

City of Ramsey
Agenda
Regular Planning Commission
Thursday, December 19, 2024

7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Citizen Input**
- 4. Approve Agenda**
- 5. Consent Agenda**
 1. Approve the Planning Commission Meeting Minutes for November 21st, 2024.
- 6. Public Hearing**
 1. PUBLIC HEARING: Centra Homes - Variance to Side Yard Right-of-Way - 7597 147th Lane NW
 2. PUBLIC HEARING: Consider the Preliminary Plat for Emerald Estates, Located along 181st Avenue, West of Xenolith Street (Project No. 24-123); Case of Landform Professional Services, LLC
- 7. Commission Business**
 1. Discuss the Sign Code Update pertaining to Electronic Messaging Centers (EMCs)
- 8. Commission/Staff Input**
- 9. Adjournment**

Regular Planning Commission

Meeting Date: 12/19/2024

Primary Strategic Plan Initiative: Enhance City’s communication through transparency and accountability.

Information

Title:
Approve the Planning Commission Meeting Minutes for November 21st, 2024.

Purpose/Background:
The purpose of this case is to approve the Planning Commission Meeting Minutes for November 21st, 2024

Recommendation:
Approval

Outcome/Action:
Approval

Attachments

PC November Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	12/12/2024 11:05 AM
Form Started By: Abdi Sahal		Started On: 12/11/2024 12:46 PM
Final Approval Date: 12/12/2024		

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, November 21, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Randy Bauer
 Commissioner Tom Hunt
 Commissioner Eric Peters

Members Absent: Commissioner Bruce Anderson
 Commissioner Ryan Heineman
 Commissioner Gary VanScoy

Also Present: Planning Manager Todd Larson
 City Planner Adam Martin
 City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Bauer, seconded by Commissioner Peters, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Peters, and Hunt.
Voting No: None. Absent: Commissioners Anderson, Heineman, and VanScoy.

5. CONSENT AGENDA

5.01: Approve the October 24, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Peters, seconded by Commissioner Hunt, to approve the consent agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Peters, Hunt, and Bauer. Voting No: None. Absent: Commissioner Anderson, Heineman, and VanScoy.

6. PUBLIC HEARINGS

7. COMMISSION BUSINESS

7.01: Continue Discussion on the Sign Code Update Pertaining to Wall Signage

Presentation

Senior Planner Martin presented the Staff Report and asked the Commission to provide direction to staff to develop clear, consistent, and simplified regulations for wall signage in all zoning districts.

Commissioner Bauer asked for clarification on the table as to whether the word “none” was used to mean there is no maximum rather than none were allowed.

Senior Planner Martin confirmed that the word “none” in that instance means there is no maximum. He stated that the maximum number of wall signs would be removed across all districts for consistency as staff believe that there are other mechanisms to better control the signs while also providing flexibility in how businesses choose to promote their business. He confirmed that businesses would still follow the sign permit process.

Commissioner Peters commented that there is not a definition for box cabinet signs.

Senior Planner Martin confirmed that he forgot to add that definition and provided a description.

Chairperson Gengler asked the definition of mansards.

Senior Planner Martin explained that word was carried over from the existing code and provided an example. He stated that he could include a definition.

Commissioner Bauer commented that any term that is not familiar should be included in definitions.

Planning Manager Larson confirmed that as the last part of the review, staff will go through all the language to add necessary definitions.

Councilmember Woestehoff stated that perhaps the row for maximum number of signs, that now states “non” for every district, should just be deleted.

Senior Planner Martin replied that cities typically include that information, but it would not necessarily need to be included.

Councilmember Woestehoff stated that perhaps the total sign area is the top line of that table as that would provide the necessary guidance.

Commissioner Peters stated that perhaps those could be combined into one row, including the total sign area and explaining there is no maximum number of signs.

Chairperson Gengler asked if there are examples in the area of a 100 square foot sign on a wall.

Senior Planner Martin was unsure.

Planning Manager Larson could not think of any but provided some dimensions that could be 100 square feet. He stated that it does fall in line with what other cities allow.

Councilmember Woestehoff asked if the same standards would apply to a single tenant.

Senior Planner Martin replied that would not apply. He explained that there is language to ensure that one tenant does not take up all the space and that signage is split between the tenants in a multitenant space.

Councilmember Woestehoff asked if there is a scenario where space on the signage could be used to advertise something else, such as the development itself.

Senior Planner Martin commented that he could not recall any instance of non-tenant signage with the exception of the Ramsey office plaza, which is identified on the sign.

Commissioner Bauer asked if space for lease within the building would count as non-tenant signage.

Planning Manager Larson explained that real estate signage is temporary and covered in another area of the code. He stated that this line is meant to address individual tenants not an individual sign. He stated that staff could clarify that language.

Senior Planner Martin stated that he will make the changes as discussed and bring the final draft back for consideration at a later time.

7.02: Discuss the Sign Code Pertaining to Freestanding, Temporary and Additional Wall Signage

Presentation

Senior Planner Martin presented the Staff Report asking the Commission to provide direction to staff to develop clear, consistent and simplified regulations for freestanding, temporary and additional wall signage in all zoning districts.

Commissioner Bauer suggested that the no advertising for menu boards be changed to no outside advertising, as that would allow a business to advertise their own specials but not advertise for another business.

Commissioner Hunt used the example of McDonald's which may advertise their happy meal toys, which could be in partnership with a movie and asked if that would qualify as advertising another business.

Commissioner Peters commented that he would believe that would fall under the category of selling a product that McDonald's is selling.

Chairperson Gengler commented that she has not seen a menu board advertising for another business, so perhaps that language is just not needed in the code any longer.

Commissioner Peters agreed that language could just be removed.

Chairperson Gengler asked if there should be regulations on dynamic signs or dynamic monument signs and provided some examples.

Senior Planner Martin commented that those standards would come forward for discussion at the December meeting. He welcomed any input the Commission may have on how to make the standards for freestanding signs more efficient and consistent across the zoning districts.

Planning Manager Larson commented that the biggest question staff had on this section was related to the freestanding square footage sign requirement for the COR, noting that none of the existing signs meet that size. He stated that rather than making all those businesses come in to make a request to allow their sign, the standard should just be increased to bring those signs into compliance and to be consistent with what is allowed in the other districts.

The Commission supported that change.

Senior Planner Martin noted another maximum within the COR for sign height that does not match the standards outside of the COR, nor does it match the signs that exist.

Chairperson Gengler asked if staff is open to variations between the different COR zones, as it could make sense to allow higher signs in the more business/external zones, such as near Coborn's, rather than the internal zones.

Commissioner Bauer commented that his other concern would be that traffic will move faster on the highway with the elimination of the stoplights. He stated that if they are attempting to attract businesses to the COR, they will want to have proper signage to direct drivers from the highway to the COR.

Commissioner Peters asked if the six-foot height applies to any style sign. He noted that some people are taller than six feet.

Senior Planner Martin provided some examples of signs that would seem to be applicable within the COR for the six-foot maximum.

Councilmember Woestehoff stated that the maximum height for a ground sign could be six feet where the maximum height for a pylon sign could be 25 feet.

Senior Planner Martin asked if the Commission preferred the term ground sign or monument sign, noting that pylon and monument are the most commonly used terms in the sign industry.

Chairperson Gengler confirmed the consensus of the Commission to use monument sign rather than ground sign.

Commissioner Hunt asked if 25 feet would be the maximum for pylon signs.

Senior Planner Martin commented that staff can review that and propose an appropriate height for the next review.

Commissioner Bauer recalled a time when there was strong enforcement related to temporary signs within the right-of-way, but noted that this year there appeared to be many violations.

Planning Manager Larson commented that the Council direction to staff has changed to complaint based and staff has not received many complaints.

Commissioner Bauer commented that the Riverstone HOA developed its own sign rules and provided input on those regulations.

Senior Planner Martin commented that currently a permit is required for temporary signs, but it is rare that someone actually comes in for that permit.

Commissioner Bauer referenced the time restrictions, which would allow the nonstandard temporary signs for a total of four weeks per year, but one week at a time. He stated that in the case of a new business, one week would seem a bit restrictive.

Planning Manager Larson replied that restriction is for this specific type of sign, but a now open banner attached to the building would be allowed for a longer period.

Commissioner Bauer stated that he would support allowing one of these more eye-catching types of signage for more than one week at a time for a new business.

Chairperson Gengler asked if the one-week periods can be consecutive.

Senior Planner Martin replied that his interpretation is that the one-week periods would be four separate instances. He used the example of a new car dealership that had special sales during the year and perhaps used an inflatable type of sign to catch attention during those sales.

Planning Manager Larson commented that type of signage can be a bit obnoxious and therefore businesses typically reserve that type of signage for special events.

Commissioner Bauer suggested keeping the four weeks per year, but removing the one week a time provision.

Planning Manager Larson commented that he would still want language to be included so that the four weeks could be split up throughout the year. He stated that many neighboring businesses do not like these types of signage and therefore it is a job of balancing needs.

Senior Planner Martin provided information on flags, noting that currently these more temporary style flags are counted towards the permanent signage for the business.

Planning Manager Larson commented that staff believe that the language linking flags to permanent signage was perhaps meant more for traditional style and size corporate flags flown on a regular flagpole.

Chairperson Gengler suggested that language be added similar to pennants requiring that the flag be removed if it is damaged.

Senior Planner Martin confirmed that language could be beneficial to apply to all temporary signs.

Councilmember Woestehoff asked if there is a better way to regulate the number of temporary flag style signs, rather than using square footage and counting it against the permanent signage allowed.

Planning Manager Larson commented that staff believe that there could be and will investigate that, perhaps just limiting the number of temporary signs.

Commissioner Hunt asked if there are time limitations on other types of temporary signs.

Planning Manager Larson reviewed the current time allowances for temporary sign permits.

Commissioner Bauer commented that in some cases the flag type signs are more permanent and therefore perhaps do not need the time restriction, but language could be added related to the condition of the sign.

There was additional discussion on fuel pump island signage and language that was unclear as to what would fall into that category.

Planning Manager Larson asked if the awning could be considered a wall sign.

Councilmember Woestehoff asked how the sign part of the awning would be counted, as an awning could be very large, but the type could be a smaller portion.

Planning Manager Larson replied that he would count just the type face area, but some communities count the entire awning.

Councilmember Woestehoff stated that he would not want to count the entire awning area.

Chairperson Gengler asked and received confirmation that the awning would then be counted in the permanent signage but only the type face area and not the entire awning. The Commission agreed.

Planning Manager Larson commented that staff will use this input tonight to draft some updates for the Commission to consider.

8. COMMISSION / STAFF INPUT

Planning Manager Larson commented that the December meeting will be held on December 19th and there will be two public hearings for the Commission to hold. He stated that they will also continue their discussion on signs at that meeting.

Councilmember Woestehoff provided input on the items on the City Council agenda the following week.

9. ADJOURNMENT

Motion by Commissioner Bauer, seconded by Commissioner Hunt, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Hunt, and Peters. Voting No: None. Absent: Commissioner Anderson, Heineman, and VanScoy.

The regular meeting of the Planning Commission adjourned at 8:44 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Abdihafid Sahal
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission**Meeting Date:** 12/19/2024**Primary Strategic Plan Initiative:**

Information**Title:**

PUBLIC HEARING: Centra Homes - Variance to Side Yard Right-of-Way - 7597 147th Lane NW

Purpose/Background:

Garden View was originally approved in 2020 as an 18-lot single-family subdivision the north side of 147th Lane NW where the developer proposed to construct factory-built modular constructed homes. These homes had identical footprints with attached two-car garages. Only three such homes were constructed in 2022 and the developer subsequently halted home building in the development. Centra Homes recently purchased all but one of the vacant lots in the subdivision from the original developer and has been constructing a variety of single-family homes from their portfolio. One of the homes that Centra Homes (the applicant for this case) is proposing to build does not meet the required 20-foot side-yard setback on the west side of the westernmost lot and is requesting a variance. The property is zoned R-1C Single Family Residential District.

The land to the west of Garden View was platted approximately 15 years earlier as Ramsey Town Center Center 8th Addition and included right-of-way for Town Center Drive (now known as Center Street NW). Outlots within that plat were subsequently replanted into unique developments--Ramsey Town Center 9th Addition (Parkside Village Townhomes), Vistas at North Commons, COR Three, Cor Three North Commons, and Ramsey Town Center 10th Addition. When Garden View was going through the review and entitlement process in 2020, a request was made to vacate some of that right-of-way for Town Center Drive as it was seen as an excessive amount that was needed for a future two-lane residential collector roadway. The vacated right-of-way was intended to be combined into Garden View to increase the area of the westernmost lot (the subject property).

The vacation was approved by the City Council, but the process was never completed. In a right-of-way vacation process, the vacated land goes back to the plat from which it was created, not necessarily the adjacent property. Ramsey Town Center 8th Addition being re-subdivided several times. On top of all that, a Torrens-Abstract line would have required a re-plat or Proceeding Subsequent to officially combine the property. It appears that the title issues needed to transfer the vacated area to Garden View were too complicated to finalize. The whole process appears to have been rendered moot as the anticipated modular home design would have met setbacks.

The home Centra is proposing has a three-car attached garage, typical of many homes in surrounding single-family neighborhoods to the east and north. Though a 2-car design could have been selected, the applicant is proposing a design that is more desirable in the Ramsey market.

Variance Review

In reviewing the request for a variance, the applicant must provide justification for it based on criteria derived from State Law. These criteria are called "practical difficulties." The following is a list taken from City Code:

106-220(C) *Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the Zoning Code. "Practical difficulties," as used in connection with the granting of a variance, means:*

- (1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;*
- (2) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and*
- (3) The variance, if granted, will not alter the essential character of the locality.*

- (4) Economic considerations alone do not constitute practical difficulties.*
(5) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems and
(6) Public takings of property due to condemnation.
(7) Variances shall be granted for earth sheltered construction as defined in M.S. 216C.06, subdivision 14, when in harmony with this chapter.

The applicant's letter attached to this case uses Criteria #3 above in that the large right-of-way will cause the house to appear to have the proper setback. Additionally, it is reasonable to state that Criteria #1 is met in that a 3-car garage is typical in the surrounding neighborhoods to the east and north of the site.

It should be noted that the property to the immediate north of the Garden View lots was platted as an outlot for future development. It is likely that this property will be developed in the next couple of years, necessitating the extension of Center Street. There is also a long-term vision of extending that street northward to meet where 149th Avenue bends into Uranimite Street. This extension would provide the neighborhood to the north an alternative route without needing to access Ramsey Boulevard or Armstrong Boulevard.

Notification:

Public notification was mailed to properties within 350 feet of the site. A "proposed development" sign was placed on the property. A notice was placed in the December 6 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Approve the variance as requested by the applicant and recommended by staff.
2. Approve the variance with modifications or reasonable mitigation measures.
3. Deny the variance based on specific findings.

The Planning Commission has approval authority on variances, though the Commission's decision can be appealed to the City Council by the applicant or any party who may feel the Commission's decision was incorrect.

Funding Source:

All costs associated with this request are the responsibility of the applicant.

Recommendation:

Staff recommends approval of the variance.

Outcome/Action:

Motion to adopt Resolution #24-361 approving a variance to side-yard right-of-way setback in Garden View.

Attachments

Location Map
Letter of Request
Proposed Survey
Resolution #24-361
Ordinance #20-16 (2020 Vacation)

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Reviewed By

Brian Hagen

Date

12/05/2024 03:03 PM

Started On: 11/27/2024 02:57 PM

28-32-25-12-0080
7597 147TH LN NW

Centra Homes LLC
Variance





November 18, 2024

Todd Larson
Planning Manager
City of Ramsey, MN

RE: Garden View Lot Variance

Dear Todd,

Please accept this letter as our request for a variance at 7597 147th Lane NW in our Garden View neighborhood. The purpose for this request is to allow for the proposed house placement and acknowledge the practical difficulty that was identified during original development of the community. Although the vacation of the Town Center ROW was approved, it was never finalized or recorded due to title issues. Thus, this home is being held to an oversized side setback along existing ROW, when the original intent of the approvals was to vacate and eliminate the ROW area. Given the fact that the ROW vacation was never finalized and recorded, this home is being held to an oversized side setback unnecessarily because the ROW area still exists.

The corresponding lot exhibit demonstrates that current house placement will exceed the 20' side setback requirement for structures adjacent to a ROW in the event that a future road is constructed.

We appreciate you working on this matter with us.

Please contact me with questions.

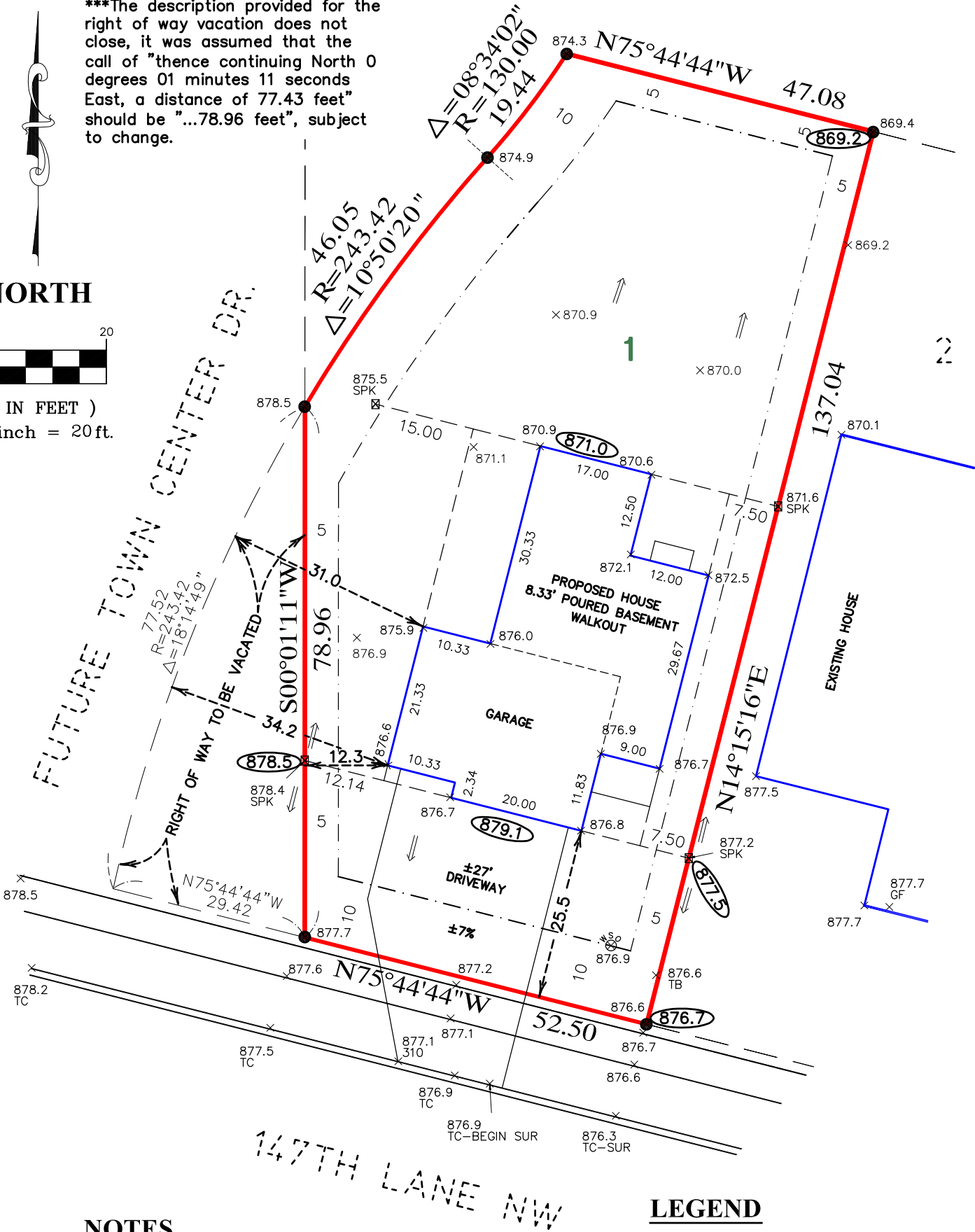
Regards,

Paul J. Tabone
Director of Development
Centra Homes

CERTIFICATE OF SURVEY

FOR: CENTRA HOMES
ADDRESS: 7597 - 147TH LANE NW

***The description provided for the right of way vacated does not close, it was assumed that the call of "thence continuing North 0 degrees 01 minutes 11 seconds East, a distance of 77.43 feet" should be "...78.96 feet", subject to change.



NOTES

- HOUSE PLACMENT AND ELEVATIONS SET BY CONTRACTOR.
- BEARING'S SHOWN ARE ON ASSUMED DATUM.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, AND SEWER AND BASEMENT DEPTHS.
- FINISHED GRADE 10 FEET FROM PROPOSED BUILDING SHALL BE 0.5 FEET LOWER THAN THE FINISHED GRADE AT THE BUILDING.
- FINISHED GRADE ELEVATIONS ARE TO FINISHED SURFACE WITH TURF ESTABLISHMENT.
- DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR

LEGEND

- DENOTES EXISTING CATCH BASIN
- DENOTES PROPOSED ELEVATION
- DENOTES EXISTING ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- DENOTES CONSTRUCTION OFFSET
- wet DENOTES WET LAND

PROPOSED ELEVATIONS	ASBUILT ELEVATIONS
GARAGE FLOOR = 879.1	
TOP OF FOUNDATION = 879.5	
LOWEST FLOOR = 871.5	

LEGAL DESCRIPTION

Lot 1, Block 1, GARDEN VIEW, Anoka County, Minnesota.
I hereby certify that this plan, survey 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.

JOB#24252

JOSHUA P. SCHNEIDER

Revised: 11-18-24 (add dimension)
Revised: 11-15-24 (add vacated ROW)
Date: 11-4-24 Reg. No. 44655

ACRE LAND SURVEYING
9140 Baltimore Street NE #100
Blaine, MN 55449
763-238-6278 js.acrelandsurvey@gmail.com

Commissioner _____ introduced the following resolution and moved for its adoption:

RESOLUTION #24-361

**A RESOLUTION APPROVING A VARIANCE TO SIDE-YARD RIGHT-OF-WAY
SETBACK IN GARDEN VIEW**

RECITALS

1. The City of Ramsey received a Land Use Application from Mr. Paul Tabone of Centra North LLC (the "Applicant") for a Variance to the side-yard setback from right-of-way for a house with attached garage on property generally known as 7597 147th Lane NW and legally described as follows:

Lot 1, Block 1 Garden View, Anoka County, Minnesota

(the "Subject Property")

2. That the Subject Property is zoned R-1C Single-Family Residential District and is guided as Medium Density Residential in the 2040 Comprehensive Plan.
3. That the properties to the east and north have the same zoning and Comprehensive Plan designation.
4. That the land immediately to the west of the Subject Property was platted as right-of-way for an extension of Town Center Drive (now known as Center Street NW) in the plat of Ramsey Town Center 8th Addition in 2005, though that roadway has yet to be constructed.
5. That the right-of-way dedicated is in excess of what is needed for a future road.
6. That when the plat of Garden View was reviewed in 2020, the City Council approved Ordinance #20-16 vacating a portion of this right-of-way with the intent of combining it into the plat of Garden View to increase the size of the Subject Property.
7. That the vacation process was not completed nor recorded with Anoka County.
8. That the Subject Property is considered a corner lot and City Code Section 106-430(a) requires a side-yard setback of 20 feet to right-of-way.
9. That the Applicant is proposing to construct a single-family home on the Subject Property with a side-yard setback of 12.3 feet, 7.7 feet short of the requirement.
10. That if the area intended to be vacated area were included, the side-yard setback would be approximately 31 feet and meeting the intent of the side-yard to right-of-way rule.

