Subdivision of an S-1 zoned property to create a flag lot.

DESCRIPTION OF REQUEST:

The applicant (Jordan Urshan) has a purchase agreement with the owner of a 34.09 acre property at 5577 Hermantown Road. The property has a general lot dimensions of 1321' x 1317'. There is an existing home and two outbuildings located on the eastern side of the property. The property is currently comprised of two parcels which will be reorganized to create the parcels as depicted in the application.

The applicant proposes to create a new flag lot along the eastern border of the existing property. The applicant is proposing a 200 foot 'pole/driveway' connection to Hermantown Road for a distance of 424 feet with the 'flag' portion of the lot being approximately 897' x 1317'. The proposed lot sizes for the two total parcels are:

Parcel A: 200' x 424' and 1020' x 897 and 570' x 297' = 1,170,457/ 43,560 sf. or 26.87 acres
Parcel B: 424' x 870' = 348,044/43,560 or 7.99 acres

The applicant intends to keep the existing home and outbuildings as is and live in the home while a new home is being constructed on the proposed parcel at a future date. Any new home application will require coordination with the St. Louis County for well and septic permits and Hermantown Public Works regarding driveway locations.

SITE INFORMATION:

Parcel Size: 34.09 acres (does not include right of way)
Legal Access: 5577 Hermantown Road
Wetlands: Yes, per the NWI
Existing Zoning: S-1, Suburban
Minimum Lot Area: 5.0 acres
Airport Overlay: No
Shoreland Overlay: Yes – Natural Environment – Rocky Run
Comprehensive Plan: Residential

BACKGROUND:

The City updated its regulations covering splitting of land and subdivisions in 2016. The update to the regulations created a process to allow flag lots in residential zoning districts. A flag lot is defined as a lot containing an area shaped like a “flag” which is the portion of the lot where all structures are to be located and an area shaped like a “pole” which is the portion of the lot where the vehicular access between the flag and its adjoining road shall be located. The regulations set ten standards for flag lots in Hermantown. These are listed in the Findings section. Flag lots require a public hearing by the Planning Commission and approval by the City Council.

Administrative approvals and Flag Lot approvals require a certificate of survey, resulting legal descriptions, and review of any assessments. In addition, the City charges a fee in lieu of land dedication of \$1,100 for parks and recreation for every new residential lot created.

This portion of the City does not have access to City sewer and water. Any new well and septic work will require permits from St. Louis County.

The Rocky Run River is along the western portion of the property. In addition, the National Wetland Inventory shows the presence of wetlands along the river edge. There is a Natural Environment Shoreland Overlay Area associated with the property and any grading or filling within the shoreland area will require a special use permit.

FINDINGS:

Staff recommends the following findings of fact regarding the flag lot split application:

- 1. The resulting lots do not violate any provision of the Hermantown Zoning Regulations, Comprehensive Plan, or any other local ordinance.** The new lot exceeds minimum standards in the S-1, Suburban District, maintains the suburban residential development pattern identified in the Comprehensive Plan, and has access to water and sewer.
- 2. The width of the flag lot at the front yard setback line must meet the lot width requirements of the Hermantown Zoning Regulations.** The lot is 1020’ wide at the front yard setback line which exceeds the requirement of 300’.
- 3. The pole portion of a flag lot shall not exceed 500 feet.** The pole is 424’ feet long.
- 4. The pole portion of a flag lot must have a minimum width of 30 feet, be of uniform width, be a platted part of the flag lot, and connect to a public street. The driveway shall be set back a minimum of 10 feet from the neighboring property that was not used to create the flag lot and five feet from the mother property.** The pole is 200’ wide. Approval of building permits will be conditioned on siting of the driveway to meet setback standards defined in Section 1010.04.04 of the Hermantown Zoning Regulations.
- 5. The pole portion of the flag lot will not be included in calculating the minimum lot area.** The lot area without the “pole” is 24.92 acres which exceeds the 5 acre minimum lot size of the S-1, Suburban zoning district.
- 6. Only one flag lot may be created from an existing/mother property.** The city will record that no further flag lots can be created from PIN # 395-0010-05564/395-0010-05560.
- 7. Must be used exclusively for single family dwelling and accessory uses.** The intended use of the new developable lot is for single family residential. The City will only issue building or zoning permits for single family residential and related uses.
- 8. The City must determine that the creation of the flag lot will not interfere with future development of roads or interior lands.** The land to the north, east and west of the subject parcel have existing single family homes located on them.