FINDINGS OF FACT

1. That the single-family home with an attached garage will not violate the intent and purpose of the Comprehensive Plan.
2. That the Variance will be in accordance with the objectives and intent of Section 106-220 (Variances) of the Ramsey City Code.
3. That, specifically, the proposed placement of the house with an attached garage will not alter the essential character of the locality by appearing to meet the required setback if and when the roadway is constructed in the future.
4. That a house with a three-car attached garage is a reasonable use of the property in relation to other single-family homes in the neighborhoods to the east and north.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey Planning Commission hereby grants approval of a variance (the “Variance”) for the side-yard setback from right-of-way for a house with attached garage, on the Subject Property, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow a side-yard setback from right-of-way of 12.3 feet from the western property line (noted as 78.96 feet in length) as shown on the Certificate of Survey prepared by Acre Land Surveying dated 11-18-2024 attached as Exhibit A.
2. That the **Applicant** agrees that the house with attached garage will comply with all other regulations of both Zoning Code and Minnesota State Building Code, including all requirements of a Building Permit.
3. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
4. That this **Variance** shall be recorded against the Subject Property with the Anoka County Recorder’s Office prior to receiving a building permit for the detached accessory building.
5. That this **Variance** shall become null and void if the use is not initiated within twelve (12) months of the date of approval, and issuance of a building permit for the house with attached garage shall constitute initiation.
6. That this Variance shall be valid for any building addition(s) the future homeowner would like as allowed by the Zoning Code, provided the addition(s) are no closer to the west property line than 12.3 feet and the apparent setback from the edge of the “right-of-way to be vacated” line is no closer than 20 feet. The building addition(s) must also maintain a

setback of no closer than 20 feet to the northwestern property line (noted as 46.05 feet and 19.44 feet lengths).

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 19th day of December, 2024.

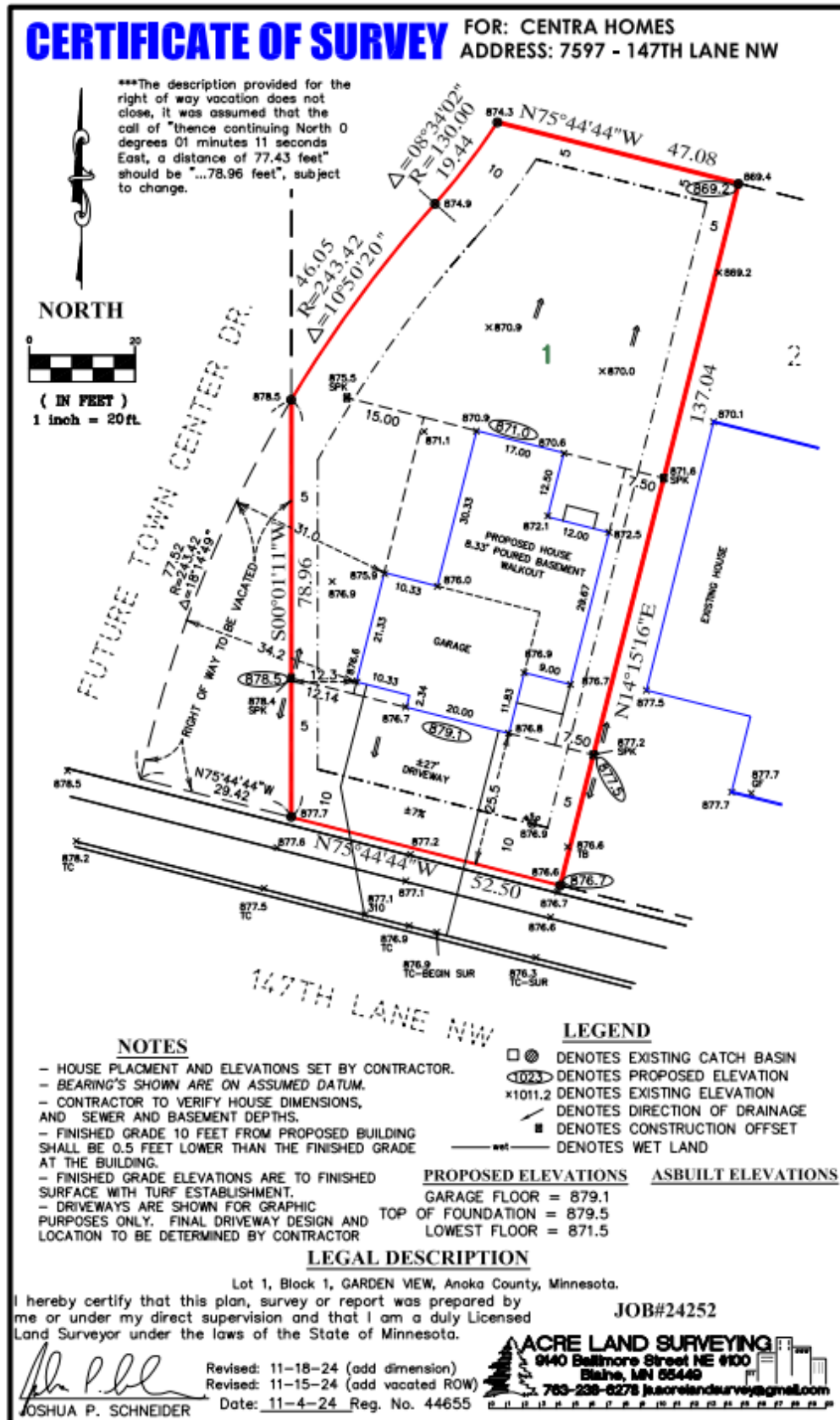
Planning Commission Chairperson

ATTEST:

City Clerk

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

Exhibit A



ORDINANCE #20-16

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN ORDINANCE VACATING PARTIAL RIGHT OF WAY OF
147TH LANE AND TOWN CENTER DRIVE RIGHT OF WAY RELATED TO GARDEN
VIEW SUBDIVISION**

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, Section 12.6 and Minnesota Statutes 412.851.

SECTION 2. VACATION

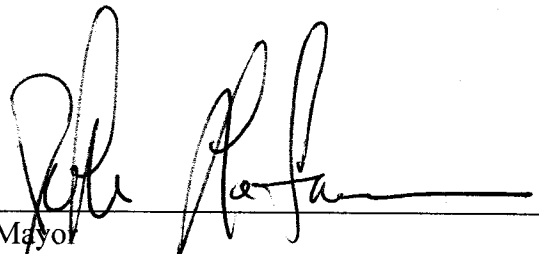
The following described right of way, as indicated in Exhibit A attached, are hereby vacated, to-wit:

That part of 147TH Lane as dedicated in the plat of SEASONS OF RAMSEY, of record in the office of the Anoka County Recorder, Anoka County, Minnesota and that part of Town Center Drive as dedicated in the plat of RAMSEY TOWN CENTER 8TH ADDITION, of record in the office of the Anoka County Recorder, Anoka County, Minnesota, described as follows: Commencing at the northeast corner of Lot 1, Block 1, said SEASONS OF RAMSEY; thence North 0 degrees 01 minutes 11 seconds East, on an assumed bearing along the east line of said Ramsey Town Center 8th Addition, a distance of 61.90 to the Point of Beginning; thence continuing North 0 degrees 01 minutes 11 seconds East, along said east line, a distance of 77.43 feet; thence southerly a distance of 77.52 feet along a non-tangential curve, concave to the southeast, having a central angle of 18 degrees 14 minutes 49 seconds, a radius of 243.42 feet and a chord that bears South 21 degrees 42 minutes 27 seconds West to an intersection with a line lying 60.00 feet northerly of and parallel with the northerly line of said Lot 1; thence South 75 degrees 44 minutes 44 seconds East, along said parallel line, a distance of 29.43 feet to the Point of Beginning.

SECTION 3. EFFECTIVE DATE

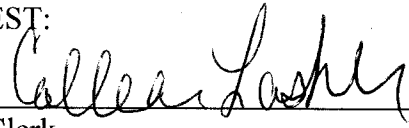
This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the 25th of August, 2020.



Mayor

ATTEST:

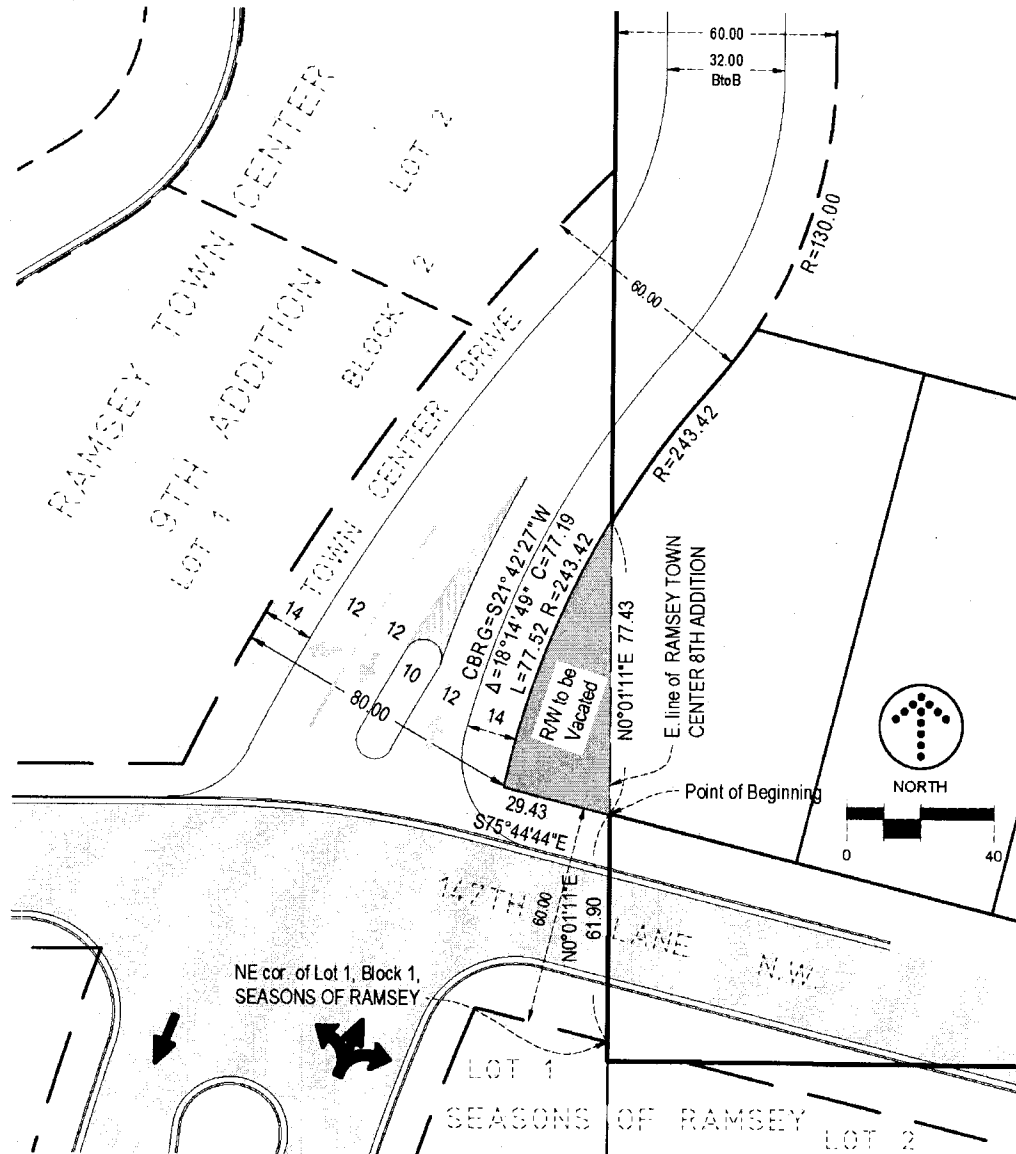


City Clerk

Introduction date: July 28, 2020
Posting dates: July 28 – August 26, 2020
Adoption date: August 25, 2020
Publication date: August 28, 2020
Effective date: September 28, 2020

Exhibit A

That part of 147th Lane as dedicated in the plat of SEASONS OF RAMSEY, of record in the office of the Anoka County Recorder, Anoka County, Minnesota and that part of Town Center Drive as dedicated in the plat of RAMSEY TOWN CENTER 8TH ADDITION, of record in the office of the Anoka County Recorder, Anoka County, Minnesota, described as follows: Commencing at the northeast corner of Lot 1, Block 1, said SEASONS OF RAMSEY; thence North 0 degrees 01 minutes 11 seconds East, on an assumed bearing along the east line of said RAMSEY TOWN CENTER 8TH ADDITION, a distance of 61.90 to the Point of Beginning; thence continuing North 0 degrees 01 minutes 11 seconds East, along said east line, a distance of 77.43 feet; thence southerly a distance of 77.52 feet along a non-tangential curve, concave to the southeast, having a central angle of 18 degrees 14 minutes 49 seconds, a radius of 243.42 feet and a chord that bears South 21 degrees 42 minutes 27 seconds West to an intersection with a line lying 60.00 feet northerly of and parallel with the northerly line of said Lot 1; thence South 75 degrees 44 minutes 44 seconds East, along said parallel line, a distance of 29.43 feet to the Point of Beginning.



LANDFORM
From Site to Finish

in collaboration with
DC RAMSEY, LLC

RIGHT OF WAY VACATION

Ramsey Townhomes • Ramsey, MN
Vacation Exhibit • 06.17.2020

Regular Planning Commission**Meeting Date:** 12/19/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.

Information**Title:**

PUBLIC HEARING: Consider the Preliminary Plat for Emerald Estates, Located along 181st Avenue, West of Xenolith Street (Project No. 24-123); Case of Landform Professional Services, LLC

Purpose/Background:

The City has received a Land Use Application from Landform Professional Services, LLC (the "Applicant") for a proposed Preliminary Plat for thirteen single family residential lots located along 181st Avenue, west of Xenolith Street (the "Subject Property").

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for Preliminary Plat review by the Planning Commission on December 19, 2024. A proposed development sign was placed on the Subject Property and a notice was also published in the Anoka County Union Herald Newspaper.

Time Frame/Observations/Alternatives:**General Project Overview**

The Subject Property is approximately 35.93 acres in size. The owners of the Subject Property (the "Property Owners") also own the forty (40) acre parcel west of the Subject Property. However, that parcel is not subject to this Land Use Application. The Applicant is proposing to plat the Subject Property into thirteen (13), single family residential lots along the south side of 181st Avenue. Each lot will be served with a private well and septic system and each lot will have direct access on to 181st Avenue. There are no roads proposed to be constructed. The Applicant has provided a memorandum, which is attached to this case, outlining why they have opted not to incorporate a service road or cul-de-sac into the project to reduce the number of direct accesses to 181st Avenue. Individual stormwater basins are proposed for each lot, rather than a single, larger pond for the overall development (this results in less land disturbance, but will require individual Stormwater Maintenance Agreements to be recorded against each of the thirteen [13] lots).

Zoning and Guidance

The Subject Property is zoned Rural Residential and is guided as Rural Developing in the 2040 Comprehensive Plan. The Rural Residential zoning district requires a minimum lot size of 2.5 acres and a minimum lot width of 200 feet. Each of the proposed lots meets or exceeds these standards. However, while it appears that Lots 12 and 13 meet the buildability standard (a 60-foot by 100-foot area that excludes wetland, wetland setback, Floodway, and/or steep slopes), Staff has requested an exhibit for these two lots to confirm they meet this requirement.

The surrounding parcels to the east, west, and south are all zoned Rural Residential and are all guided as Rural Developing in the Comprehensive Plan as well. 181st Avenue represents the border between Ramsey and Nowthen, so the parcels north of the Subject Property are located in the city of Nowthen. Surrounding parcels range in size from about 4.8 acres to about 40 acres (this parcel is also owned by the Property Owners, but is not a part of this application).

Streets and Access

The Preliminary Plat essentially mirrors the Sketch Plan that the Planning Commission previously reviewed,

including no proposed roads. Each lot would have a driveway directly out on to 181st Avenue. The Applicant has included a driveway bump-out or turn-around for each driveway, so that rather than backing out on to 181st Avenue, one can easily turn their vehicle around so they can pull forward rather than back out on to 181st Avenue. The Applicant has provided a narrative/memorandum supporting the layout as proposed rather than incorporating a service road or cul-de-sac to reduce the number of direct accesses onto 181st Avenue. The narrative states, among other things, that a covenant will be filed against each lot requiring a driveway turn-around. Furthermore, while the City of Ramsey and Anoka County do not have driveway spacing standards, the Minnesota Department of Transportation (MnDOT) does have an Access Management Manual, which includes driveway spacing recommendations based on the type of roadway and speed limit. 181st Avenue, also known as County Road 64, is categorized as a Type 2 Rural Road and has a posted speed limit of 55 miles per hour. Based on this data, the MnDOT Access Management Manual recommends a minimum spacing of 100 feet between driveways, which this plan meets and, in some cases, even exceeds.

The Applicant has modified the driveway configuration for Lot 7. The Planning Commission may recall that on the Sketch Plan, this driveway curved on to Lot 8 to avoid the wetland and wetland setback area. However, it has been modified now so that it stays outside the wetland and wetland setback to the west and meets the five (5) foot driveway setback along the eastern boundary.

Staff forwarded the Preliminary Plat submittal, including the memorandum/narrative addressing the driveways, to the Anoka County Highway Department (ACHD) for review and comment. As of the writing of this case, Staff has not received any additional comments (if you will recall, ACHD commented on the Sketch Plan, stating that the 13 driveways directly on to 181st Avenue are undesirable from their perspective).

Natural Resources

The Subject Property is heavily wooded and nearly half of it consists of wetland. There are some areas designated as floodplain as well (although the vast majority of floodplain is within wetlands, and there are no proposed impacts to wetlands). The submittal includes both a Tree Inventory and a Landscape Plan. More information is needed regarding the Tree Inventory, as noted in the review comments in ProjectDox (and attached to this case). However, due to the amount of tree cover and the fact that the Applicant intends for each lot to be custom designed and built, it appears that this project will not have any problem complying with the tree preservation standards.

Existing vegetation may satisfy the planting requirement for most, if not all, lots. But, since the Tree Inventory is lacking certain information (such as which trees are slated for removal and preservation), Staff requested a Landscape Plan be submitted, which has now been received, but has not been fully reviewed yet. It is clear that minor revisions will be needed (e.g. the Plant Schedule includes Black Ash, but with the destruction that EAB is causing, no species of ash will be credited towards the planting requirements).

The Environmental Policy Board will be reviewing the natural resources aspects of this project at their December 16, 2024, meeting. If warranted, Staff will provide a verbal update of their discussion at the meeting.

Alternatives

Alternative 1: Recommend that City Council approve the Preliminary Plat for Emerald Estates, contingent upon compliance with Staff's review comments. All thirteen (13) lots meet the bulk standards for the Rural Residential District. As proposed, there will not be any direct impacts on wetlands and floodplain areas, and tree loss should also be fairly minimal. The Applicant has provided a reasonable option (driveway turn-arounds) to address the safety concerns raised by ACHD.

Alternative 2: Recommend that City Council approve the Preliminary Plat for Emerald Estates with modifications identified by the Planning Commission.

Alternative 3: Recommend that City Council not approve the Preliminary Plat for Emerald Estates. The lots meet the bulk standards for the zoning district and this configuration appears to have the least impact on natural resources on the Subject Property. Staff does not support this alternative.

Funding Source:

The Applicant is responsible for all costs associated with this application.

Recommendation:

Staff recommends approving the Preliminary Plat, contingent upon compliance with Staff's review comments.

Outcome/Action:

Motion to recommend City Council adopt Resolution #25-003 approving the Preliminary Plat for Emerald Estates, contingent upon compliance with Staff's review comments.

Attachments

Site Location Map

Preliminary Plat

Tree Inventory

Grading Plan

Applicant Memorandum about Driveways

Anoka County Highway Department Review Comments (based on the Sketch Plan)

Plan Sheets with Staff's Redlined Corrections

Resolution #25-003: Preliminary Plat

Form Review**Inbox**

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 12/12/2024

Reviewed By

Brian Hagen

Date

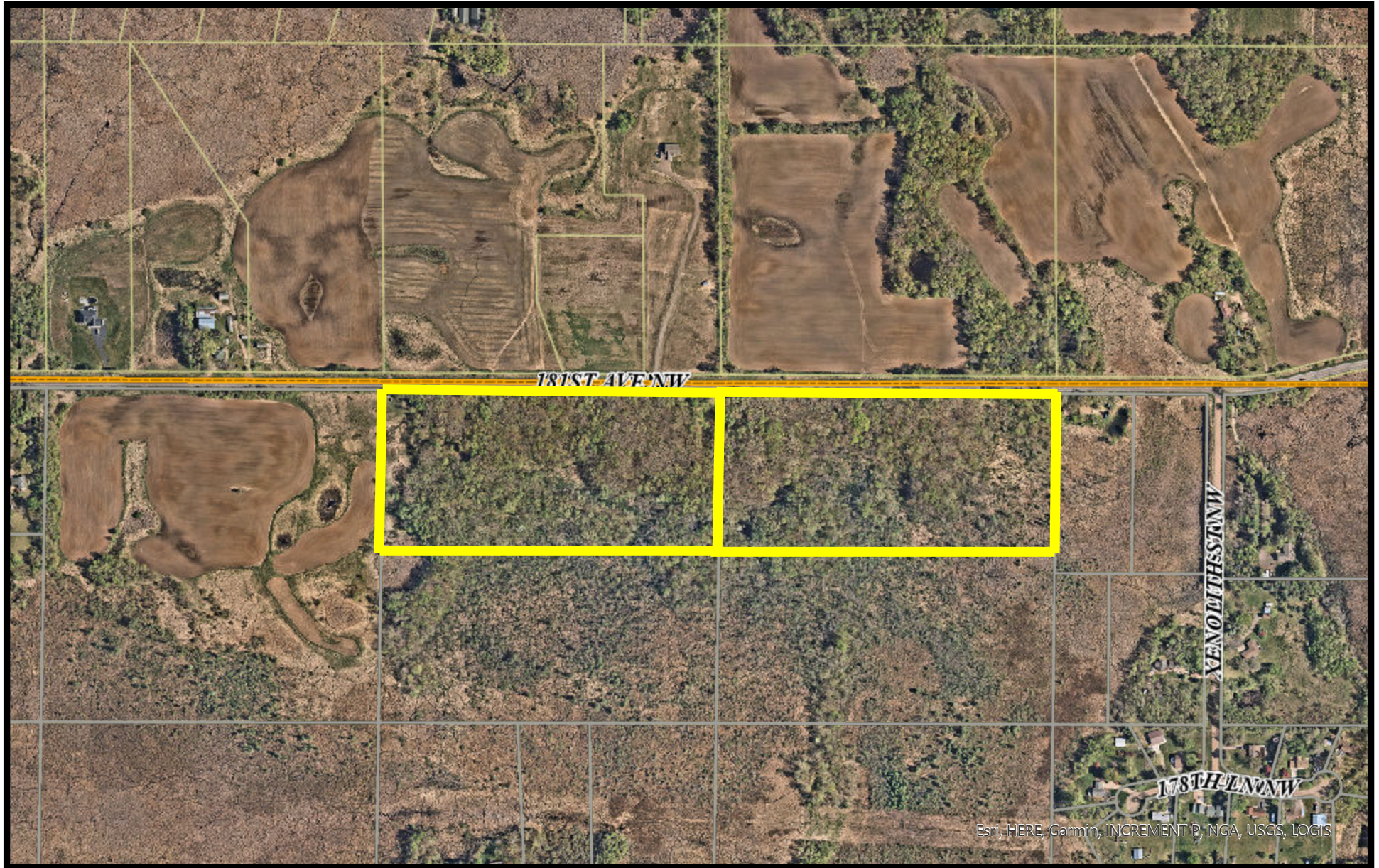
12/12/2024 11:05 AM

Started On: 12/09/2024 01:36 PM

Emerald Estates

05-32-25-11-0001, 04-32-25-22-0001

Preliminary Plat

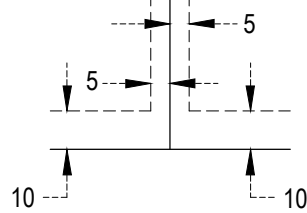


Print Date: September 16, 2024

0 0.04 0.07 0.15 0.22 0.3
mi

LEGEND	
	Property Line
	Interior Lot Line
	Underlying Parcel Line
	Existing Easement
	Proposed Easement
	Proposed Setback

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(Not to Scale)



Being 5 feet in width and adjoining lot lines, unless otherwise shown
and 10 feet in width and adjoining right of way lines as shown on
the plat.

AREA SUMMARY					
Existing:					
Pervious	1,565,018	s.f.	35.93	ac.	96.8%
Impervious	50,266	s.f.	1.15	ac.	3.2%
Total	1,565,018	s.f.	35.93	ac.	100.0%
Proposed:					
Pervious	1,440,183	s.f.	33.06	ac.	92.0%
Impervious	124,835	s.f.	2.87	ac.	8.0%
Total	1,565,018	s.f.	35.93	ac.	100.0%

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

LOT DATA TABLE		
Parcel	Area (SF)	Area (Acres)
R.O.W. Dedication 181st Ave NW	159,810	3.67
Block1, Lot1	124,453	2.86
Block1, Lot2	120,073	2.76
Block1, Lot3	120,002	2.75
Block1, Lot4	119,931	2.75
Block1, Lot5	119,861	2.75
Block1, Lot6	119,790	2.75
Block1, Lot7	119,788	2.75
Block1, Lot8	119,613	2.75
Block1, Lot9	119,507	2.74
Block1, Lot10	119,401	2.74
Block1, Lot11	119,295	2.74
Block1, Lot12	125,145	2.87
Block1, Lot13	118,161	2.71

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- Obtain all necessary permits for construction within, or use of, public right-of-way.
- The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.

SITE PLAN NOTES

The Property is currently Zoned Rural Developing Zone (RD)
Current Land Use: Rural Undeveloped

Building Setback Information is as follows:
Front Yard = 40 ft.
Rear = 40 ft.
Side (Interior) = 10 ft.
Side (Street) = 40 ft.

Adjacent Properties Zoning:
North: Bordered by 181st Avenue NW
South: Public / Quasi-Public District
East: Rural Developing
West: Rural Developing

Lot Coverage Information is as follows:
Lot Area Minimum = 108,900 s.f. = 2.5 ac.
Lot Width Minimum = 200 ft.

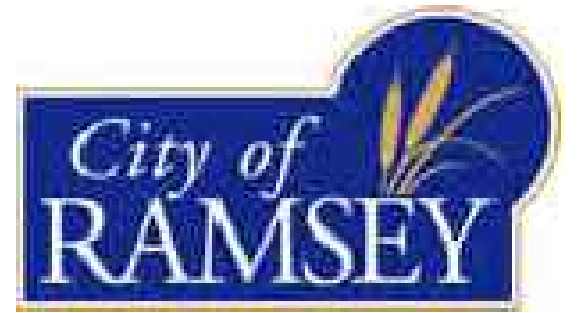
Total Site Area = 1,565,018 s.f. = 35.93 ac.
Wetland and Wetland Buffer Area = 662,634 s.f. = 15.21 ac.
Net Developable Area = 902,384 s.f. = 20.72 ac.

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY		
CONTACT ENGINEER FOR ANY PRIOR HISTORY		
DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT
VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED
READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT
THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024



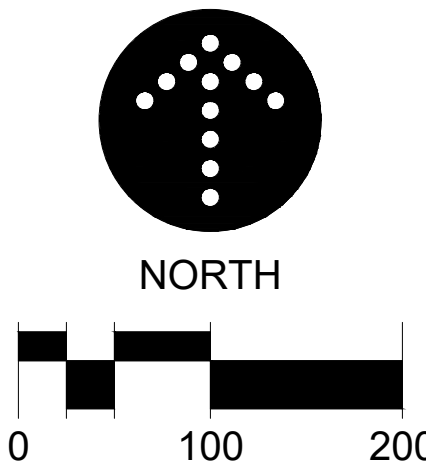
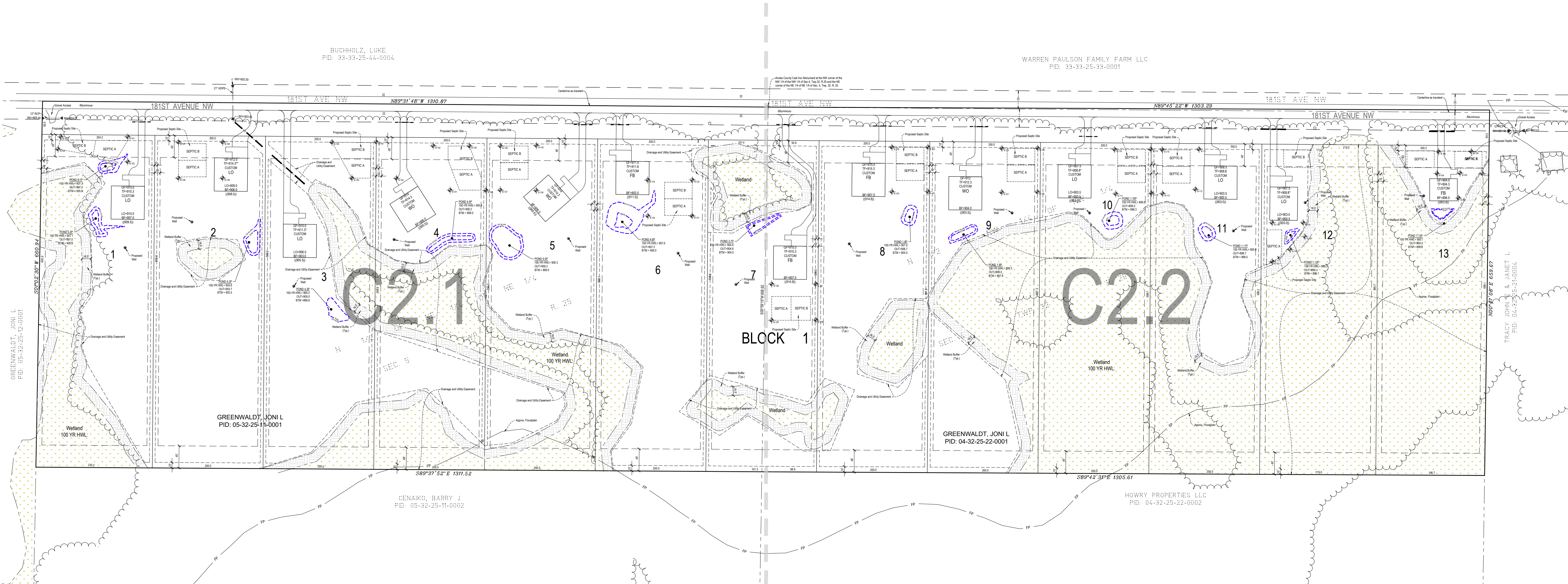
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C2002ZZZ725.DWG
PROJECT NO. ZZZ224725

PRE PLAT INDEX

C2.0



BUCHHOLZ, LUKE
PID: 33-33-25-44-0004

OWNER
ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT
EMERALD
ESTATES
RAMSEY, MINNESOTA

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PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

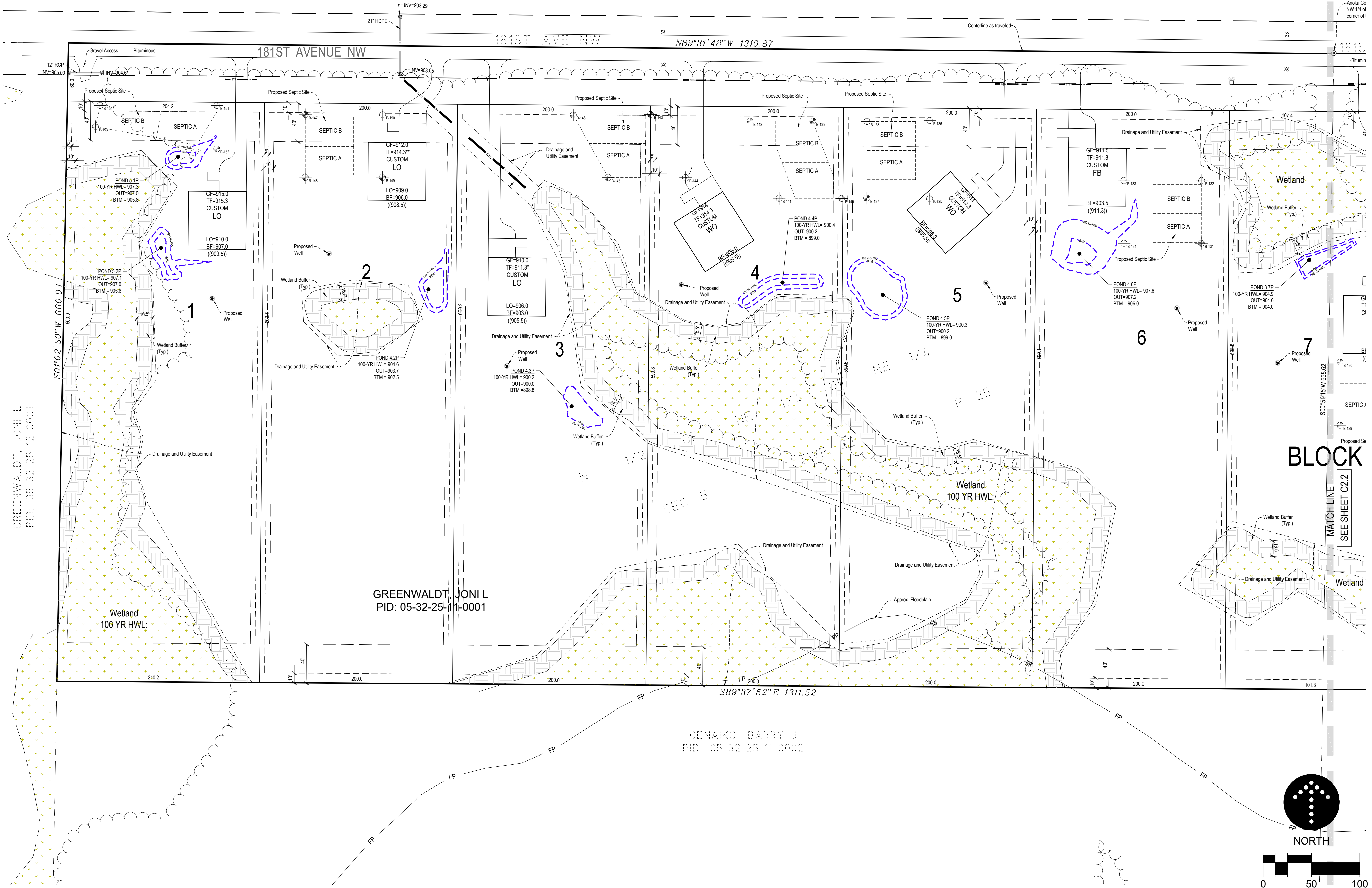
FILE NAME C2002ZZZ725.DWG

PROJECT NO. ZZZZ24725

PRE PLAT INSET 1

C2.1

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ALAN & JONI
GREENWALDT

CITY



EMERALD
ESTATES
RAMSEY, MINNESOTA

CONTACT ENGINEER FOR ANY PRIOR HISTORY

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PRELIMINARY PLAT
NOVEMBER 14, 2024

LAND FORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

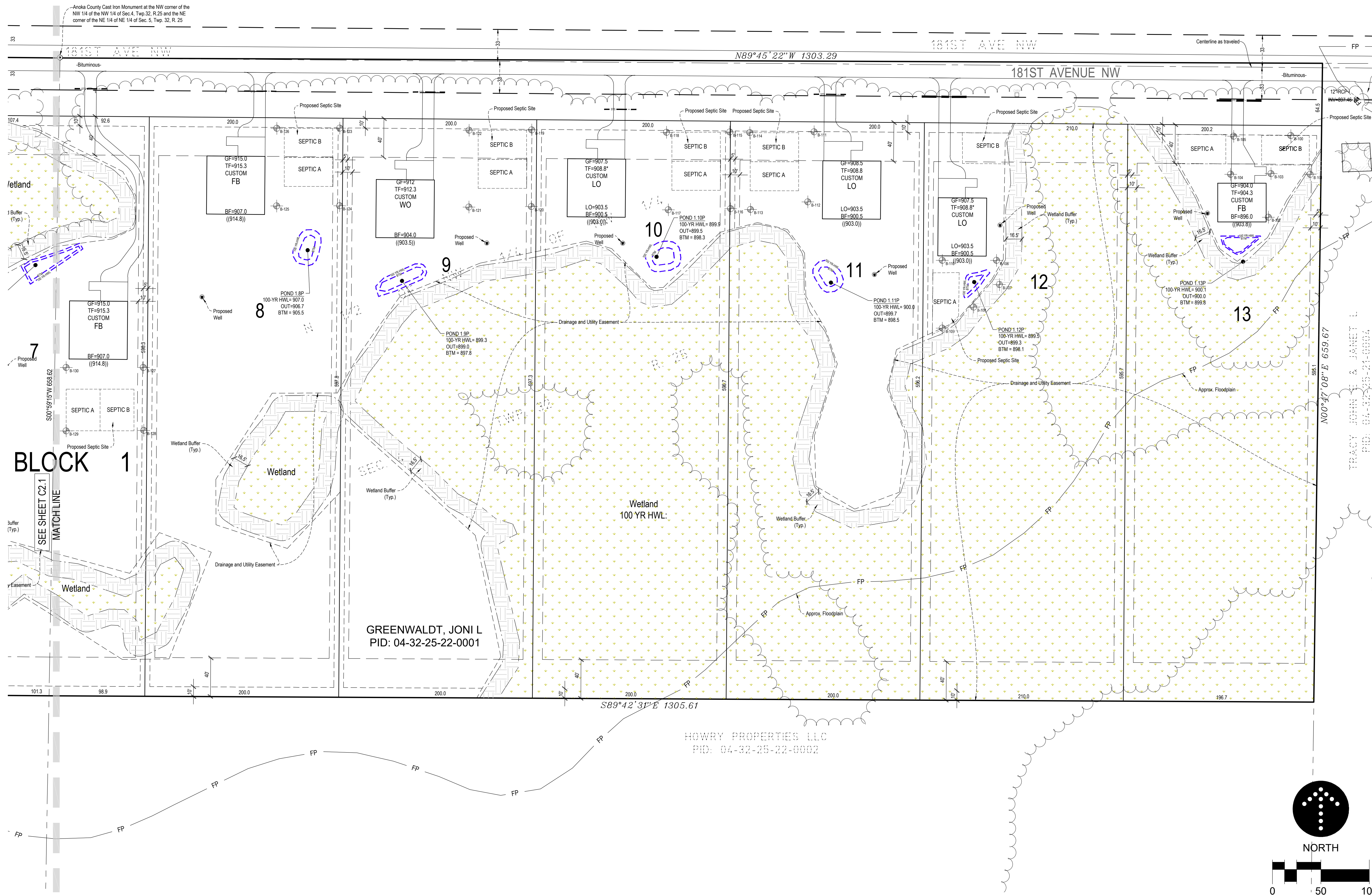
FILE NAME C2007Z7725.DWG

PROJECT NO. ZZZ24725

PRE PLAT INSET 2

C2.2

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TREE INVENTORY SUMMARY	
Total DBH Inches	24,867
Total Exempt DBH Inches	2,765
Total DBH Inches to be Removed	
Percentage Removed	

*Exempt Trees Include: trees located in proposed storm ponds, invasive tree species, dead or dying trees, trees in poor condition.

LEGEND

✕

:Tree Removal

○

:Tree Protection

:Construction Limits

▨

:Mass Tree Removal

- EXISTING CONDITIONS
1. Background information shown is from survey by Landform, Minneapolis, MN, on August, 9, 2024, expressly for this project, City of Ramsey, Minnesota record drawings, and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.

2. Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by Tradewell Soil Testing, Cedar, MN, on June, 8th, 2024.
- GENERAL NOTES
1. For construction staking and surveying services contact Landform at 612.252.9070.

2. NOTE: these plan are for entitlement purposes only. Final site construction plans are to be provided by Home Builder [TBD] at building permit.

3. Wetlands delineated by Kjolhaug Environmental Services Company, Final TEP Completed September x, 2024

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

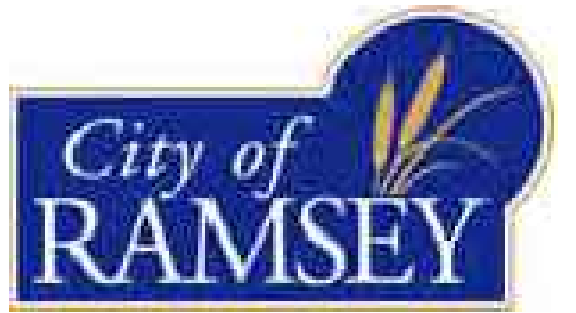
Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre-Plan Resubmittal	ETL

CERTIFICATION

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CONSTRUCTION

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PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM

From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

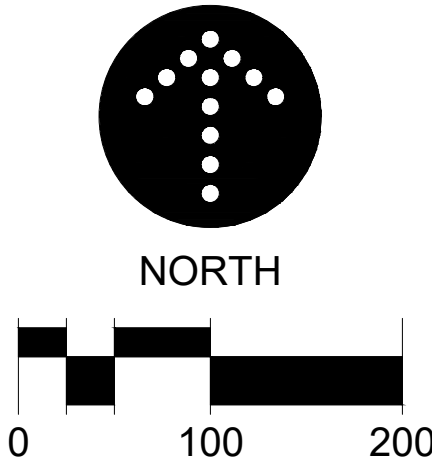
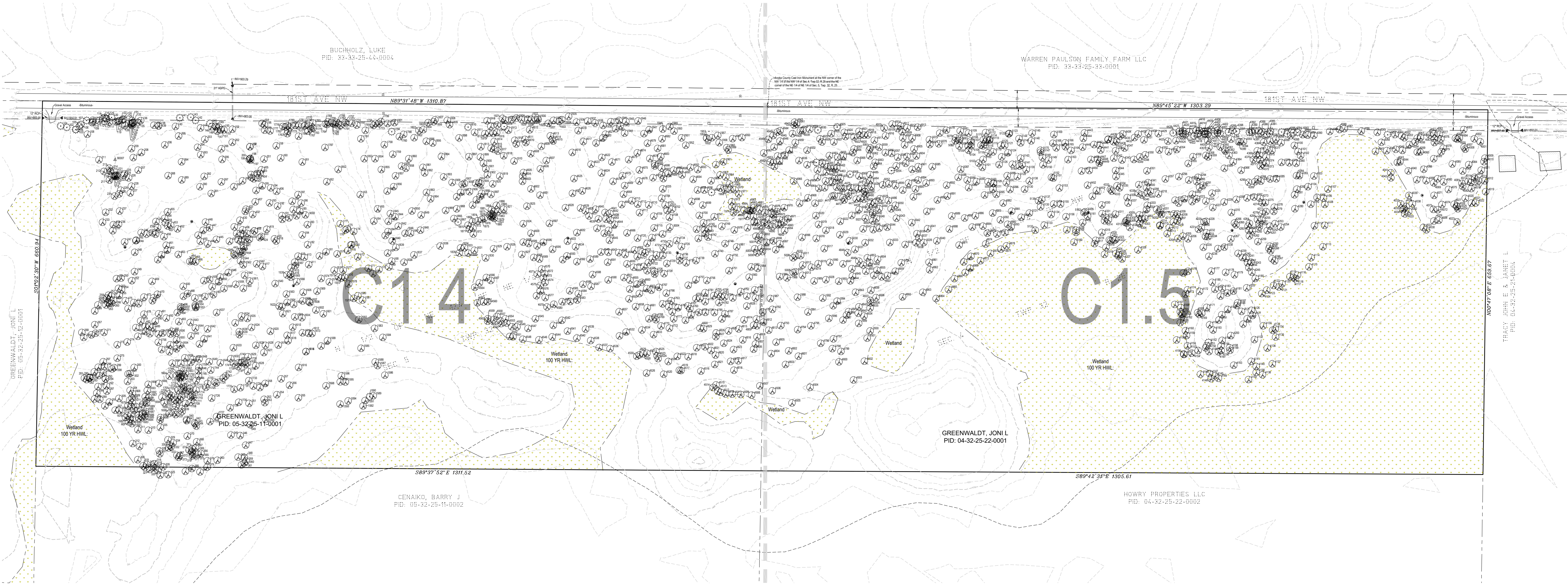
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PROJECT NO. ZZZ24725

TREE INVENTORY INDEX

C1.3

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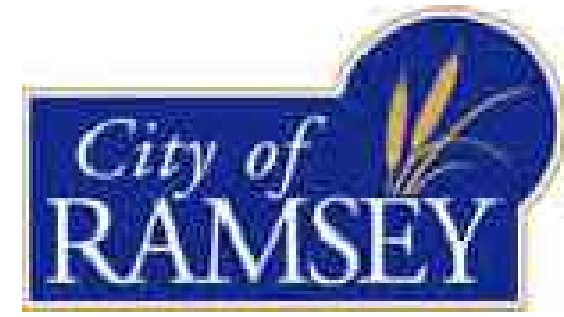




OWNER
ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT
EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

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PRELIMINARY PLAT
NOVEMBER 14, 2024



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Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

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PROJECT NO. ZZZ24725

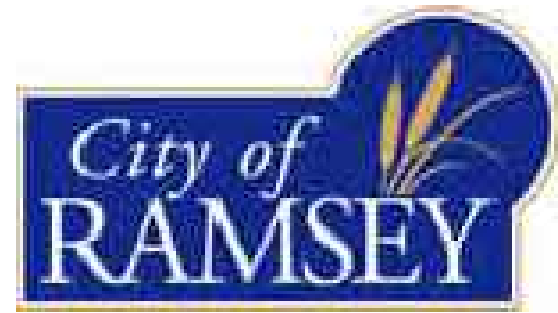
TREE INVENTORY INSET 1

C1.4

OWNER
ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT
EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY		
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PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C1032ZZ725.DWG

PROJECT NO. ZZZZ4725

TREE INVENTORY INSET 2

C1.5

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WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001