9. **The City must determine that the flag lot provides adequate accessibility of emergency responders.** The proposed pole meets minimum width and is less than the maximum length. Both standards were developed with emergency response vehicles in mind.
10. **All flag lots must display an address at their closest point of access to a public street for emergency responders.** The applicant will have to assent to displaying 911 addressing in a visible location at the entrance of the driveway.

RECOMMENDATION:

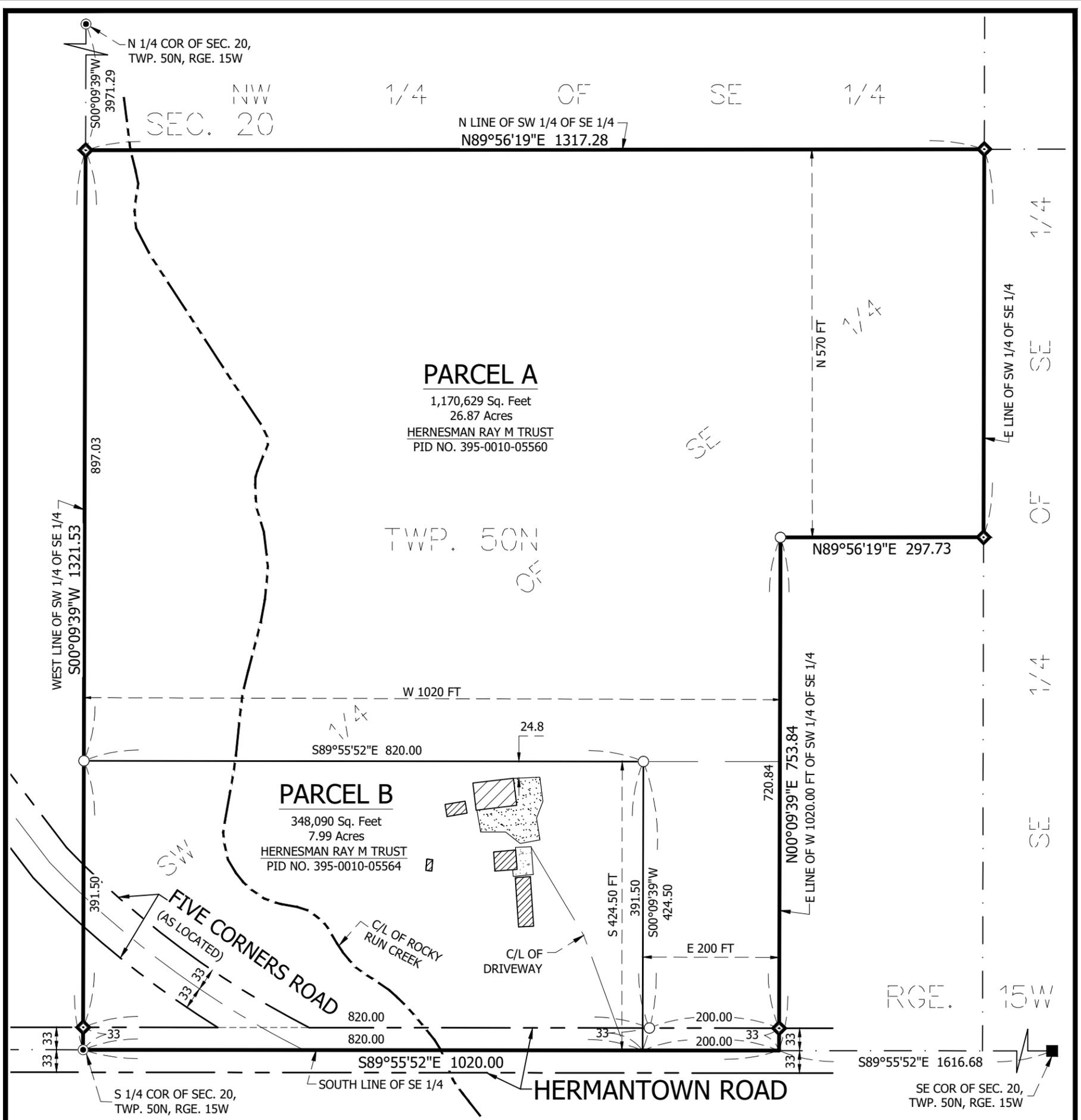
1. Recommend approval of the creation of a 200' x 424' and 1020' x 897 and 570' x 297' lot abutting Hermantown Road.
2. Adopt the stated Findings of Fact and other content of this report as the required findings identified in Section 1010.04.11.6 of the Hermantown Zoning Regulations.
3. Prior to issuance of a City land alteration permit for site work on the flag lot the property owner of the land alteration permit will provide a site plan depicting the driveway and flag the location of the driveway for inspection to confirm that it meets setback requirements listed Section 1010.04 of the Hermantown Zoning Regulations.
4. The new flag lot will be required to obtain permits from St. Louis County for well and septic.
5. The property owner shall sign a consent form assenting to all conditions of this approval.
6. The property owner shall pay an administrative fine of \$750 per violation of any condition of this approval.

ATTACHMENTS

- Location Map
- Proposed Survey and Legal Descriptions

Location Map





PARCEL A
 1,170,629 Sq. Feet
 26.87 Acres
 HERNESMAN RAY M TRUST
 PID NO. 395-0010-05560

PARCEL B
 348,090 Sq. Feet
 7.99 Acres
 HERNESMAN RAY M TRUST
 PID NO. 395-0010-05564

LEGEND

- CONCRETE SURFACE
- GRAVEL SURFACE
- EXISTING BUILDINGS
- CAST IRON MON
- FOUND SANDSTONE MONUMENT
- FOUND CAPPED REBAR RLS. NO. 49505
- SET CAPPED REBAR RLS. NO. 49505
- C/L-CENTER LINE
- CENTER LINE
- RIGHT OF WAY LINE
- SURVEY LINE
- C/L CREEK AS LOCATED
- SECTION SUBDIVISION LINE
- PLAT DIVISION LINE
- BOUNDARY LINE AS SURVEYED
- EXISTING PARCEL LINE
- PROPOSED PARCEL LINE

SURVEYOR'S NOTES

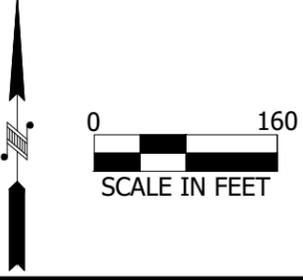
1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)

PARENT LEGAL DESCRIPTION FOR PID NO 395-0010-05560
 THE WEST 1020.00 FEET AND THE NORTH 570.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER EXCEPT THE SOUTH 424.50 FEET OF THE WEST 1020.00 FEET, SECTION 20, TOWNSHIP 50 NORTH, RANGE 15 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, HERMANTOWN, MINNESOTA

PARENT LEGAL DESCRIPTION FOR PID NO 395-0010-05564
 THE SOUTH 424.50 FEET OF THE WEST 1020.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER EXCEPT 0.75 ACRES FOR ROAD, SECTION 20, TOWNSHIP 50 NORTH, RANGE 15 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, HERMANTOWN, MINNESOTA

LEGAL DESCRIPTION FOR PARCEL A
 The West 1020.00 feet and the North 570.00 feet of the Southwest Quarter of the Southeast Quarter of Section 20, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis Minnesota, lying North of the South 424.50 feet thereof.
 AND
 The East 200.00 feet of the West 1020.00 feet of the South 424.50 feet of the Southwest Quarter of the Southeast Quarter of Section 20, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis Minnesota.
 Said parcel contains 1,170,629 Sq. Feet or 26.87 Acres.