N89°45'22"W 1303.29

181ST AVE NW

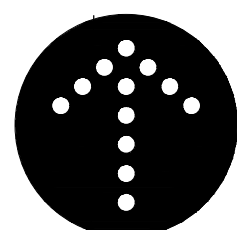
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TRACY JOHN E & JANET L
PID: 04-32-25-21-0004

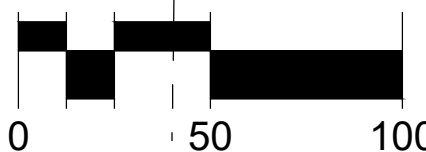
S89°42'31"E 1305.61

HOWRY PROPERTIES LLC
PID: 04-32-25-22-0002

GREENWALDT, JONI L
PID: 04-32-25-22-0001



NORTH



TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
101	Red pine	12			
102	Red pine	14			
103	Red pine	11			
104	Red pine	7			
105	Red pine	7			
106	Red pine	15			
107	Red pine	13			
108	Bur oak	7			
109	Red pine	13			
110	Red pine	11			
111	Bur oak	14			
112	White oak	9			
113	Red pine	12			
114	Red pine	10			
115	Red pine	11			
116	Red pine	10			
117	Red pine	10			
118	White oak	9			
119	Poplar	8			
120	Red pine	10			
121	Red pine	11			
122	White oak	9			
123	Red pine	5			
124	Red pine	5	Dead		
125	Red pine	7			
126	Red oak	6			
127	White oak	4			
128	White oak	5			
129	Red pine	13			
130	White oak	7			
131	Red pine	12			
132	Red pine	8			
133	Red pine	9			
134	White oak	9			
135	White oak	10			
136	Poplar	13			
137	Birch	9			
138	Cottonwood	24			
139	Red Maple	8			
140	Paper Birch	9			
141	Red pine	9			
142	Red pine	14			
143	Red pine	11			
144	White oak	10			
145	Red pine	6			
146	Red oak	8			
147	Red oak	10			
148	Red oak	11			
149	Red oak	15			
150	Red oak	5			
151	Elm	17	Multi Trunk		
152	Red oak	12	Leaning Poor		
153	White oak	7			
154	Aspen	11			
155	Red oak	9			
156	Red oak	5	Leaning Poor		
157	Poplar	9			
158	Elm	8			
159	White oak	29			
160	White oak	30			
161	White oak	34			
162	White oak	35			
163	Elm	14			
164	Birch	14	Twin, Leaning Poor		
165	Elm	14	Twin		
166	Red oak	13			
167	Red oak	9			
168	Poplar	13	Leaning		
169	Elm	8			
170	Elm	8	Dead		
171	Elm	8			
172	White oak	4			
173	Cottonwood	16			
174	Elm	9			
175	Ash	8	Poor		
176	White oak	28			
177	White oak	19			
178	White oak	25			
179	Elm	11			
180	Elm	9			
181	Elm	17	Multi		
182	Elm	12			
183	Black cherry	9			
184	White oak	19	Twin		
185	White oak	15			
186	White oak	19	Dying		
187	White oak	25			
188	Black cherry	9			
189	Birch	9			
190	Birch	10			
191	Birch	10			
192	Elm	9	Dead		
193	Bur oak	20			
194	White oak	24	Fair		
195	White oak	30			
196	Elm	11			
197	Cottonwood	14			
198	Cottonwood	12			
199	Cottonwood	12			
200	Elm	17	Twin		
201	Poplar	10			
202	White oak	16	Dying		
203	Red oak	14	Fair		
204	White oak	24			
205	Bur oak	28			
206	White oak	35			
207	White oak	4			
208	Red oak	36	Fair		
209	Elm	8			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
210	Bur oak	27			
211	Elm	11			
212	White oak	7			
213	White oak	4			
214	White oak	4			
215	White oak	8			
216	White oak	8			
217	Boxelder	9			
218	White oak	5			
219	White oak	4			
220	White oak	6			
221	White oak	7			
222	White oak	7			
223	White oak	4			
224	White oak	5			
225	White oak	4			
226	White oak	5			
227	Birch	18	Poor		
228	Elm	9			
229	White oak	4			
230	White oak	7			
231	Boxelder	10	Leaning Poor		
232	White oak	8			
233	Birch	16	Triple, Poor		
234	Ash	10	Poor		
235	Boxelder	10	Leaning Poor		
236	Ash	9	Poor		
237	White oak	7			
238	Aspen	9			
239	White oak	4			
240	Aspen	14			
241	Basswood	18	Twin		
242	Elm	9			
243	Elm	16	Twin		
244	Aspen	10	Dead		
245	Elm	9			
246	Aspen	9			
247	Bur oak	42			
248	Bur oak	42			
249	Red oak	9			
250	White oak	7			
251	White oak	6			
252	Elm	9			
253	Birch	10			
254	White oak	7			
255	White oak	5			
256	White oak	10			
257	White oak	13	Twin		
258	White oak	6			
259	White oak	4			
260	Red oak	6			
261	White oak	8			
262	White oak	5			
263	White oak	5			
264	Red oak	9			
265	Bur oak	6			
266	Bur oak	30			
267	White oak	8			
268	White oak	5			
269	White oak	6			
270	Bur oak	23			
271	Bur oak	25			
272	Bur oak	19			
273	Red oak	10			
274	Red oak	15			
275	White oak	4			
276	Aspen	10	Leaning		
277	Aspen	8	Leaning		
278	Aspen	10			
279	Aspen	13			
280	Aspen	14	Fair		
281	Aspen	9	Leaning		
282	Aspen	9	Leaning		
283	Aspen	11			
284	Aspen	14			
285	Aspen	16	Twin, Leaning		
286	Aspen	9			
287	Red	8			
288	Red oak	24	Dead		
289	Aspen	10	Leaning		
290	Aspen	13	Leaning		
291	Aspen	10			
292	Ash	9	Poor		
293	Aspen	15			
294	Aspen	14	Poor		
295	Aspen	15			
296	Aspen	9			
297	Aspen	14			
298	Aspen	19			
299	Aspen	13			
300	Aspen	15			
301	Aspen	13	Leaning		
302	Aspen	12			
303	Aspen	12			
304	Aspen	13			
305	Aspen	16			
306	Aspen	13			
307	Aspen	10			
308	Aspen	10	Dead		
309	Aspen	12			
310	Red oak	11			
311	Birch	11			
312	Ash	10	Poor		
313	Aspen	9			
314	Aspen	12			
315	Ash	10			
316	Aspen	12			
317	Aspen	9	Dead		
318	Aspen	13			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
319	Aspen	10			
320	Birch	16	Triple		
321	Aspen	9			
322	Aspen	9			
323	Aspen	12			
324	Red oak	13			
325	Red oak	6			
326	Red oak	8			
327	Aspen	9			
328	Aspen	9			
329	Aspen	12			
330	Aspen	9			
331	Aspen	8			
332	Red oak	52			
333	Aspen	10			
334	Aspen	10			
335	Aspen	9			
336	Aspen	9			
337	Aspen	9			
338	Aspen	10			
339	Aspen	9			
340	Aspen	8			
341	Basswood	9			
342	Bur oak	18			
343	Bur oak	16			
344	Ash	17	Poor		
345	White oak	20			
346	White oak	23			
347	White oak	20			
348	White oak	24			
349	Elm	8			
350	White oak	19			
351	Elm	8			
352	Basswood	13			
353	Basswood	12			
354	Ash	8	Poor		
355	Basswood	14			
356	Basswood	9			
357	Basswood	9			
358	Basswood	8			
359	Basswood	9			
360	Elm	11	Dead		
361	Birch	10			
362	basswood	9			
363	Basswood	9			
364	Birch	8			
365	Aspen	9			
366	Birch	9			
367	Birch	8	Leaning		
368	Birch	10	Leaning		
369	Basswood	8			
370	Aspen	12			
371	Birch	8			
372	Birch	9			
373	Birch	10			
374	Basswood	8			
375	Black cherry Cherry	8			
376	Basswood	9			
377	Basswood	18	Twin		
378	Aspen	9			
379	Aspen	9			
380	White oak	36			
381	White oak	36			
382	White oak	24			
383	Birch	13	Twin		
384	Bur oak	34	Poor		
385	Basswood	8			
386	Bur oak	24			
387	Basswood	8			
388	Ash	8	Fair		
389	White oak	20			
390	Red oak	5			
391	Red oak	9			
392	Birch	8			
393	Bur oak	7			
394	Red oak	8			
395	Aspen	10			
396	Aspen	9			
397	Aspen	11			
398	Birch	11	Twin		
399	Red oak	11	Twin		
400	Birch	8			
401	Birch	9			
402	Red oak	11			
403	Aspen	10			
404	Aspen	8			
405	Aspen	10			
406	Aspen	10	Leaning		
407	Elm	9			
408	Red oak	15			
409	Birch	10			
410	Red oak	15			
411	Birch	13			
412	Red oak	36			
413	Birch	11			
414	Birch	8			
415	Aspen	14			
416	Aspen	10			
417	Red oak	11			
418	Birch	15	Twin		
419	White oak	4			
420	Aspen	8			
421	Aspen	9			
422	Aspen	9			
423	Aspen	8			
424	Aspen	11			
425	Aspen	8			
426	Red oak	5			
427	Aspen	10			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
1586	Basswood	9	Poor		
1587	Red oak	4	Poor		
1588	Red oak	7			
1589	Elm	9	Dead		
1590	Cedar	5	Dead		
1591	Basswood	12			
1592	Elm	12	Dead		
1593	Ash	12	Poor		
1594	Basswood	14	Twin		
1595	Red oak	12			
1596	Bur oak	23			
1597	Basswood	12			
1598	Ash	16	Poor		
1599	Basswood	12			
1600	Aspen	11			
1601	Basswood	11			
1602	Birch	10			
1603	Birch	11			
1604	Elm	11			
1605	Birch	12	Twin		
1606	Birch	12	Twin		
1607	Basswood	12	Twin		
1608	Elm	11	Dead		
1609	Basswood	12	Twin		
1610	White oak	19			
1611	Birch	16			
1612	Basswood	8			
1613	Basswood	8			
1614	Basswood	15			
1615	Red oak	24			
1616	Elm	11	Fair		
1617	Birch	27			
1619	Basswood	19	Twin		
1618	Birch	13	Twin		
1620	Basswood	13			
1621	Basswood	8			
1622	Basswood	10			
1623	Basswood	12			
1624	Ash	9	Poor		
1625	Black cherry	10			
1626	Basswood	9			
1627	Birch	11			
1628	Birch	10			
1629	Ash	9	Poor		
1630	Red oak	4			
1631	Basswood	9			
1632	Ash	12	Poor		
1633	Birch	15	Twin		
1634	Boxelder	9	Poor		
1635	Birch	24	Quad-trunk, Poor		
1636	Birch	15	Twin, Fair		
1637	Birch	15	Quad-trunk, Poor		
1638	Basswood	12			
1639	Ash	10	Poor		
1640	Red oak	16			
1641	Red oak	9			
1642	Red oak	12			
1644	Ash	8	Dead		
1643	Basswood	10			
1645	Ash	9	Poor		
1647	Red oak	4	Dead		
1648	Red oak	14			
1649	White oak	6			
1650	Red oak	14	Poor		
1646	Red oak	10	Dead		
1651	White oak	10			
1652	Red oak	12			
1653	Red oak	13			
1654	Red oak	13			
1655	Ash	8			
1656	White oak	5			
1657	Red oak	13			
1658	Red oak	5			
1659	Red oak	8			
1660	Red oak	20			
1661	Red oak	10			
1662	Red oak	8	Poor		
1663	Red oak	8			
1664	Red oak	18	Twin		
1665	Birch	12	triple		
1666	Red oak	11			
1667	Red oak	14			
1668	Red oak	11			
1669	Red oak	5			
1670	Aspen	11	Poor		
1671	Birch	9			
1672	Red oak	10			
1673	Aspen	11			
1674	Aspen	13			
1675	Aspen	9			
1676	Red oak	8			
1677	Aspen	8			
1678	Aspen	12			
1679	Red oak	12			
1680	Aspen	11			
1681	Red oak	10			
1682	Red oak	5			
1683	Red oak	6			
1684	Red oak	4			
1685	Red oak	11			
1686	Red oak	7			
1687	Red oak	9			
1688	Red oak	6			
1689	Red oak	8			
1690	Red oak	9			
1691	Red oak	6			
1692	Red oak	16	Twin		
1693	Black cherry	9	Leaning		
1694	Red oak	11			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
1695	Aspen	11			
1697	Aspen	11			
1696	Aspen	9			
1698	Aspen	11			
1699	Aspen	12			
1700	Aspen	11			
1701	Aspen	11			
1702	Aspen	13			
1703	Aspen	10			
1704	Aspen	12			
1705	Red oak	4			
1706	Red oak	4			
1707	Aspen	9			
1708	Aspen	13			
1709	Aspen	14			
1710	Aspen	18	Twin		
1711	Aspen	14			
1712	Aspen	12			
1713	Aspen	9			
1714	Aspen	12			
1715	Aspen	11			
1716	Aspen	11			
1717	Aspen	13			
1718	Aspen	11			
1719	Aspen	11			
1720	Red oak	10			
1721	Aspen	13			
1722	Aspen	12			
1725	Red oak	4			
1723	Birch	13			
1724	Birch	14	Twin		
1726	Red oak	6			
1728	Birch	9			
1727	Birch	8			
1729	Bur oak	18			
1730	Bur oak	30			
1731	White oak	19	Fair		
1732	White oak	27			
1733	White oak	16			
1734	Birch	17	Triple		
1735	Basswood	8			
1736	Birch	21	Twin		
1737	Elm	13	Dead, Multi trunk		
1738	Basswood	8			
1739	Ash	9	Poor		
1740	Ash	11	Dead		
1741	Birch	8			
1742	Aspen	13			
1743	Red oak	5			
1744	Elm	8			
1745	Red oak	12			
1746	Aspen	8			
1747	Aspen	12			
1748	Aspen	10			
1749	Aspen	8			
1750	Aspen	10			
1751	Aspen	9			
1752	Aspen	11			
1753	White oak	14			
1754	Aspen	8			
1755	Red oak	10			
1756	Red oak	7			
1757	Red oak	5			
1758	Bur oak	27			
1759	Elm	13			
1760	Bur oak	18			
1761	Red oak	29			
1762	Red oak	9			
1763	Aspen	10			
1764	Elm	11			
1765	White oak	8	Fair		
1766	Red oak	6			
1767	Birch	9	Twin		
1768	Red oak	12			
1769	Birch	8			
1770	Red oak	11			
1771	Red oak	5	Fair		
1772	Red oak	7			
1773	Birch	8			
1774	Birch	9			
1775	Aspen	9	Dead		
1776	White oak	4			
1777	Red oak	8			
1778	Red oak	5			
1779	Red oak	12	Triple		
1780	Red oak	9			
1781	Aspen	10			
1782	White oak	4			
1783	Red oak	7			
1785	Aspen	12			
1786	Red oak	15	Poor		
1787	White oak	23			
1788	Bur oak	16			
1789	White oak	9	Twin		
1790	White oak	6	Poor		
1791	Red oak	8			
1792	Red oak	5			
1793	Red oak	11			
1794	Cedar	5			
1795	Red oak	10			
1796	Red oak	11			
1797	Red oak	7	Fair		
1798	Birch	13			
1799	Birch	8			
1800	Red oak	4			
1801	Aspen	14	Dead		
1802	Bur oak	28	Twin		
1803	Aspen	17			
1804	Red oak	10			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
1805	Birch	12			
1806	Birch	8			
1807	Birch	9			
1808	Red oak	8			
1809	Red oak	14	Poor		
1810	Red pine	13			
1811	Elm	60	Multi trunk		
1812	White oak	5			
1813	Red oak	6	Dead		
1814	Red oak	5	Dead		
1815	Red oak	9			
1816	Red oak	6			
1817	Red oak	7			
1818	Aspen	11			
1819	Red oak	7	Fair		
1820	Red oak	7	Fair		
1821	Elm	8			
1822	Red oak	7			
1823	Red oak	7			
1824	Elm	17			
1825	Birch	10			
1826	Aspen	24	Triple		
1827	Elm	8			
1828	Aspen	9			
1829	Aspen	12			
1830	Elm	12	Dead		
1831	Ash	12	Twin, Poor		
1832	Aspen	14	Dead		
1833	Ash	8	Poor		
1834	Aspen	11			
1835	Aspen	13			
1836	Aspen	15			
1837	Aspen	12			
1838	Aspen	11	Leaning		
1839	Aspen	8	Poor		
1840	Black cherry	9			
1841	White oak	6			
1842	White oak	7			
1843	White oak	5			
1844	Red oak	10			
1845	Elm	9			
1846	Aspen	10			
1847	Black cherry	9			
1848	Bur oak	4			
1849	White oak	24			
1850	Birch	17			
1851	White oak	20			
1852	Bur oak	25			
1853	Bur oak	25			
1854	Bur oak	28			
1855	Bur oak	27			
1856	Aspen	18			
1857	Elm	10	Dead		
1858	Birch	11			
1859	Birch	10			
1860	Red oak	7			
1861	White oak	11			
1862	White oak	18			
1863	Red oak	24			
1864	White oak	23			
1865	Red oak	5			
1866	Red oak	10			
1867	Red pine	6			
1868	Red oak	11			
1869	Red oak	9			
1870	Red oak	6			
1871	White oak	14			
1872	Black cherry	15	Twin		
1873	Red oak	7			
1874	Red oak	11			
1875	Red oak	12			
1876	Red oak	12			
1877	Aspen	9			
1878	Aspen	8			
1879	Aspen	11			
1880	Red oak	4			
1881	Aspen	9			
1883	Aspen	8			
1884	Red oak	10			
1885	White oak	9			
1886	Aspen	8			
1887	Boxelder	10	Leaning		
1888	Black cherry	11			
1889	Birch	9			
1890	Elm	11	Dead		
1891	Red oak	9			
1882	Elm	9			
1893	White oak	14			
1894	White oak	24			
1895	Birch	12			
1896	Birch	10			
1897	Birch	13			
1898	Red oak	13			
1899	Red oak	8			
1900	Red oak	11			
1901	Birch	11			
1902	Birch	12	Twin		
1905	Red oak	7			
1904	Red oak	7			
1903	Red oak	13			
1906	Red oak	8	Fair		
1907	Birch	10			
1908	Black cherry	8			
1909	White oak	22			
1910	Red oak	35			
1911	Red oak	15			
1912	Red oak	17			
1913	Red oak	5			
1914	Cedar	6			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4525	White oak	7			
4526	Aspen	8	Poor		
4527	Elm	8			
4528	Elm	11	Poor		
4529	White oak	5			
4530	Red oak	5			
4532	Elm	9			
4534	Black cherry	9			
4535	White oak	5			
4536	Aspen	15	Poor		
4537	Aspen	15			
4538	Aspen	13	Leaning Poor		
4539	Birch	8			
4540	Basswood	9	Leaning		
4541	Red oak	13			
4542	Red oak	9			
4543	Poplar	16			
4544	Elm	18	Twin		
4545	Red Maple	27	Multi trunk		
4546	Aspen	12			
4547	Birch	10	Twin		
4548	Elm	17	Dead		
4549	Aspen	9			
4550	Aspen	11			
4551	Elm	9			
4552	Aspen	9			
4553	Aspen	10			
4554	Aspen	9			
4555	Aspen	10			
4556	Aspen	8	Fair		
4557	Aspen	9			
4558	Aspen	10			
4559	Ash	8	Poor		
4560	Maple	12			
4561	Birch	10			
4562	Birch	9			
4563	Birch	9			
4564	Aspen	13			
4565	Birch	9	Poor		
4566	Basswood	11			
4567	Birch	8			
4568	Elm	16			
4569	Elm	9			
4570	Birch	9			
4571	Birch	8			
4572	Birch	14			
4573	Bur oak	15			
4574	White oak	13			
4575	Bur oak	12			
4576	White oak	15			
4577	Bur oak	14			
4578	Bur oak	18			
4579	Bur oak	16			
4580	Bur oak	15			
4581	Bur oak	19			
4582	White oak	16			
4583	White oak	13			
4584	Bur oak	15			
4585	Bur oak	13			
4586	Bur oak	14			
4587	White oak	13			
4588	Red oak	10	Twin		
4589	Bur oak	17			
4590	Birch	10			
4591	White oak	21			
4592	Bur oak	10			
4593	Bur oak	17			
4594	White oak	20			
4595	Birch	27	Triple		
4596	White oak	19			
4597	Maple	9			
4598	Black cherry	11			
4599	Ash	11			
4600	Red oak	11			
4601	Bur oak	28			
4602	White oak	17			
4603	Birch	8			
4604	Birch	11			
4605	Maple	14			
4606	White oak	20			
4607	Bur oak	18			
4608	Red oak	28			
4609	White oak	14			
4610	Bur oak	15			
4611	Bur oak	15			
4612	Birch	8			
4613	Bur oak	13			
4614	Bur oak	22			
4615	Bur oak	19			
4616	Maple	25			
4617	Birch	14			
4618	Birch	8			
4619	Birch	9			
4620	Birch	21	Triple		
4621	Maple	10			
4622	Bur oak	26			
4623	Bur oak	18			
4624	Bur oak	21			
4625	Bur oak	24			
4626	Bur oak	21			
4627	Bur oak	13			
4628	Bur oak	21	Twin		
4629	Bur oak	18			
4630	Bur oak	17			
4631	Bur oak	14			
4632	Maple	18			
4633	Bur oak	18			
4634	Bur oak	26			
4635	Bur oak	15			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4636	Bur oak	18			
4637	Bur oak	14			
4638	Bur oak	10			
4639	Bur oak	11			
4640	Bur oak	18			
4641	Bur oak	9			
4642	Bur oak	13			
4643	Bur oak	14			
4644	Bur oak	21	Fair		
4645	Bur oak	20			
4646	Birch	14			
4647	Elm	16	Triple		
4648	Maple	9			
4649	Bur oak	20			
4650	Bur oak	23			
4651	Birch	9			
4652	Bur oak	23			
4653	Aspen	14			
4654	Elm	14			
4655	Elm	11			
4656	Black cherry	9			
4657	Black cherry	9			
4658	Birch	10	Twin		
4659	Red oak	7			
4660	Birch	10			
4661	Red oak	8			
4662	Birch	23	Twin		
4663	Red oak	6			
4664	Birch	11			
4665	Bur oak	14			
4666	Bur oak	23			
4667	Birch	12			
4668	Birch	12			
4669	Elm	8			
4670	Bur oak	26			
4671	Bur oak	23			
4672	Bur oak	23			
4673	Maple	9			
4674	Bur oak	25	Twin		
4675	Bur oak	35			
4676	Maple	10			
4677	Bur oak	42			
4678	Bur oak	22			
4679	Red oak	28			
4680	Birch	11			
4681	Birch	13			
4682	Aspen	11			
4683	Aspen	10			
4684	Birch	8			
4685	Birch	13			
4686	Black cherry	8			
4687	Birch	9	Dead		
4688	Birch	9	Dead		
4689	Birch	9	Dead		
4690	Birch	13			
4691	Birch	12			
4692	Birch	13			
4693	Birch	10	Poor		
4694	White oak	30			
4695	Aspen	15			
4696	Basswood	17	Twin, Poor		
4697	Cedar	7			
4698	Birch	10			
4699	Birch	10			
4700	Birch	12			
4701	Birch	21	Twin		
4702	Bur oak	26			
4703	Oak	25	Dead		
4704	Elm	18	Poor		
4705	Bur oak	23			
4706	Bur oak	18			
4707	Elm	8			
4708	Bur oak	14	Dying		
4709	White oak	15			
4710	Bur oak	16			
4711	Bur oak	23	Dead		
4712	Bur oak	16			
4713	Bur oak	23			
4715	Bur oak	22			
4716	Elm	9			
4717	Birch	12			
4718	Bur oak	23			
4719	Bur oak	18			
4720	Birch	14	Twin		
4721	Bur oak	15			
4722	Bur oak	18			
4723	Bur oak	23			
4724	Bur oak	13			
4725	Bur oak	23			
4726	Bur oak	14			
4727	Bur oak	16	Twin		
4728	Bur oak	22			
4729	Red oak	23			
4730	Bur oak	18	Twin		
4731	Bur oak	12			
4732	White oak	15	Leaning		
4733	Birch	13			
4734	Bur oak	17			
4735	Bur oak	15			
4736	Bur oak	19			
4737	Bur oak	12			
4738	Bur oak	12			
4739	Bur oak	25			
4740	White oak	25			
4742	Birch	12			
4743	Birch	12			
4744	Birch	16	Twin		
4745	Birch	10			
4746	Birch	13			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4747	White oak	22			
4748	Birch	12			
4749	Aspen	10			
4750	Birch	12			
4751	Birch	11			
4752	Red oak	48	Triple		
4753	White oak	15			
4754	Birch	8			
4755	Birch	13			
4756	Red oak	28			
4757	Birch	10			
4758	Black cherry	8			
4741	Birch	8			
4759	Birch	8			
4760	Basswood	10			
4761	Birch	9			
4762	Birch	16	Triple		
4763	Birch	11	Twin		
4764	Black cherry	11			
4765	Elm	36	Multi, Dead Leaning		
4766	Birch	12	Twin		
4767	Birch	8			
4768	Birch	8			
4769	Birch	13	Twin		
4770	White oak	6			
4771	Birch	9			
4772	White oak	8			
4773	Birch	9			
4774	Basswood	13			
4775	Red oak	11			
4776	Birch	11			
4777	Basswood	15			
4778	Birch	10			
4779	Birch	9			
4780	Birch	8			
4781	Birch	13	Twin		
4782	Red oak	10	Leaning Poor		
4783	Birch	8			
4784	Birch	10	Twin		
4785	Birch	10	Twin		
4786	Aspen	18	Twin, Dying		
4787	Birch	13	Twin		
4788	White oak	15			
4789	Bur oak	22	Poor		
4790	Birch	10			
4791	Birch	11			
4792	Bur oak	33	Poor		
4793	Birch	8			
4794	Bur oak	16			
4795	Bur oak	27	Twin		
4796	Bur oak	14			
4797	Bur oak	13			
4798	Bur oak	15			
4799	Bur oak	32			
4800	Bur oak	15			
4801	Birch	8			
4802	Red oak	4			
4803	Birch	10			
4804	Birch	11			
4805	Birch	15	Twin		
4806	Aspen	9			
4807	Aspen	9			
4808	Aspen	9			
4809	Aspen	12	Dead		
4810	Aspen	8			
4811	Aspen	12	Poor		
4812	Red oak	9			
4813	Aspen	11			
4814	Birch	12	Twin		
4815	Birch	10			
4816	Ash	8	Dead		
4817	Birch	8			
4818	Black cherry	8			
4819	Birch	9			
4820	Birch	13	Twin		
4821	Birch	10	Twin		
4822	Basswood	16			
4823	Basswood	13			
4824	Ash	9	Dead		
4825	Black cherry	9			
4826	Aspen	12			
4827	Aspen	12			
4828	Basswood	10			
4829	Elm	12	Poor		
4830	Basswood	9			
4831	Red oak	12			
4832	Birch	14	Multi		
4833	Birch	12	Twin		
4834	Red oak	6			
4835	Bur oak	20			
4836	White oak	12			
4837	White oak	12			
4838	White oak	10			
4839	White oak	15			
4840	White oak	10			
4841	Bur oak	15			
4842	Elm	8			
4843	Red oak	27			
4844	Red oak	21			
4845	White oak	13			
4846	Bur oak	17			
4847	White oak	12			
4848	Bur oak	11			
4849	White oak	12			
4850	White oak	11			
4851	White oak	10			
4852	Bur oak	11			
4853	Red oak	14	Poor		
4854	White oak	15			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4964	Red oak	4			
4965	Aspen	8			
4966	Aspen	9			
4967	Red oak	6			
4968	Red oak	14			
4969	Black cherry	9			
4970	Elm	8	Dying		
4971	Birch	10			
4972	Aspen	9			
4973	Birch	9			
4974	Birch	9			
4975	Red oak	4			
4976	Red oak	8			
4977	Birch	8			
4978	Red oak	9			
4979	Red oak	4	Leaning		
4980	Bur oak	5			
4981	Red oak	7			
4982	Black cherry	13			
4983	Red oak	9			
4984	Red oak	8			
4985	Elm	9			
4986	Elm	9			
4987	Ash	9	Poor		
4988	Red oak	6			
4989	Red oak	6			
4990	Red oak	9			
4991	White oak	9			
4992	Birch	11			
4993	Red oak	12			
4994	Red oak	6			
4995	Red oak	4			
4996	Ash	13	Poor		
4997	Aspen	11	Poor		
4998	Birch	12			
4999	White oak	18	Poor		
5000	White oak	4			
5001	Bur oak	7			
5002	Red oak	6	Dead		
5003	Red oak	9	Poor		
5004	Birch	10			
5005	Red oak	6	Fair		
5006	Red oak	5			
5007	Birch	10			
5008	Birch	9			
5009	Red oak	4			
5010	Red oak	6	Fair		
5011	Birch	14	Twin		
5012	Birch	8			
5013	Birch	8			
5014	Birch	15			
5015	Birch	10			
5016	Birch	10			
5017	Bur oak	14			
5018	Bur oak	26			
5019	Birch	10			
5020	Aspen	15	Leaning		
5021	Aspen	13			
5022	Birch	10			
5023	Basswood	10	Twin		
5024	Basswood	11			
5025	Red oak	21			
5026	Bur oak	22			
5027	Birch	10			
5028	Red oak	16			
5029	Bur oak	20			
5030	Red oak	19			
5031	White oak	9			
5032	Black cherry	9			
5033	White oak	15			
5034	Bur oak	15			
5035	Maple	8			
5036	Bur oak	22			
5037	Bur oak	19			
5038	Bur oak	19			
5039	Bur oak	30			
5040	Basswood	10			
5041	Red oak	15			
5042	White oak	20			
5043	White oak	17			
5044	Oak	14	Dead		
5045	Oak	16	Dead		
5046	White oak	10			
5047	Red Maple	28	Twin		
5048	Basswood	24	Triple		
5049	Birch	10	Dead		
5050	Birch	8	Poor		
5051	Maple	21			
5052	Dead tree	10	Dead		
5053	Bur oak	9			
5054	White pine	15			
5055	Bur oak	10			
5056	White oak	15			
5057	Oak	11	Dead		
5058	White oak	12			
5059	White oak	14			
5060	Bur oak	13			
5061	Bur oak	14			
5062	Bur oak	10			
5063	Bur oak	15			
5064	Bur oak	13			
5065	Bur oak	17			
5066	Bur oak	15			
5067	Bur oak	19			
5068	Red cedar	7			
5069	Red oak	12			
5070	Aspen	11			
5071	Aspen	9	Leaning		
5072	Aspen	9			
5073	Red oak	7			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4001	Basswood	14	double		
4002	Poplar	10			
4003	Cottonwood	24			
4004	Birch	12			
4005	Birch	9			
4006	Cottonwood	25			
4007	Birch	10			
4008	Birch	15			
4009	Birch	12			
4010	Beech	18			
4011	Elm	11	DEAD		
4012	Beech	8	double		
4013	Beech	15			
4014	Beech	12			
4015	Beech	11			
4016	Beech	10			
4017	Beech	16			
4018	Elm	9	DEAD		
4019	Poplar	9			
4020	Elm	8	DEAD		
4021	Elm	9	DEAD		
4022	Elm	10	DEAD		
4023	Elm	13	DEAD		
4024	Elm	8	DEAD		
4025	Elm	8	DEAD		
4026	Elm	8	DEAD		
4027	Elm	10	DEAD		
4028	Elm	12	DEAD		
4029	Elm	13	DEAD		
4030	Elm	11	DEAD		
4031	Elm	11	DEAD		
4032	Cottonwood	10			
4033	Cottonwood	10			
4034	Cottonwood	8			
4035	Cottonwood	10			
4036	Cottonwood	12			
4037	Cottonwood	21	DEAD		
4038	Hackberry	9			
4039	Cottonwood	11			
4040	Maple	24			
4041	Oak	14			
4042	Elm	11	DEAD		
4043	Cottonwood	9			
4044	Cottonwood	8			
4045	Maple	14			
4046	Elm	8	DEAD		
4047	Elm	8	DEAD		
4048	Black Cherry	10			
4049	Cottonwood	40			
4050	Spruce	9			
4051	Birch	8			
4052	Birch	9			
4053	Birch	9			
4054	Maple	8			
4055	Elm	8			
4056	Maple	10			
4057	Birch	12			
4058	Birch	10			
4059	Elm	10			
4060	Maple	23			
4061	Birch	8			
4062	Birch	8			
4063	Birch	9			
4064	Black Cherry	10			
4065	Black Cherry	11			
4066	Elm	8	DEAD		
4067	Beech	12			
4068	Elm	10			
4069	Oak	15			
4070	Black Cherry	8			
4071	Elm	8	DEAD		
4072	Maple	13			
4073	Elm	8	DEAD		
4074	Elm	13	DEAD		
4075	Black Cherry	12			
4076	Elm	8			
4077	Maple	9			
4078	Elm	11			
4079	Beech	8			
4080	Black Cherry	13			
4081	Birch	12			
4082	Poplar	11			
4083	Poplar	8			
4084	Birch	9			
4085	Cottonwood	13	DEAD		
4086	Elm	11			
4087	Cottonwood	13			
4088	Elm	11			
4089	Elm	11			
4090	Elm	10			
4091	Cottonwood	11			
4092	Poplar	10			
4093	Red Pine	9			
4094	Red Pine	17			
4095	Birch	9			
4096	Red Pine	5			
4097	Red Pine	11			
4098	Oak	12	DEAD		
4099	Maple	8			
4100	Oak	17			
4101	Oak	24			
4102	Oak	16			
4103	Cottonwood	26			
4104	Elm	8			
4105	Elm	13			
4106	Poplar	10			
4107	Elm	11	DEAD		
4108	Poplar	8			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4110	Elm	15	DEAD		
4111	Poplar	9			
4112	Poplar	9			
4113	Poplar	9	double		
4114	Poplar	9			
4115	Poplar	9			
4116	Elm	20	DEAD		
4117	Elm	14	DEAD		
4118	Poplar	9			
4119	Oak	18			
4120	Oak	12			
4121	Elm	16	DEAD		
4122	Elm	18	DEAD		
4123	Elm	13	DEAD		
4124	Elm	9	DEAD		
4125	Elm	9	DEAD		
4126	Oak	25			
4127	Black Cherry	11			
4128	Poplar	8			
4129	Poplar	8			
4130	Oak	10			
4131	Poplar	8			
4132	Oak	18			
4133	Poplar	9			
4134	Elm	9			
4135	Elm	8			
4136	Oak	19			
4137	Elm	10	DEAD		
4138	Poplar	14			
4139	Elm	12			
4140	Oak	13			
4141	Oak	24			
4142	Elm	13	DEAD		
4143	Birch	10			
4144	Poplar	11			
4145	Poplar	8			
4146	Elm	12	DEAD		
4147	Black Cherry	8			
4148	Elm	14	DEAD		
4149	Oak	13			
4150	Maple	12			
4151	Elm	8			
4152	Cedar	12			
4153	Oak	16			
4154	Poplar	9			
4155	Oak	11			
4156	Poplar	9			
4157	Oak	20	DEAD		
4158	Elm	10			
4159	Oak	8	double		
4160	Black Cherry	8			
4161	Poplar	10			
4162	Oak	20			
4163	Poplar	9			
4164	Poplar	10			
4165	Poplar	8			
4166	Maple	8			
4167	Elm	9	DEAD		
4168	Poplar	8			
4169	Poplar	8			
4170	Poplar	8			
4171	Poplar	9			
4172	Poplar	9			
4173	Poplar	9			
4174	Poplar	9			
4175	Oak	12			
4176	Maple	12			
4177	Elm	8			
4178	Elm	8			
4179	Black Cherry	8			
4180	Elm	10	DEAD		
4181	Elm	10			
4182	Elm	10			
4183	Birch	10			
4184	Poplar	13			
4185	Poplar	8			
4186	Poplar	12			
4187	Birch	8			
4188	Poplar	8			
4189	Maple	9			
4190	Oak	17			
4191	Poplar	9			
4192	Oak	12			
4193	Oak	13			
4194	Oak	8			
4195	Oak	17			
4196	Oak	17			
4197	Oak	9			
4198	Oak	10			
4199	Oak	6			
4200	Poplar	11			
4201	Poplar	10			
4202	Poplar	8			
4203	Oak	20	DEAD		
4204	Maple	11			
4205	Oak	32			
4206	Maple	8			
4207	Elm	12			
4208	Maple	10	double		
4209	Elm	8	DEAD		
4210	Elm	8	DEAD		
4211	Maple	15			
4212	Elm	8	DEAD		
4213	Elm	9	DEAD		
4214	Maple	10			
4215	Maple	9	DEAD		
4216	Poplar	14			
4217	Poplar	12			
4218	Oak	19			