LEGAL DESCRIPTION FOR PARCEL B
 The West 1020.00 feet of the South 424.50 feet of the Southwest Quarter of the Southeast Quarter of Section 20, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis Minnesota, EXCEPT the East 200.00 feet thereof.
 Said parcel contains 348,090 Sq. feet or 7.99 Acres.



I hereby certify that this survey, plan, 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.

 David R. Evanson
 DATE:03-26-2025 MN License #49505

CERTIFICATE OF SURVEY	
CLIENT: JORDAN URSHAN	REVISIONS:
ADDRESS: 5577 HERMANTOWN RD HERMANTOWN, MN 55810	
DATE: 03-26-2025	JOB NO: 25-048 SHEET 1 OF 1

ALTA
 LAND SURVEY COMPANY
 PHONE: 218-727-5211
 LICENSED IN MN & WI
 WWW.ALTLANDSURVEYDULUTH.COM

5B. 4264 Ugstad Road – Special Use Permit - Filling and grading within a Natural Environment Shoreland Overlay Zone

Applicant: Kevin and Cari Hagen
Case No.: 2025-13 SUP
Staff Contact: Eric Johnson, Community Development Director
Request: Issue a special use permit for filling and grading within a Natural Environment Shoreland Overlay for construction of a house addition

RECOMMENDED ACTION:

Approve a Special Use Permit for filling and grading within a Natural Environment Shoreland Overlay Zone.

DESCRIPTION OF REQUEST:

The applicants (Kevin and Cari Hagen) desire to build a 1,350 square foot addition to the primary structure on their property at 4264 Ugstad Road. Of the 1,350 square foot addition, approximately 450 square feet are located within a Natural Environment Shoreland Area and will require filling and grading within an approximately 750 square feet area of disturbance.

SITE INFORMATION:

Parcel Size: 1.0 acre
Legal Access: 4264 Ugstad Road
Wetlands: Yes, per the National Wetland Inventory
Existing Zoning: R-3, Residential
Airport Overlay: None
Shoreland Overlay: Yes – Natural Environment Shoreland
Comprehensive Plan: Residential

BACKGROUND

The applicant owns a property with an existing home and detached accessory structure at 4264 Ugstad Road and is looking to construct an a 1,350 addition to the primary structure. The proposed work is within the Natural Environment Shoreland Area associated with a tributary to the Rocky Run River and is expected to impact approximately 750 square feet of shoreland area.

Wetlands

Per the National Wetland Inventory (NWI) there is a small linear wetland associated with the tributary in the SW corner of the property.

Shoreland Area

The majority of the property is located within a Natural Environment Shoreland Area and is subject to the requirements of the City's Shoreland Ordinance as it pertains to grading a filling within a shoreland area.

Special Use Permit

The Special Use Permit is for filling and grading within a Shoreland zone. There are general conditions for all SUPs. Staff finds the following in regard to the criteria for Special Use Permits in the Zoning Ordinance:

No special use permit shall be approved unless positive findings are made with respect to each and every one of the following criteria:

- 1. The proposed development is likely to be compatible with development permitted under the general provisions of this chapter on substantially all land in the vicinity of the proposed development;**

The proposed use is compatible with development within the vicinity which is characterized by low and medium density residential and residential compatible uses.

- 2. The proposed use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development;**

Conditions placed on the SUP to minimize the clearing and grading within the shoreland area meet the intent of the zoning ordinance to protect natural resources. The construction of the addition is an allowed use within the R-3 zoning district.