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4329	Black Cherry	13			
4330	Elm	11	DEAD		
4331	Elm	8			
4332	Elm	9			
4333	Elm	8			
4334	Poplar	9			
4335	Poplar	9			
4336	Maple	8			
4337	Elm	12			
4338	Maple	10			
4339	Oak	15			
4340	Oak	14			
4341	Maple	13			
4342	Poplar	10			
4343	Poplar	11			
4344	Maple	14			
4345	Poplar	9			
4346	Poplar	11			
4347	Oak	27			
4348	Maple	8			
4349	Maple	8			
4350	Oak	32			
4351	Oak	18			
4352	Oak	17			
4353	Oak	32			
4354	Oak	22			
4355	Oak	23			
4356	Maple	8			
4357	Oak	20			
4358	Oak	12			
4359	Oak	20			
4360	Oak	18	DEAD		
4361	Maple	14			
4362	Oak	13			
4363	Oak	14			
4364	Oak	21			
4365	Oak	25			
4366	Oak	19			
4367	Oak	11			
4368	Oak	14			
4369	Oak	12			
4370	Oak	9	DEAD		
4371	Oak	10			
4372	Oak	9	DEAD		
4373	Oak	14			
4374	Oak	10	DEAD		
4375	Oak	16			
4376	Oak	16			
4377	Oak	9			
4378	Oak	16			
4379	Oak	19			
4380	Oak	26			
4381	Red Pine	7			
4382	Red Pine	7			
4383	Oak	17			
4384	Oak	10			
4385	Red Pine	5			
4386	Red Pine	14			
4387	Red Pine	6			
4388	Red Pine	12			
4389	Red Pine	12			
4390	Red Pine	13			
4391	Red Pine	5			
4392	Red Pine	4			
4393	Oak	21			
4394	Oak	19			
4395	Oak	16	DEAD		
4396	Oak	17			
4397	Red Pine	10			
4398	Red Pine	9			
4399	Red Pine	5			
4400	Red Pine	5			
4401	Cottonwood	33			
4402	Red Pine	10			
4403	Red Pine	4			
4404	Red Pine	12			
4405	Poplar	10			
4406	Red Pine	12			
4407	Red Pine	11			
4408	Red Pine	5			
4409	Red Pine	13			
4410	Red Pine	6			
4411	Red Pine	10			
4412	Red Pine	5			
4413	Red Pine	11			
4414	Red Pine	12			
4415	Red Pine	6			
4416	Red Pine	11			
4417	Red Pine	6			
4418	Red Pine	14			
4419	Cottonwood	20			
4420	Cottonwood	16			
4421	Red Pine	10			
4422	Red Pine	11			
4423	Red Pine	7			
4424	Oak	16			
4425	Oak	14			
4426	Red Pine	7			
4427	Red Pine	15			
4428	Red Pine	5			
4429	Maple	11			
4430	Birch	12			
4431	Oak	13	DEAD		
4432	Oak	30			
4433	Map				

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4439	Poplar	9	double		
4440	Poplar	13			
4441	Poplar	13			
4442	Poplar	9			
4443	Elm	14			
4444	Poplar	9			
4445	Maple	8			
4446	Poplar	10	double		
4447	Poplar	9			
4448	Poplar	12			
4449	Poplar	10			
4450	Elm	14			
4451	Elm	12			
4452	Poplar	14			
4453	Poplar	15			
4454	Elm	10	DEAD		
4455	Elm	13	DEAD		
4456	Elm	10	DEAD		
5074	Oak	25			
5075	Oak	24			
5076	Oak	17			
5077	Elm	10			
5078	Elm	10			
5079	Oak	16			
5080	Oak	19			
5081	Poplar	10			
5082	Oak	16			
5083	Oak	13			
5084	Oak	18			
5085	Oak	21			
5086	Oak	22			
5087	Oak	17			
5088	Oak	16			
5089	Oak	18			
5090	Oak	22			
5091	Oak	31			
5092	Ash	12			
5093	Ash	15			
5094	Ash	12			
5095	Elm	11	double		
5096	Oak	14			
5097	Oak	13			
5098	Oak	18			
5099	Oak	13			
5100	Oak	18			
5101	Oak	16			
5102	Oak	13			
5103	Oak	15			
5104	Oak	15			
5105	Oak	16			
5106	Oak	15			
5107	Oak	10			
5108	Oak	11			
5109	Birch	8			
5110	Birch	9			
5111	Oak	13			
5112	Oak	10			
5113	Oak	10			
5114	Oak	17			
5115	Oak	9			
5116	Oak	11			
5117	Oak	19	double		
5118	Oak	9			
5119	Oak	16			
5120	Oak	13			
5121	Oak	13			
5122	Birch	9			
5123	Birch	8			
5124	Oak	18	double		
5125	Oak	11			
5126	Oak	19			
5127	Oak	24			
5128	Oak	18			
5129	Oak	14			
5130	Oak	25			
5131	Oak	27			
5132	Birch	8			
5133	Maple	10			
5134	Maple	15			
5135	Oak	23			
5136	TRDE	8			
5137	Oak	11			
5138	Oak	22			
5139	Oak	16	double		
5140	Oak	12			
5141	Oak	9			
5142	Oak	15			
5143	Oak	20	double		
5144	Oak	25			
5145	Maple	9			
5146	Birch	8			
5147	Poplar	8			
5148	Elm	31	triple		
5149	Oak	19			
5150	Oak	25			
5151	Maple	24			
5152	Oak	13			
5153	Maple	42	double		
5154	Maple	9			
5155	Maple	8			
5156	Maple	9			
5157	Maple	8			
5158	Maple	9			
5159	Maple	10			
5160	Ash				

[illegible]

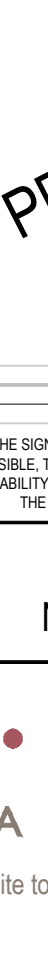
TREE INVENTORY

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT
EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
13 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT
VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED
RELIABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT
THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024

LAND FORM

From Site to Finish

05 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C103ZZZ725.DWG

PROJECT NO. ZZZ2A725

TREE INVENTORY DATA TABLE 5

C1.10

PROJECT
EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY		
DATE	ISSUE / REVISION	REVIEW
6 Oct 2024	Tree Inventory	ETL
4 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT
VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED
READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT
THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024



05 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

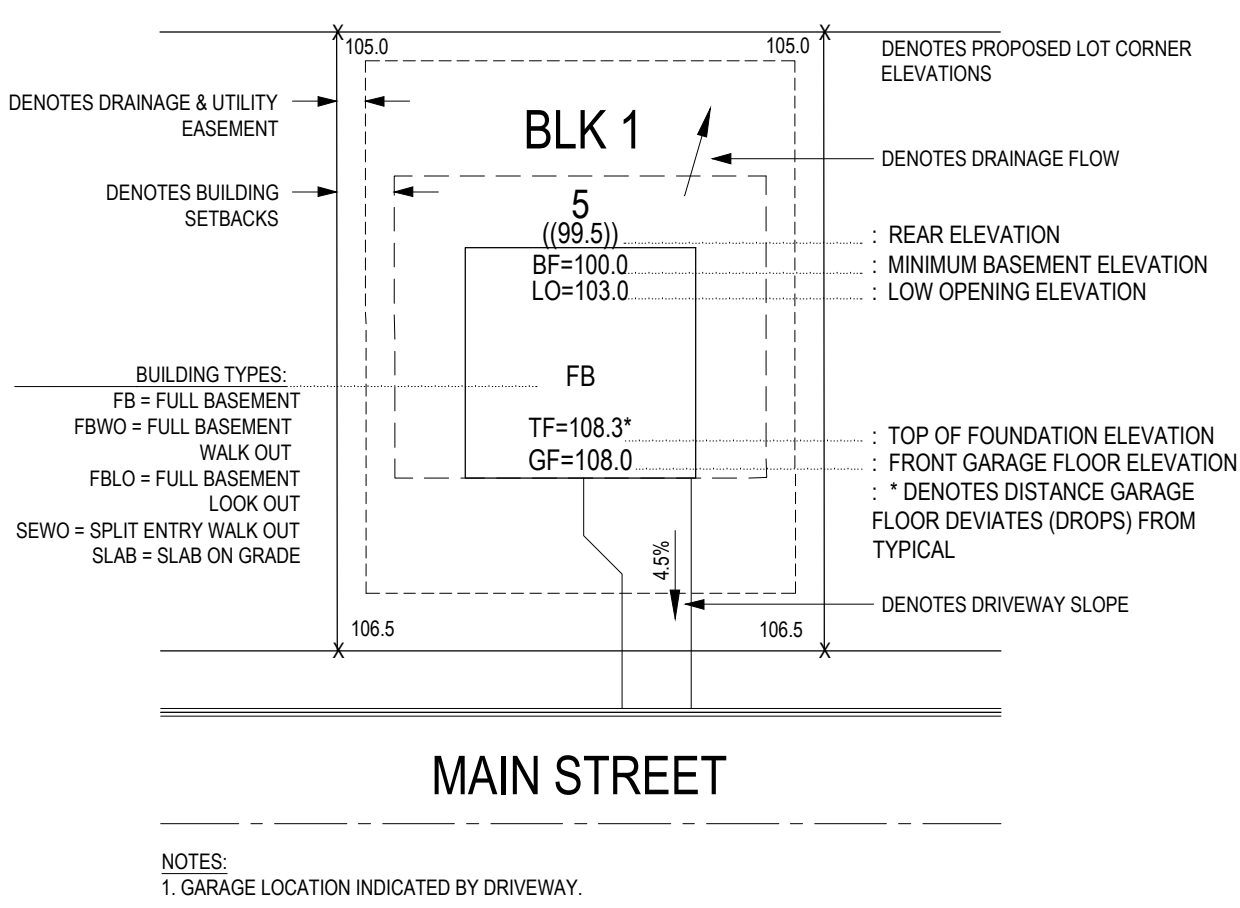
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C103ZZZ725.DWG

TREE INVENTORY DATA TABLE 5

C1.10

DATA TABLE						
Parcel	Bldg. Type	Garage Floor	Low Opening	Low Floor	HWL	EOF
Block1, Lot1	Look Out	915.0	910.0	907.0	907.2	907.0
Block1, Lot2	Look Out	912.0	909.0	906.0	904.0	903.7
Block1, Lot3	Look Out	910.0	906.0	903.0	900.2	900.0
Block1, Lot4	Walk Out	914.0	906.0	906.0	900.4	900.2
Block1, Lot5	Walk Out	914.0	906.0	906.0	900.3	900.2
Block1, Lot6	Full Basement	911.5	911.5	903.5	907.6	907.2
Block1, Lot7	Full Basement	915.0	915.0	907.0	904.8	904.7
Block1, Lot8	Full Basement	915.0	915.0	907.0	907.0	906.7
Block1, Lot9	Walk Out	912.0	904.0	904.0	899.4	899.0
Block1, Lot10	Look Out	907.5	903.5	900.5	900.7	900.2
Block1, Lot11	Look Out	908.5	903.5	900.5	900.0	899.7
Block1, Lot12	Look Out	907.5	903.5	900.5	899.5	899.3
Block1, Lot13	Full Basement	904.0	904.0	896.0	900.1	900.0



1 TYPICAL LOT DETAIL NO SCALE

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

AREA CALCULATION

Area of Disturbance = XX SF = XX Acres

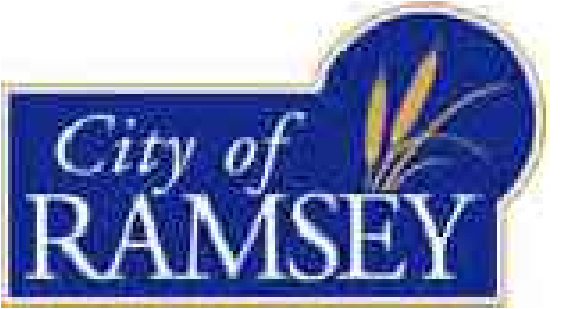
LEGEND		
SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Inlet Protection	X ea.
	:Silt Fence	8990 ft.
	:Septic Field Protection Fence	X ft.
	:Compost or Bio Log	X ft.
	:Vehicle Tracking Pad	X ea.
	:Erosion Control Blanket	X ea.
	:Tip Out Curb	
	:Pavement Sawcut	
	:Construction Limits	
	:Top of Wall	
	:Bottom of Wall	

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

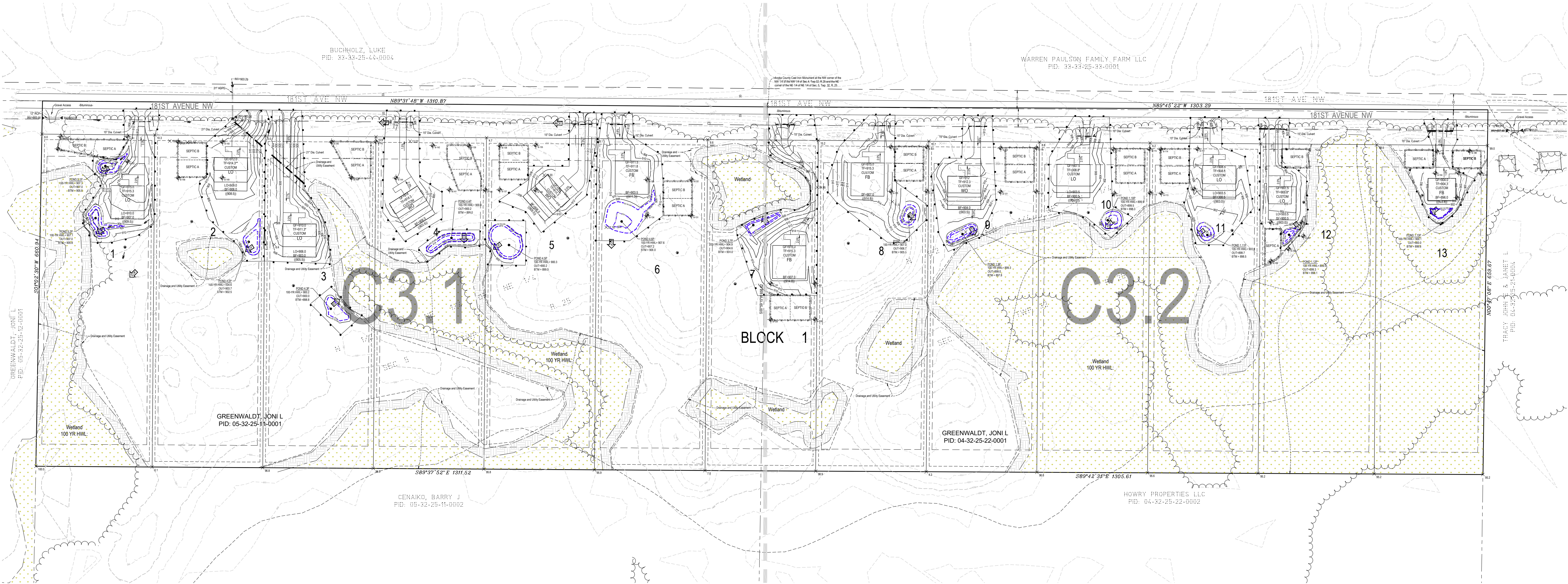


PROJECT

EMERALD ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre-Plan Resubmittal	ETL



CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024

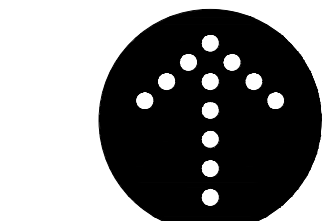


105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

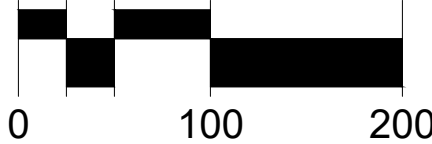
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

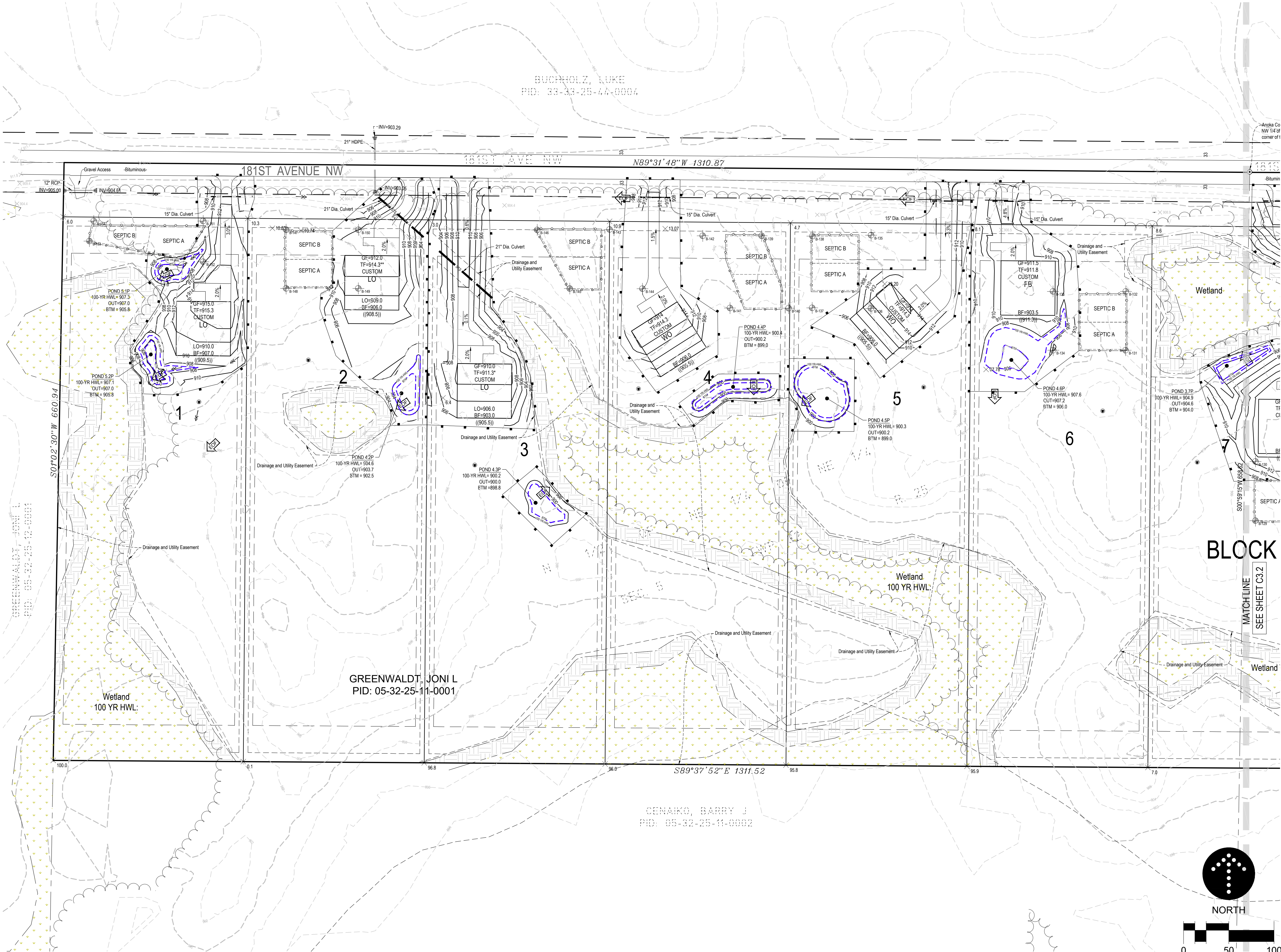
FILE NAME C3002ZZ725.DWG
PROJECT NO. ZZZZ4725

GRADING, DRAINAGE & EROSION
CONTROL INDEX
C3.0

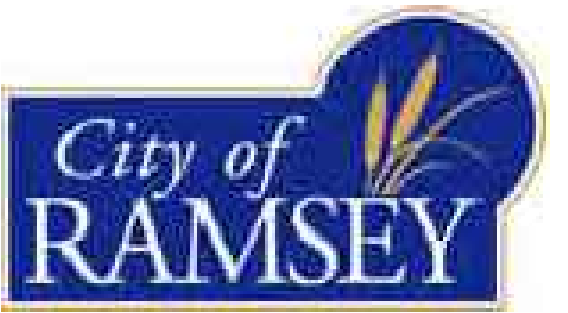


NORTH





OWNER
ALAN & JONI
GREENWALDT
4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421
CITY



PROJECT
EMERALD
ESTATES
RAMSEY, MINNESOTA
ISSUE / REVISION HISTORY
CONTACT ENGINEER FOR ANY PRIOR HISTORY
DATE ISSUE / REVISION REVIEW
16 Oct 2024 Tree Inventory ETL
14 Nov 2024 Pre-Plan Resubmittal ETL

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PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

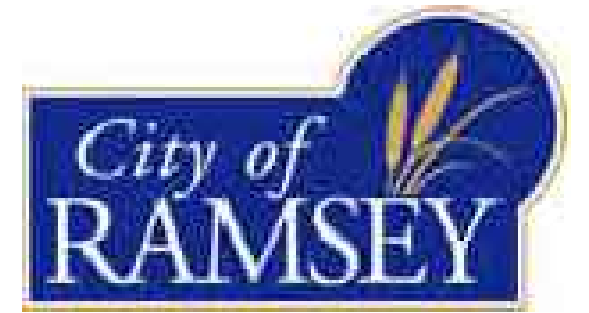
FILE NAME C300ZZZ725.DWG
PROJECT NO. ZZZ24725

GRADING, DRAINAGE & EROSION
CONTROL INSET 1
C3.1

OWNER
ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT
EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre-Plan Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT
VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED
READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT
THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C3002ZZZ725.DWG

PROJECT NO. ZZZZ24725

GRADING, DRAINAGE & EROSION
CONTROL INSET 2

C3.2

Landform® and Site to Finish™ are registered service marks of Landform Professional Services, LLC.

WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001

N89°45'22"W 1303.29

181ST AVENUE NW

N00°47'08"E 659.67

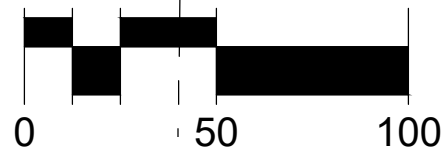
TRACY JOHN E & JANET L

PID: 04-32-25-21-0004

S89°42'31"E 1305.61

HOWRY PROPERTIES LLC
PID: 04-32-25-22-0002

NORTH



DATE	December 3, 2024
TO	City of Ramsey
CC	Chris Anderson, Senior Planner
FROM	Eric Luth and Zeke Peters
RE	Driveway Spacing Concerns

The City of Ramsey and Anoka County have expressed comments regarding the driveway spacing shown on the proposed preliminary plat for “Emerald Estates” located on the following parcels:

PID #:

- 05-32-25-11-0001
- 04-32-25-22-0001

The concerns address the access onto 181st Ave NW or County Road 64. The current plans show 13 driveways that are at least 100 feet apart, accessing County Road 64 for the planned 13 lots.

Neither Anoka County or the City of Ramsey have specific requirements for driveway spacing, and we have deferred to the recommendations made by MnDOT in their Access Management Manual. For the roadway classification and use of the properties, County Road 64, with residential uses, is identified as a Type 2 rural road use. This, along with the posted speed limit of 55 MPH indicate that driveways should be at least 100 feet apart (See Attachment A)

The plans, as provided, comply with this suggestion, and in some cases, exceed the 100-foot suggestion. While alternatives have been suggested, we feel that the access as shown is the most appropriate for not only safety, but environmental concern and use of the planned lots.

Each home will be built custom and to order, meaning exact placement of the homes on the lots is not determined at this time, only that they will follow access requirements and zoning standards at time of permitting.

With this, the other suggestions are addressed as follows:

1. Turnarounds should be supplied to prevent vehicles from backing out onto County Road 64.
 - a. Covenant restrictions will be added to each planned lot, requiring a driveway turnaround to be supplied to discourage vehicles from backing onto County Road 64.
2. Shared driveways to reduce the number of access points along the projects.
 - a. Shared driveways would reduce the total number of conflict points, but they would increase the amount of traffic at each point and increase the amount of backup and safety conflicts they are meant to address. Shared driveways mean more people may need to use the same space at the same time versus individual driveways. We feel this would decrease the overall safety for access to the lots.

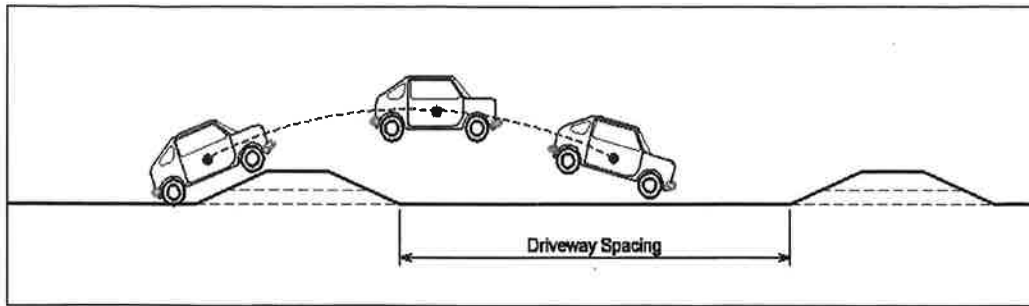
3. A shared drive through the property to consolidate driveways even further.
 - a. This idea creates an even larger conflict area with more traffic and access needs, meaning further road improvements may be necessary along the Country Road. This would increase overall conflict between drivers and homeowners trying to access their shared driveway if any backups or overparking occurs on one individual lot.
 - b. This idea would also create additional wetland and woodland impacts if additional shared driveway space is brought through the entire lot.

Overall, we feel that the presented preliminary plat shows a complainant plan that not only is the safest option given the current state of County Road 64 but also preserves the most wooded areas and reduces wetland impacts. Our intention with this development is to have as little impact on the existing natural features and maintain a rural feel along a County Road.

ENCL: Attachment A- MnDOT Access Management Manual pgs. 30-31

Mn/DOT Access Management Manual

Figure 3.26: Rural Driveway Spacing



- In rural areas (Subcategories AF and A), the spacing between low-volume (Types 1 and 2) driveways should provide a safe landing area for errant vehicles. Figure 3.27 lists the spacing needed to provide an adequate and safe landing area. The spacing is applicable for the following:
 - For two driveways serving the same parcel or adjacent parcels; and
 - For two driveways on the same side of the highway.
- In rural and urban/urbanizing areas (Subcategories AF, A and B), the spacing between high-volume (Type 3) driveways should provide adequate stopping sight distance for the posted speed of the highway, as shown in Figure 3.27. This spacing is applicable for the following:
 - For two driveways serving the same parcel or adjacent parcels; and
 - For two driveways on the same side of a highway or on opposing sides of an undivided highway.
- In urban core areas (Subcategory C), highway speeds are generally low and parcels are generally small. Using the Spacing between Adjacent Driveways as the basis for the spacing of adjacent driveways generally is not practical.

Figure 3.27: Spacing between Adjacent Driveways

Posted Speed Limit (mph)	Rural (Types 1 & 2) Spacing between Adjacent Driveways (feet) ⁽²⁾⁽⁴⁾	Rural & Urban/Urbanizing (Type 3) Spacing between Adjacent Driveways (feet) ⁽¹⁾⁽²⁾⁽³⁾
40	--	305
45	50	360
50	75	425
55	100	495
60	100	570
65	--	645

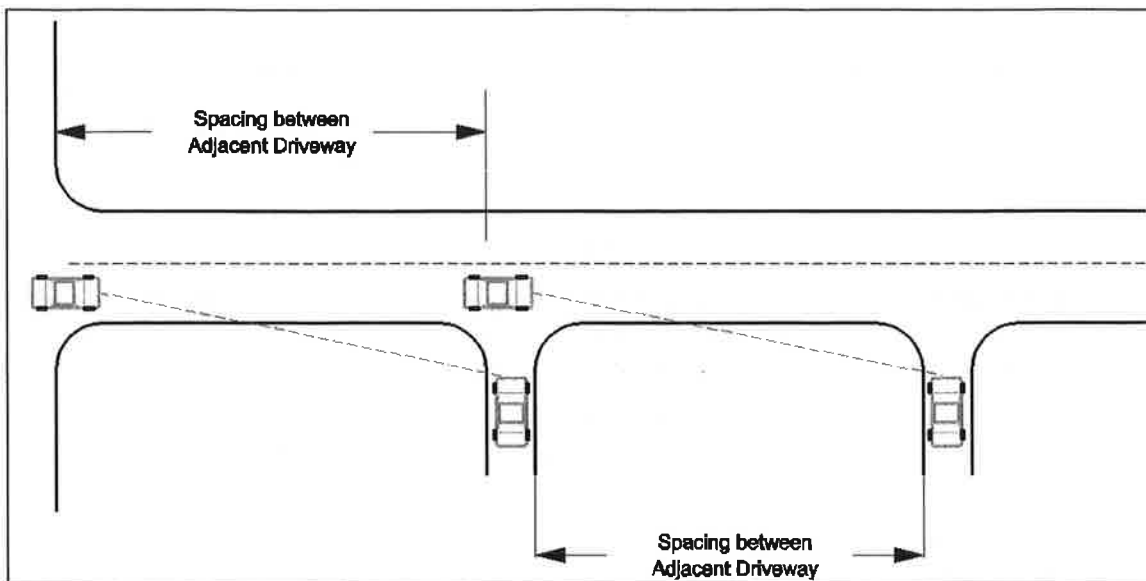
- (1) The Spacing between Adjacent High-Volume Driveways is based on the Stopping Sight Distance described in the AASHTO Green Book 2001 and the Mn/DOT Road Design Manual, Table 2-5.09A, but uses the posted speed of the highway instead of the design speed.
- (2) The values shown in this table may be superseded to avoid the functional area (see Section 3.4.4) of adjacent intersections and driveways, or to accommodate turn lanes for the proposed access.
- (3) The spacing between adjacent driveways is based on a level roadway without any horizontal curvature. In areas with vertical and horizontal curves, additional distance may be needed.
- (4) Spacing based on the Texas Transportation Institute "Safety of Driveways in Close Proximity to Each Other." The spacing was modeled for speeds between 45 mph and 60 mph. No data is available for posted speeds below 45 mph or above 60 mph.

3.4.3 Spacing between Driveways

Definitions

The **Spacing between Driveways** is the spacing between adjacent driveways as measured from the near edges of each driveway (see Figure 3.25). The driveways may be on the same side of the highway or on opposing sides of the highway.

Figure 3.25: Spacing between Adjacent Driveways



Guidance and Examples

The spacing between two driveways affects the safety and operations of a highway differently, depending on the design of the driveway and the volume of traffic using the driveway.

- The spacing of high-volume (Type 3) driveways along a high-speed highway has the potential to affect the safety and operations of the highway. The potential impact occurs when vehicles queuing at one driveway block the sight distance at an adjacent driveway. This generally is a concern only at high-volume driveways where vehicle queuing may take place. At low-volume (Types 1 and 2) driveways, vehicle queuing is unlikely, and the likelihood of vehicles entering the highway from adjacent driveways at the same time is also small. Spacing between high-volume driveways is also important in order to reduce the potential for overlapping right-turn lanes, should two adjacent high-volume driveways require turn lanes.
- The spacing of all types of rural design driveways (Types 1, 2, and 3) has the potential to affect the safety of the highway. The potential impact occurs when a vehicle runs off the road and hits the driveway side slope. To minimize the severity of the crash, all driveways should be designed in accordance with the *Mn/DOT Road Design Manual*. The spacing between the driveways is based on providing a clear landing area beyond a driveway for errant vehicles to safely land if they are launched over a driveway (see Figure 3.26).

From: [Logan Keehr](#)
To: [Chris Anderson](#)
Cc: [Brandon Ulvenes](#)
Subject: RE: Emerald Estates Sketch Plan
Date: Wednesday, October 9, 2024 8:42:45 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

EXTERNAL EMAIL ALERT: This email originated from outside the City of Ramsey email system. Unless you recognize the sender and know the content, DO NOT click any links or open attachments..

Hi Chris,

We have reviewed the proposed residential development on CR 64 (181st Avenue). It is a County standard to consolidate access onto County Roads so this proposal is extremely undesirable from a County perspective. Adding 13 driveways this close together onto a 55mph road can create safety hazards that wouldn't arise if these were to come off a City Street instead. We believe a T-shaped cul-de-sac could capture the western 9ish lots with small wetland impacts. Additionally, these parcels are located on a vertical curve where site distance cannot be met for every proposed driveway. This creates potential hazards for vehicles turning into and out of their driveways. Adding this many access points this close together will create many conflict points along this stretch with turning vehicles being at risk of rear end crashes. We have also received many complaints regarding passing vehicles creating a hazard for vehicles turning out of driveways. They are not expecting vehicles to be traveling in both lanes in the same direction and almost turn onto the County Road potentially causing a crash.

With all of these concerns noted above, we would like to see this proposed development redone to significantly reduce the number of access points being added to the County Road.