- 3. The proposed use is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of this chapter;**

The property is within an area marked for residential development on the Hermantown Comprehensive Plan. The purpose of the Shoreland Overlay Zone is to protect public waterways. Impervious surface caps are included to prevent excessive runoff from constructed surfaces and the proposed impervious surface is below maximum limits.

- 4. The proposed use will not result in a random pattern of development with little contiguity to existing programmed development and will not cause negative fiscal and environmental effects upon the community.**

The proposed use is similar to uses of nearby properties in density and style.

- 5. Other criteria required to be considered under the provisions of this code for any special use permit.**

The applicant will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2.

Findings of Fact and Recommendations

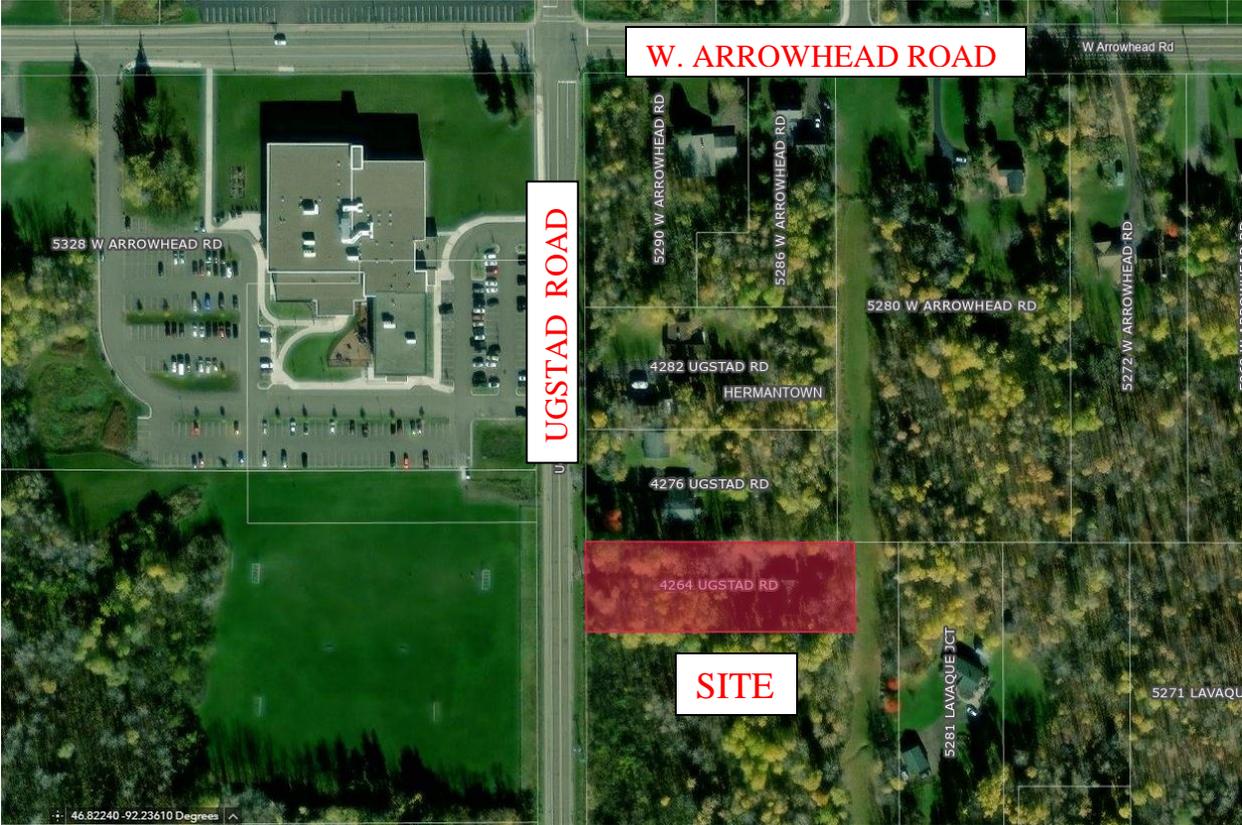
Staff recommends approval of the special use application to construct an accessory structure in a Natural Environment Shoreland Area, subject to the following:

1. The approval is for a Special Use Permit for filling and grading in a Natural Environment Shoreland area for the purpose of constructing an addition to the primary structure. The Community Development Director may approve minor variations to filling and grading as long as the variations do not result in any wetland impacts.
2. The City will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2 including, but not limited to:
 - a. The smallest amount of bare ground is exposed for as short a time as feasible;
 - b. Temporary groundcover, such as mulch, is used, and permanent groundcover, such as sod, is planted;
 - c. Adequate methods to prevent erosion and trap sediment are employed;
 - d. Fill is stabilized to accepted engineering standards;
 - e. Adequate methods are employed to reduce the runoff and/or flow of water on or over the affected shoreland so that the grading, filling or alteration of the natural topography does not contribute to downstream flooding;
 - f. Adequate methods are employed to preserve water quality so that the grading, filling or alteration of the natural topography will not detrimentally affect the quality of the public waters of the City of Hermantown;
 - g. Adequate methods are employed for the preservation or establishment of local vegetation that provides wildlife habitat and screening; and
 - h. Fill used will consist of suitable material free from toxic pollutants in other than trace quantities.
3. The applicant shall sign a consent form assenting to all conditions of this approval.
4. The applicant shall pay an administrative fine of \$750 per violation of any condition of this approval.

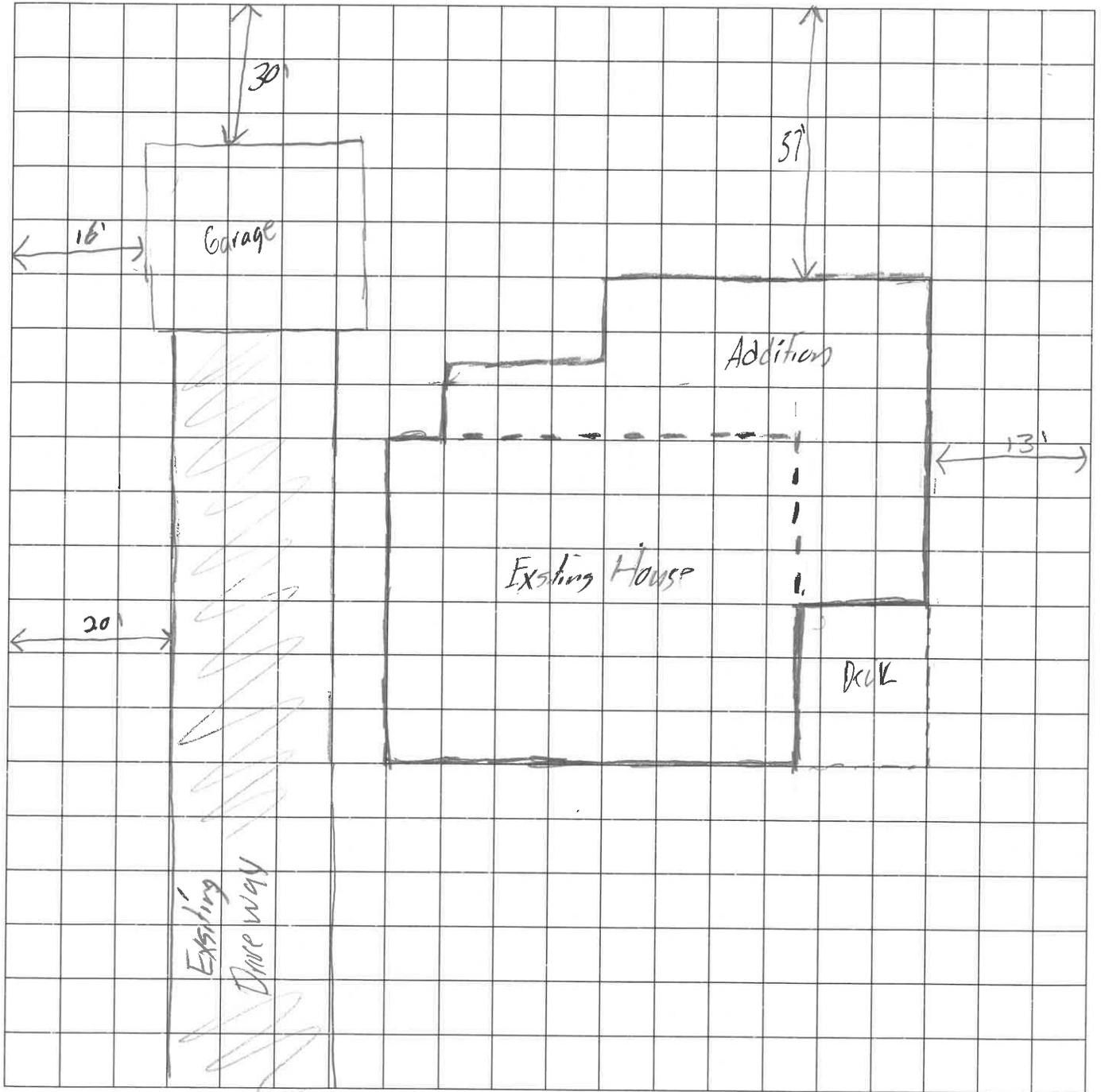
ATTACHMENTS

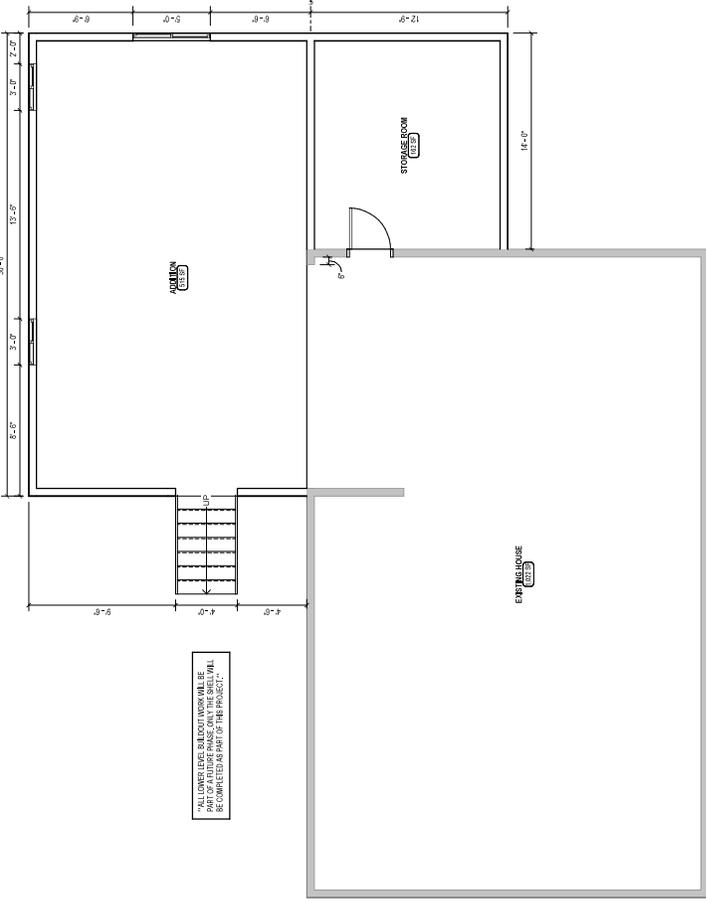
- Location Map
- Proposed Site Plan
- Proposed Floor Plan
- Shoreland Overlay Map