Let me know if you have any questions.

Logan Keehr, PE

Traffic Engineer II

Anoka County Transportation Division
Highway-Transit-Fleet-Surveyor-GIS
1440 Bunker Lake Boulevard NW
Andover, MN 55304
www.anokacountymn.gov

-

Office: 763-324-3100
Direct: 763-324-3183
Fax: 763-324-3020

Our passion is your safe way home!

*Anoka County employee emails have changed recently! We are using the protected .gov classification so our residents know when they are working with a government member. We hope this change will aid in serving our residents safely and securely. Please update the contact information you have to my new email: Logan.Keehr@anokacountymn.gov

From: Brandon Ulvenes <Brandon.Ulvenes@anokacountymn.gov>
Sent: Tuesday, September 17, 2024 2:28 PM
To: Logan Keehr <Logan.Keehr@anokacountymn.gov>
Subject: FW: Emerald Estates Sketch Plan

From: Chris Anderson <CAnderson@ci.ramsey.mn.us>
Sent: Tuesday, September 17, 2024 2:15 PM
To: Brandon Ulvenes <Brandon.Ulvenes@anokacountymn.gov>
Cc: Todd Larson <tlarson@ci.ramsey.mn.us>
Subject: Emerald Estates Sketch Plan

EXTERNAL EMAIL ALERT: This message originated from outside the Anoka County email system. **Use Caution** when clicking hyperlinks, downloading pictures or opening attachments.

Good afternoon Brandon,

The City of Ramsey has received a Land Use Application for a proposed residential development on 181st Avenue (aka County Road 64). The proposed subdivision will result in 13 2.5+ acre lots, each having a driveway onto 181st Avenue. This is scheduled to go to our Planning Commission for review on October 24, 2024. Please provide any comments on the proposed subdivision no later than October 11, 2024 so that, if necessary, we can include any review comments from Anoka County in our case for the Planning Commission. Thanks!

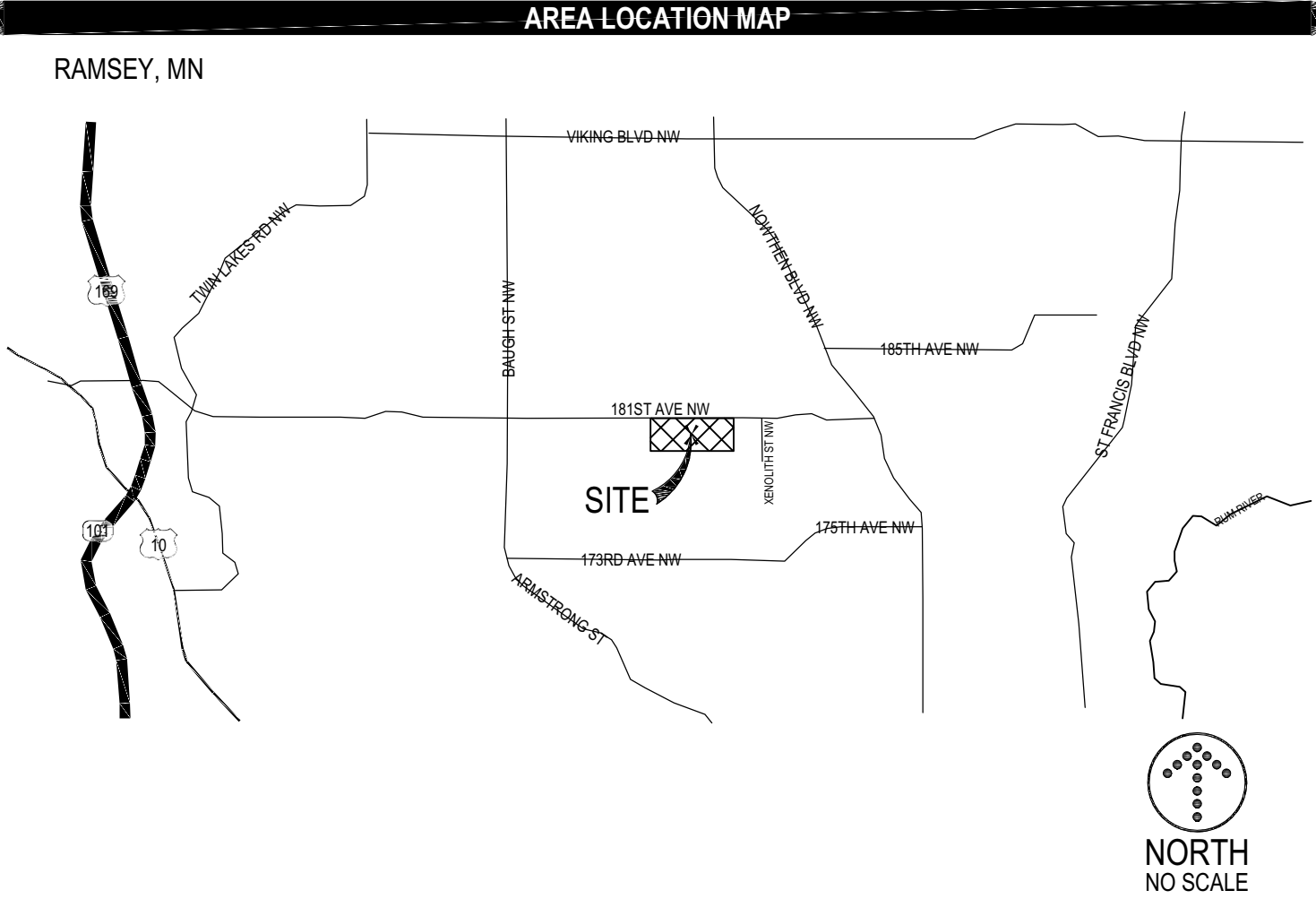
Sincerely,



Chris Anderson
Senior Planner
763-433-9817 | Office
CAnderson@cityoframsey.com
www.cityoframsey.com
7550 Sunwood Dr. NW | Ramsey, MN 55303

Click [here](#) to report this email as spam, a phishing email or other suspicious activity.

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ABBREVIATIONS	
D	Angle
A	And
@	100 YR.
100 YR.	100 Year Flood Elevation
A.B.	Anchor Bolt
A.D.	Area Drain
A/C	Air Conditioning Unit
ADD.	Addendum
ADDL.	Additional
ADJ.	Adjacent / Adjust
AHU	Air Handling Unit
ALT.	Alternate
ALUM.	Aluminum
ANOD.	Anodized
APPROX.	Approximate
ARCH	Architect / Architectural
AUTO.	Automatic
AVG.	Average
B.C.	Back of Cub
BW	Bottom of Wall
BFE	Basement Floor Elevation
BIT	Bituminous (Asphaltic)
BLDG	Building
BM	Benchmark
BSMT.	Basement
C.F.	Cubic Feet
C.F.S.	Cubic Feet Per Second
C.G.	Corner Guard
C.J.	Control Joint
C.L.	Centerline
C.M.U.	Concrete Masonry Unit
CONN.	Connection
C.O.E.	U.S. Army Corps Of Engineers
C.Y.	Cubic Yards
CB	Catch Basin
CBMH	Catch Basin Manhole
CEM.	Cement
CIP	Cast Iron Pipe
CMP	Corrugated Metal Pipe
CONC.	Concrete (Portland)
CONN.	Connection
CONST.	Construction
CONT.	Continuous
CONTR.	Contractor
COP.	Copper
CJ.	Cubic
D.S.	Down Spout
DEG.	Degree
DEMO.	Demolition / Demolish
DEPT.	Department
DET.	Detail
DIA.	Diameter
DIAG.	Diagonal
DIM.	Dimension
DIP	Ductile Iron Pipe
DN	Down
DWG.	Drawing
E.	East
E.J.	Expansion Joint
E.O.	Emergency Overflow
E.O.S.	Emergency Overflow Swale
E.W.	Each Way
E.A.	Elevation
ELEC.	Electrical
ELEV.	Elevation
EMER.	Emergency
ENGR.	Engineer
ENTR.	Entrance
EQ.	Equal
EQUIP.	Equipment
EQUIV.	Equivalent
EXIST.	Existing
EXP.	Expansion
F & I	Furnish and Install
F.B.O.	Furnished by Others
F.C.	Face of Cub
F.D.	Floor Drain
F.D.C.	Fire Department Connection
F.V.	Field Verify
FB	Full Basement
FBWO	Full Basement Walk Out
FBLO	Full Basement Look Out
FDN.	Foundation
FES	Flared End Section
FPE	Finished Floor Elevation
FLR	Floor
FT. OR ()	Foot
FUT.	Future
G.B.	Grade Break
G.C.	General Contractor
GAL.	Gallon
GALV.	Galvanized
GFE	Garage Floor Elevation
GL.	Glass
GR.	Grade
H.	Height
H.P.	High Point
HDPEP	High Density Polyethylene Pipe
HGT.	Height
HORIZ.	Horizontal
HVAC	Heating, Ventilation, Air Conditioning
HYD	Hydrant
I.D.	Inside Dimension OR Identification
I.E. or IE	Invert Elevation
IN. OR ()	Inches
INFO.	Information
INL.	Inlet Elevation
INSUL.	Insulation
INV.	Invert Elevation
JT.	Joint
L.F.	Linear Feet
L.P.	Low Point / Liquid Petroleum
LB.	Pound
LGU	Local Government Unit
LB.	Pound
LB.	Longitudinal
LT.	Light / Lighting
MAINT.	Maintenance
MAS.	Masonry
MATL.	Material
MAX.	Maximum
MECH.	Mechanical
MED.	Medium
MFR.	Manufacturer
MH.	Manhole
MIN.	Minimum / Minute
MISC.	Miscellaneous
MINDOT	Minnesota Department Of Transportation
MOD.	Module / Modular
MUL.	Mulch
N.	North
N.I.C.	Not In Contract
NO. OR #	Number
NOM	Nominal
NTS	Not to Scale
NWE	Normal Water Elevation
NWL	Normal Water Level
O.F.	On Center
O.G.	Outside Dimension
O.H.	Overhead Electric
OH.	Overhead
QHWL	Ordinary High Water Level
OPNG.	Opening
ORIG.	Original
P.C.	Point of Curvature
P.I.	Point of Intersection
PIV	Post Indicator Valve
P.L. OR P.L.	Property Line
P.O.B.	Point of Beginning
P.S.F.	Pounds Per Square Foot
P.S.I.	Pounds Per Square Inch
P.T.	Point of Tangency
P.V.C.	Point of Vertical Curvature
P.V.I.	Point of Vertical Intersection
P.V.T.	Point of Vertical Tangency
PE	Polyethylene
PED.	Pedestal / Pedestrian
PERF.	Perforated
PREP.	Preparation
PROJ.	Project
PROP.	Proposed
P.V.C.	Poly-Vinyl Chloride (Piping)
P.V.M.T.	Pavement
QTR.	Quarter
QTY.	Quantity
R.	Radius
RAD.	Radius
RE	Rim Elevation (Casting)
R.D.	Roof Drain
R.E.	Remove Existing
R.O.	Rough Opening
R.P.	Radius Point
R.C.	Reinforced Concrete Pipe
RS	Roof Slab
RSD	Roof Storm Drain
RE.	Regarding
REINF.	Reinforced
REQD.	Required
REV.	Revision / Revised
RGU	Regulatory Government Unit
ROW OR R/W	Right of Way
S.	South
S.F.	Square Feet
SAN.	Sanitary Sewer
SECT.	Section
SE	Split Entry / Side Exit
SEWO	Split Entry Walk Out / Side Exit Walk Out
SHT.	Sheet
SM.	Similar
SLNT.	Sealant
SPEC.	Specification
SQ.	Square
SSD	Subsurface drain
STMH	Storm Sewer Manhole
STD.	Standard
STRUCT.	Structural
SYM.	Symmetrical
T	Thickness
T/R	Top of Rim
T/W	Top of Wall
TEMP.	Temporary
THK.	Thick / Thickness
T.J.	Tooled Joint
TNH	Top Nut Hydrant
TYP.	Typical
U.N.O.	Unless Noted Otherwise
V.B.	Vapor Barrier
V.C.	Vertical Curve
V.I.F.	Verify In Field
VER.	Verify
VER.	Vertical
VEST.	Vestibule
W.	Width
W.P.T.	Working Point
W.W.F.	Welded Wire Fabric
W/	With
W/O	Without
WO	Walk Out
VER.	Wetland
WP	Waterproof
WETL.	Wetland
YD.	Yard
YR.	Year

SYMBOLS	
EXISTING	NEW

EROSION CONTROL SYMBOLS	
SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST BIO LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION	
The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.	

BENCHMARK	
Anoka County Benchmark No. 2085 Elevation = 918.258 (NAVD88) Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.	

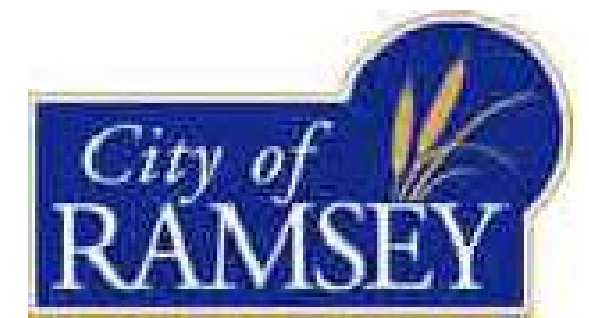
OWNER	
ALAN & JONI GREENWALDT	
4741 153RD AVENUE NW RAMSEY, MN, 55303 TEL 612-202-9421 EMAIL joni_greenwaldt@baxter.com CONTACT: ALAN & JONI GREENWALDT	

PROJECT CONTACTS	
CIVIL ENGINEER LANDFORM	SURVEYOR LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: ERIC LUTH	105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: LARRY HUHN

LANDSCAPE ARCHITECT LANDFORM	
105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: JOHN ORTIZ	

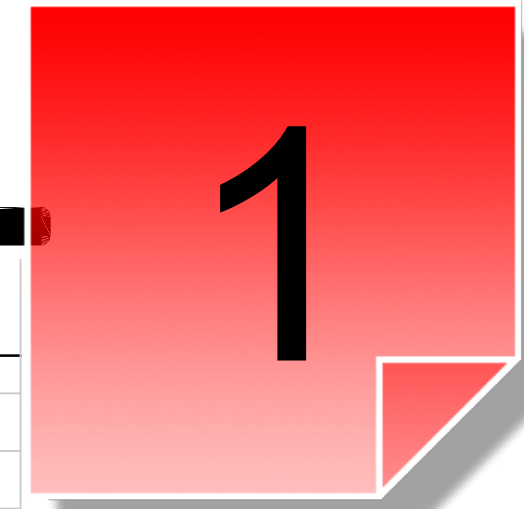
CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX	
SHEETS ISSUED BY DATE	
SHEET NO.	DESCRIPTION
C0.1	CIVIL & LANDSCAPE TITLE SHEET
C1.0	EXISTING CONDITIONS & REMOVALS INDEX
C1.1	EXISTING CONDITIONS & REMOVALS INSET 1
C1.2	EXISTING CONDITIONS & REMOVALS INSET 2
C1.3	TREE INVENTORY INDEX
C1.4	TREE INVENTORY INSET 1
C1.5	TREE INVENTORY INSET 2
C1.6	TREE INVENTORY DATA TABLE 1
C1.7	TREE INVENTORY DATA TABLE 2
C1.8	TREE INVENTORY DATA TABLE 3
C1.9	TREE INVENTORY DATA TABLE 4
C1.10	TREE INVENTORY DATA TABLE 5
C2.0	PRE PLAT INDEX
C2.1	PRE PLAT INSET 1
C2.2	PRE PLAT INSET 2
C3.0	GRADING, DRAINAGE, & EROSION CONTROL INDEX
C3.1	GRADING, DRAINAGE, & EROSION CONTROL INSET 1
C3.2	GRADING, DRAINAGE, & EROSION CONTROL INSET 2
C3.3	SWPPP
C7.1	CONSTRUCTION DETAILS

OWNER	
ALAN & JONI GREENWALDT	
4741 153RD AVENUE NW RAMSEY, MN 55303 612-202-9421	
CITY	



PROJECT	
EMERALD ESTATES	
RAMSEY, MINNESOTA	

ISSUE / REVISION HISTORY	
CONTACT ENGINEER FOR ANY PRIOR HISTORY	
DATE	ISSUE / REVISION
16 Oct 2024	Tree Inventory
14 Nov 2024	Pre Plat Resubmittal
	ETL



CERTIFICATION	
---------------	--

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT	
NOVEMBER 14, 2024	



105 South Fifth Avenue Suite 513 Minneapolis, MN 55401	Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net
--	---

FILE NAME	C001222725.DWG
-----------	----------------

PROJECT NO.	ZZZ24725
-------------	----------

CIVIL & LANDSCAPE TITLE SHEET	
-------------------------------	--

C0.1

1 - Landscape Plan

Created by: Chris Anderson
On: 11/27/2024 11:37 AM

The submittal is missing a Landscape Plan. Each lot shall have at least two (2) trees installed in the front yard. Existing trees may satisfy this requirement, but the tree inventory and preservation plan is lacking sufficient detail to know if existing trees will adequately satisfy the planting requirements.

----- 0 Replies -----

TREE INVENTORY SUMMARY

Total DBH Inches	24,867
Total Exempt DBH Inches	2,765
Total DBH Inches to be Removed	
Percentage Removed	

*Exempt Trees include: trees located in proposed storm ponds, invasive tree species, dead or dying trees, trees in poor condition.

2
1

LEGEND

- Tree Removal
- Tree Protection
- Construction Limits
- Mass Tree Removal

EXISTING CONDITIONS

- Background information shown is from survey by Landform, Minneapolis, MN, on August, 9, 2024, expressly for this project, City of Ramsey, Minnesota record drawings and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.
- Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by Tradewell Soil Testing, Cedar, MN, on June, 8th, 2024.

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- NOTE: these plan are for entitlement purposes only. Final site construction plans are to be provided by Home Builder (TBD) at building permit.
- Wetlands delineated by Kjolhaug Environmental Services Company, Final TEP Completed September x, 2024

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

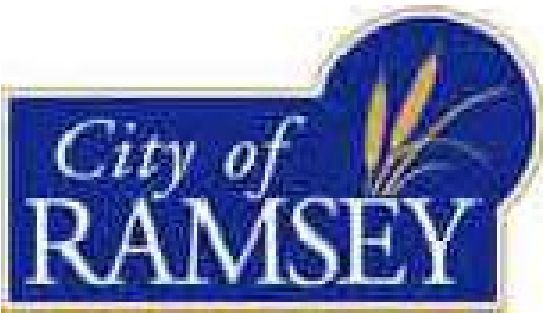
Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

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PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C103ZZZ725.DWG

PROJECT NO. ZZZ24725

TREE INVENTORY INDEX

C1.3

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1 - Exempt Trees

Created by: Chris Anderson
On: 11/27/2024 11:12 AM

Trees in poor condition are not exempt from the preservation standards. The DBH inches for trees in poor condition need to be removed from the tally of Exempt DBH inches.

----- 0 Replies -----

2 - Missing Data

Created by: Chris Anderson
On: 11/27/2024 11:13 AM

Seems like there's missing data since the cells are empty for Total DBH Inches to be Removed and Percentage Removed

----- 0 Replies -----

3 - Custom Sites

Created by: Chris Anderson
On: 12/03/2024 08:30 AM

It is our understanding that these lots will be 'custom' built/graded, which may have an impact on tree preservation. At the time of building permit application for each home, an inventory of trees being removed must be included, and it shall utilize the same numbering as this inventory.

----- 0 Replies -----

4 - Wetland Delineation Date

Status as of 12/02/2024 03:16 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/02/2024 03:16 PM
Type: Action
State: For Discussion

Update.

----- 0 Replies -----

5 - Tree Removal / Preservation

Status as of 12/02/2024 03:22 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/02/2024 03:22 PM
Type: Action

State: For Discussion

Tree removal will be required for culvert installation, driveways, etc. Need to indicate where trees will be removed, and show tree preservation fencing where trees are being saved.

----- 0 Replies -----

Tree Inventory						
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)	
4329	Black Cherry	13				
4330	Elm	11	DEAD			
4331	Elm	8				
4332	Elm	9				
4333	Elm	8				
4334	Poplar	9				
4335	Poplar	9				
4336	Maple	8				
4337	Elm	12				
4338	Maple	10				
4339	Oak	15				
4340	Oak	14				
4341	Maple	13				
4342	Poplar	10				
4343	Poplar	11				
4344	Maple	14				
4345	Poplar	9				
4346	Poplar	11				
4347	Oak	27				
4348	Maple	8				
4349	Maple	8				
4350	Oak	32				
4351	Oak	18				
4352	Oak	17				
4353	Oak	32				
4354	Oak	22				
4355	Oak	23				
4356	Maple	8				
4357	Oak	20				
4358	Oak	12				
4359	Oak	20				
4360	Oak	18	DEAD			
4361	Maple	14				
4362	Oak	13				
4363	Oak	14				
4364	Oak	21				
4365	Oak	25				
4366	Oak	19				
4367	Oak	11				
4368	Oak	14				
4369	Oak	12				
4370	Oak	9	DEAD			
4371	Oak	10				
4372	Oak	9	DEAD			
4373	Oak	14				
4374	Oak	10	DEAD			
4375	Oak	16				
4376	Oak	16				
4377	Oak	9				
4378	Oak	16				
4379	Oak	19				
4380	Oak	26				
4381	Red Pine	7				
4382	Red Pine	7				
4383	Oak	17				
4384	Oak	10				
4385	Red Pine	5				
4386	Red Pine	14				
4387	Red Pine	6				
4388	Red Pine	12				
4389	Red Pine	12				
4390	Red Pine	13				
4391	Red Pine	5				
4392	Red Pine	4				
4393	Oak	21				
4394	Oak	19				
4395	Oak	16	DEAD			
4396	Oak	17				
4397	Red Pine	10				
4398	Red Pine	9				
4399	Red Pine	5				
4400	Red Pine	5				
4401	Cottonwood	33				
4402	Red Pine	10				
4403	Red Pine	4				
4404	Red Pine	12				
4405	Poplar	10				
4406	Red Pine	12				
4407	Red Pine	11				
4408	Red Pine	5				
4409	Red Pine	13				
4410	Red Pine	6				
4411	Red Pine	10				
4412	Red Pine	5				
4413	Red Pine	11				
4414	Red Pine	12				
4415	Red Pine	6				
4416	Red Pine	11				
4417	Red Pine	6				
4418	Red Pine	14				
4419	Cottonwood	20				
4420	Cottonwood	16				
4421	Red Pine	10				
4422	Red Pine	11				
4423	Red Pine	7				
4424	Oak	16				
4425	Oak	14				
4426	Red Pine	7				
4427	Red Pine	15				
4428	Red Pine	5				
4429	Maple	11				
4430	Birch	12				
4431	Oak	13	DEAD			
4432	Oak	30				
4433	Maple	8				
4434	Maple	9				
4435	Poplar	8				
4436	Birch	10				
4437	Poplar	12				

Tree Inventory						
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)	
4439	Poplar	9	double			
4440	Poplar	13				
4441	Poplar	13				
4442	Poplar	9				
4443	Elm	14				
4444	Poplar	9				
4445	Maple	8				
4446	Poplar	10	double			
4447	Poplar	9				
4448	Poplar	12				
4449	Poplar	10				
4450	Elm	14				
4451	Elm	12				
4452	Poplar	14				
4453	Poplar	15				
4454	Elm	10	DEAD			
4455	Elm	13	DEAD			
4456	Elm	10	DEAD			
5074	Oak	25				
5075	Oak	24				
5076	Oak	17				
5077	Elm	10				
5078	Elm	10				
5079	Oak	16				
5080	Oak	19				
5081	Poplar	10				
5082	Oak	16				
5083	Oak	13				
5084	Oak	18				
5085	Oak	21				
5086	Oak	22				
5087	Oak	17				
5088	Oak	16				
5089	Oak	18				
5090	Oak	22				
5091	Oak	31				
5092	Ash	12				
5093	Ash	15				
5094	Ash	12				
5095	Elm	11	double			
5096	Oak	14				
5097	Oak	13				
5098	Oak	18				
5099	Oak	13				
5100	Oak	18				
5101	Oak	16				
5102	Oak	13				
5103	Oak	15				
5104	Oak	15				
5105	Oak	16				
5106	Oak	15				
5107	Oak	10				
5108	Oak	11				
5109	Birch	8				
5110	Birch	9				
5111	Oak	13				
5112	Oak	10				
5113	Oak	10				
5114	Oak	17				
5115	Oak	9				
5116	Oak	11				
5117	Oak	19	double			
5118	Oak	9				
5119	Oak	16				
5120	Oak	13				
5121	Oak	13				
5122	Birch	9				
5123	Birch	8				
5124	Oak	18	double			
5125	Oak	11				
5126	Oak	19				
5127	Oak	24				
5128	Oak	18				
5129	Oak	14				
5130	Oak	25				
5131	Oak	27				
5132	Birch	8				
5133	Maple	10				
5134	Maple	15				
5135	Oak	23				
5136	TRDE	8				
5137	Oak	11				
5138	Oak	22				
5139	Oak	16	double			
5140	Oak	12				
5141	Oak	9				
5142	Oak	15				
5143	Oak	20	double			
5144	Oak	25				
5145	Maple	9				
5146	Birch	8				
5147	Poplar	8				
5148	Elm	31	triple			
5149	Oak	19				
5150	Oak	25				
5151	Maple	24				
5152	Oak	13				
5153	Maple	42	double			
5154	Maple	9				
5155	Maple	8				
5156	Maple	9				
5157	Maple	8				
5158	Maple	9				
5159	Maple	10				
5160	Ash	11				
5161	Ash	11				
5162	Ash	12				
5163	Oak	19				
5164	Maple	18	DEAD			

[illegible][illegible]

1 - Additional Information Needed

Created by: Chris Anderson
On: 11/27/2024 11:05 AM

Please provide:
Tally of total DBH inches on site
Tally of DBH inches being removed
Tally of invasive species DBH inches (e.g. Siberian Elm, Russian Olive, etc.)
Provide actual species name (not just maple, oak, elm...is it red maple, amur maple, sugar maple, red oak, bur oak, American elm, Siberian elm, slippery elm, etc.)