Location Map

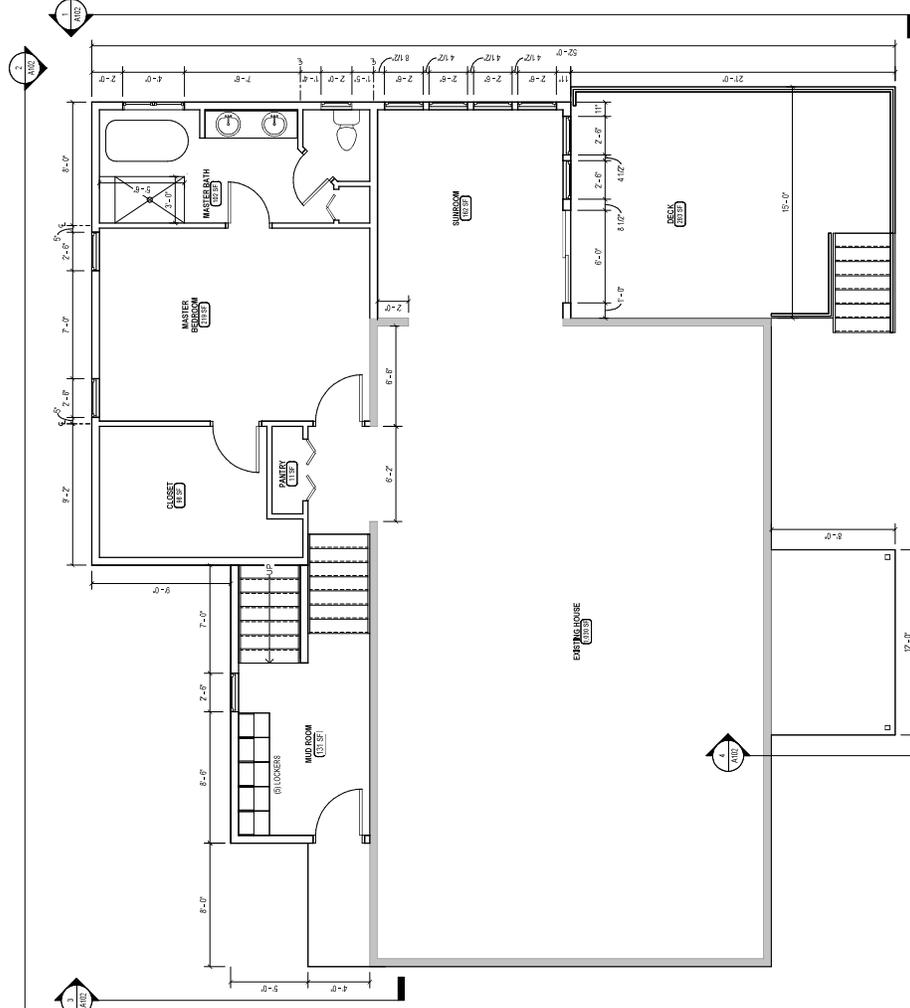


Erosion and Sediment Control Site Plan. A drawing showing the limits of disturbance, direction of grade, property boundaries, existing and proposed structures, and the locations of erosion and sediment control devices must be provided. This can be drawn below, or generated separately and submitted with your application materials. This drawing must be to scale with dimensions to provide the City with adequate information as to the projects impacts.





2 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

THIS SQUARE APPEARS TO VARY ON THESE SHEETS

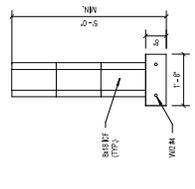
NO.	DATE	ISSUED FOR

PROJECT NAME
ADDITION

4264 UGSTAD ROAD
HERMANTOWN, MN 55811
DRAWING TITLE
FLOOR PLANS

DATE
DRAWN BY
CHECKED BY
APPROVED BY

A101
DRAWING NO.



3 FOUNDATION SECTION
1/4" = 1'-0"

Shoreland Map