Also, there is no data in the last 2 columns (Status and Description (Removed Because)) on any of the 5 sheets of the inventory.

----- 0 Replies -----

2 - Removals?

Created by: Chris Anderson
On: 11/27/2024 11:25 AM

The Grading Plan includes silt fence around the areas where each home will be constructed. Based on the tree inventory, a number of trees will need to be removed to accommodate the grading for each home site. Yet, this inventory does not indicate that any DBH inches are being removed.

----- 0 Replies -----

3 - Mesh with Sheet 3.0

Created by: Chris Anderson
On: 12/03/2024 09:58 AM

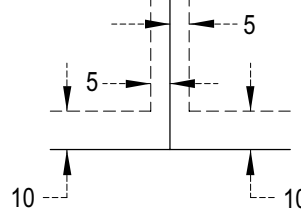
Sheet 3.0 shows silt fence around the driveways and housepads of each lot. The Tree Inventory and Preservation Plan should at a minimum include the removal of trees within the silt fence on each lot, as well as the removal of any trees within the primary septic area. If, at the time of building permit submittal, there's a change in proposed removals, that information can be provided along with the home plans.

----- 0 Replies -----

LEGEND

	Property Line
	Interior Lot Line
	Underlying Parcel Line
	Existing Easement
	Proposed Easement
	Proposed Setback

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(Not to Scale)



Being 5 feet in width and adjoining lot lines, unless otherwise shown
and 10 feet in width and adjoining right of way lines as shown on
the plat.

AREA SUMMARY

Existing:				
Pervious	1,565,018	s.f.	35.93	ac.
Impervious	50,266	s.f.	1.15	ac.
Total	1,565,018	s.f.	35.93	ac.
Proposed:				
Pervious	1,440,183	s.f.	33.06	ac.
Impervious	124,835	s.f.	2.87	ac.
Total	1,565,018	s.f.	35.93	ac.

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

LOT DATA TABLE

Parcel	Area (SF)	Area (Acres)
R.O.W. Dedication 181st Ave NW	159,810	3.67
Block1, Lot1	124,453	2.86
Block1, Lot2	120,073	2.76
Block1, Lot3	120,002	2.75
Block1, Lot4	119,931	2.75
Block1, Lot5	119,861	2.75
Block1, Lot6	119,790	2.75
Block1, Lot7	119,788	2.75
Block1, Lot8	119,613	2.75
Block1, Lot9	119,507	2.74
Block1, Lot10	119,401	2.74
Block1, Lot11	119,295	2.74
Block1, Lot12	125,145	2.87
Block1, Lot13	118,161	2.71

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- Obtain all necessary permits for construction within, or use of, public right-of-way.
- The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.

ZONING AND SETBACK SUMMARY

The Property is currently Zoned Rural Developing Zone (RD)
Current Land Use: Rural Undeveloped

Building Setback Information is as follows:

Front Yard = 40 ft.
Rear = 40 ft.
Side (Interior) = 10 ft.
Side (Street) = 40 ft.

Adjacent Properties Zoning:

North: Bordered by 181st Avenue NW
South: Public / Quasi-Public District
East: Rural Developing
West: Rural Developing

Lot Coverage Information is as follows:

Lot Area Minimum = 108,900 s.f. = 2.5 ac.
Lot Width Minimum = 200 ft.

Total Site Area = 1,565,018 s.f. = 35.93 ac.
Wetland and Wetland Buffer Area = 662,634 s.f. = 15.21 ac.
Net Developable Area = 902,384 s.f. = 20.72 ac.

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
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14 Nov 2024	Pre Plat Resubmittal	ETL

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PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C2002ZZZ725.DWG

PROJECT NO. ZZZ24725



1 - Culverts?

Created by: Chris Anderson
On: 11/20/2024 11:07 AM

Assuming this represents a culvert under each driveway, but this is not in the legend. Please add to leged so it is clear what this represents.

----- 0 Replies -----

2 - Lots 12 & 13

Created by: Chris Anderson
On: 11/27/2024 11:19 AM

Please include an exhibit or inset for Lots 12 & 13 that includes a 60' x 100' box of buildable area that excludes wetland, wetland setback, steep slopes, and floodway. We need to ensure that these 2 lots meet the buildability requirement.

----- 0 Replies -----

3 - Narrative

Created by: Chris Anderson
On: 12/03/2024 08:37 AM

The submittal is lacking a narrative that addresses the county's concerns about adding 13 driveways to 181st Avenue.

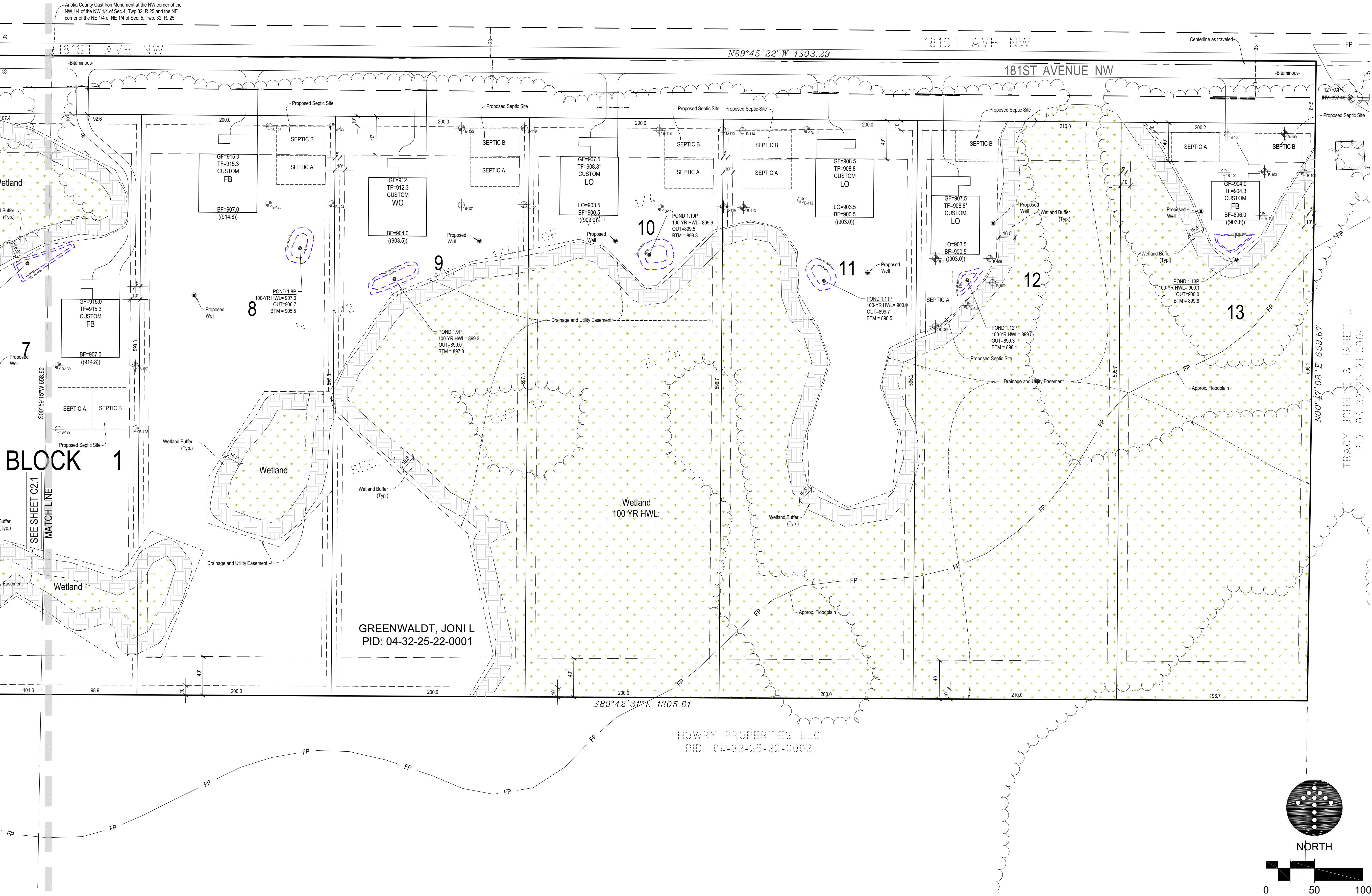
----- 0 Replies -----

4 - Lots 12 & 13

Created by: Chris Anderson
On: 12/03/2024 08:38 AM

These 2 lots will have very little buildable area once the house and septic system is in place. While these lots are over 2.5 acres in size, the vast majority of both lots is wetland. It would be helpful if this were disclosed to future buyers, as fitting an accessory building, swimming pool, or other common homeowner improvements, might not be possible.

----- 0 Replies -----



WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001

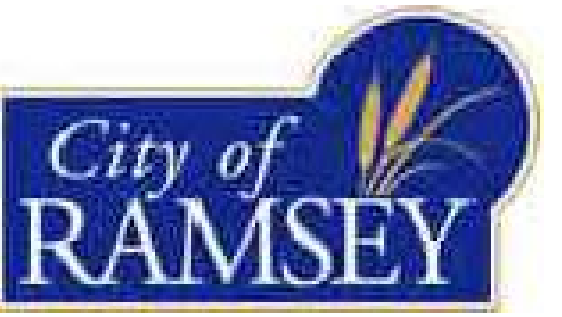
1

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

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PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C2002ZZ725.DWG

PROJECT NO. ZZZ24725

PRE PLAT INSET 2

C2.2

1 - Stormwater Maintenance Agreements

Created by: Chris Anderson
On: 12/03/2024 08:42 AM

With each lot having their own stormwater basin, individual maintenance agreements will be needed for each lot. The agreements will need to be recorded against the respective lot. This should be disclosed to each buyer, as the maintenance agreements will require reporting annaully and periodic upkeep of the basins.

----- 0 Replies -----

Parcel	Bldg. Type	Garage Floor	Low Opening	Low Floor	HWL	EOF
Block1, Lot1	Look Out	915.0	910.0	907.0	907.2	907.0
Block1, Lot2	Look Out	912.0	909.0	906.0	904.0	903.7
Block1, Lot3	Look Out	910.0	906.0	903.0	900.2	900.0
Block1, Lot4	Walk Out	914.0	906.0	906.0	900.4	900.2
Block1, Lot5	Walk Out	914.0	906.0	906.0	900.3	900.2
Block1, Lot6	Full Basement	911.5	911.5	903.5	907.6	907.2
Block1, Lot7	Full Basement	915.0	915.0	907.0	904.8	904.7
Block1, Lot8	Full Basement	915.0	915.0	907.0	907.0	906.7
Block1, Lot9	Walk Out	912.0	904.0	904.0	899.4	899.0
Block1, Lot10	Look Out	907.5	903.5	900.5	900.7	900.2
Block1, Lot11	Look Out	908.5	903.5	900.5	900.0	899.7
Block1, Lot12	Look Out	907.5	903.5	900.5	899.5	899.3
Block1, Lot13	Full Basement	904.0	904.0	896.0	900.1	900.0



1. For construction staking and surveying services contact Landform at 612.252.9070

Area of Disturbance = XX SF = XX Acres



SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Inlet Protection	X ea.
	:Silt Fence	8990 ft.
	:Septic Field Protection Fence	X ft.
	:Compost or Bio Log	X ft.
	:Vehicle Tracking Pad	X ea.
	:Erosion Control Blanket	X ea.
	:Tip Out Curb	
	:Pavement Sawcut	
	:Construction Limits	
T/W XXX.XX B/W XXX.XX	:Top of Wall :Bottom of Wall	

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

EMERALD
ESTATES
RAMSEY, MINNESOTA

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
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PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C300ZZZ725.DWG

PROJECT NO. ZZZ24725

GRADING, DRAINAGE & EROSION CONTROL INDEX

C3.0

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1 - Calculation

Created by: Chris Anderson
On: 11/27/2024 11:30 AM

These calculations are missing.

----- 0 Replies -----

2 - Anoka County Highway Department Permits

Status as of 12/03/2024 10:59 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/03/2024 10:59 AM
Type: Action
State: For Discussion

After discussion with ACHD; they do not have a preference if the developer builds all of the driveway aprons and culverts or if its done by the individual home builder. The home builder needs to be aware that both a right of way and access permit will need to be acquired from ACHD on each lot. If the developer were to build all of the dw aprons, this could be done under 1 right of way permit, but individual access permits for each lot would still be required.

----- 0 Replies -----

3 - Groundwater

Status as of 12/03/2024 11:01 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/03/2024 11:01 AM
Type: Action
State: For Discussion

The lowest floor elevation needs to also consider the apparent groundwater elevation. There must be a minimum of 3 feet of separation, which is not being met on several lots based on the soil boring reports.

----- 0 Replies -----

BUCHHOLZ, LUKE
PID: 33-33-25-44-0004

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

BLOCK

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT
VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED
READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT
THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C3002ZZ725.DWG

PROJECT NO. ZZZ24725

GRADING, DRAINAGE & EROSION
CONTROL INSET 1

C3.1

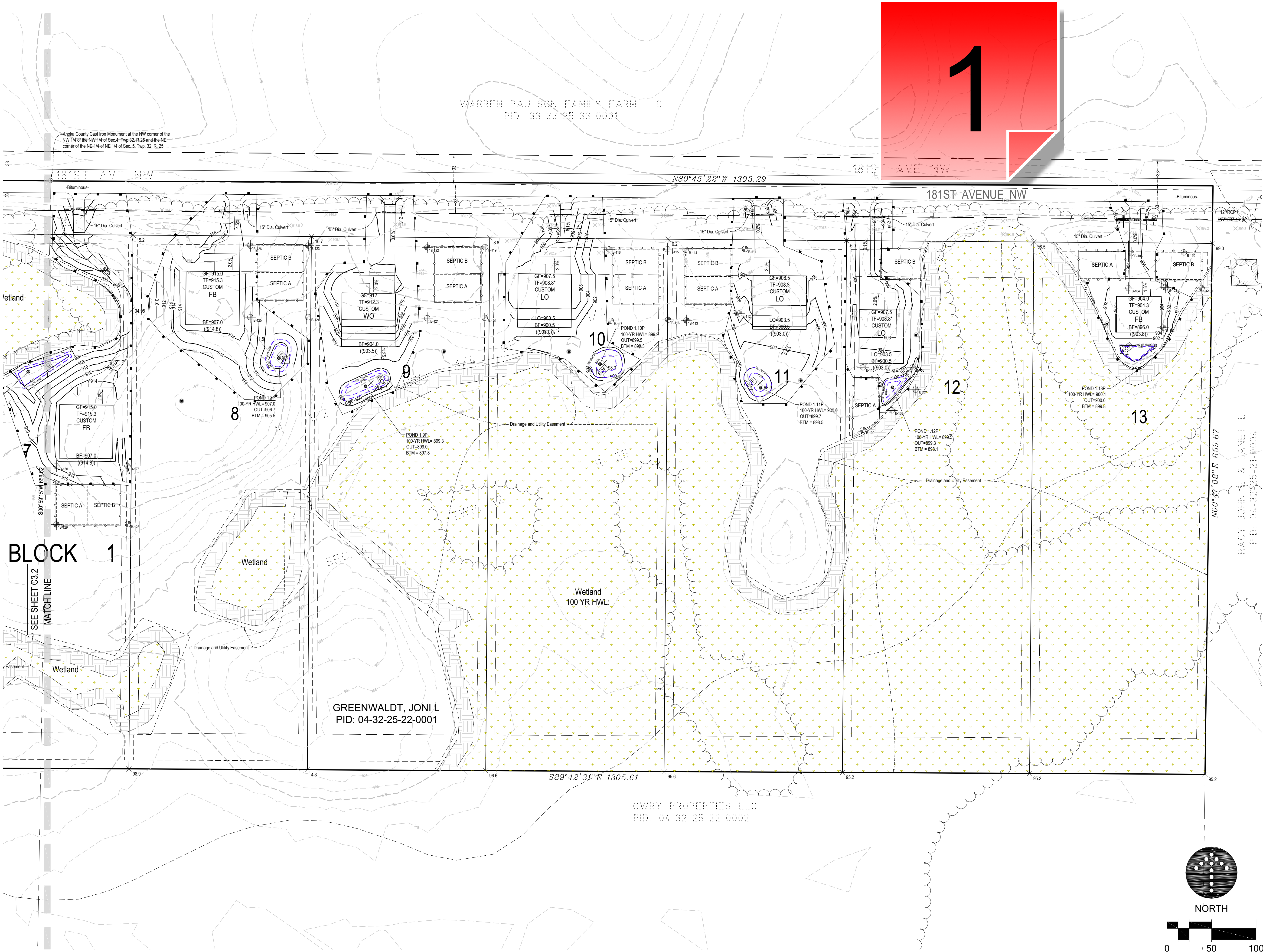
Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

1 - Septic

Created by: Chris Anderson
On: 11/27/2024 11:34 AM

How will this house connect to this septic system without disturbing the wetland and wetland setback area?

----- 0 Replies -----



OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre-Plan Resubmittal	ETL

CERTIFICATION

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THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C3002ZZZ725.DWG

PROJECT NO. ZZZ24725

GRADING, DRAINAGE & EROSION
CONTROL INSET 2

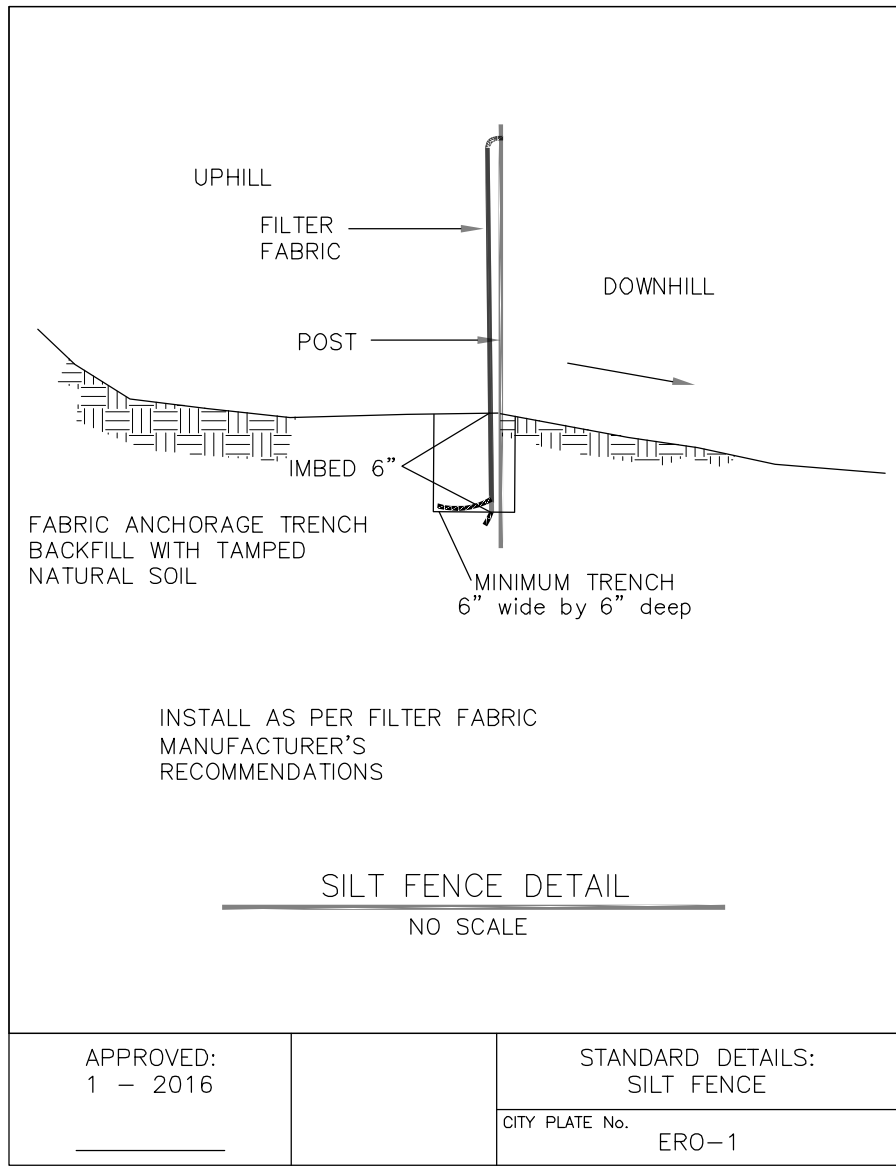
C3.2

1 - Tree Planting

Created by: Chris Anderson
On: 12/03/2024 08:33 AM

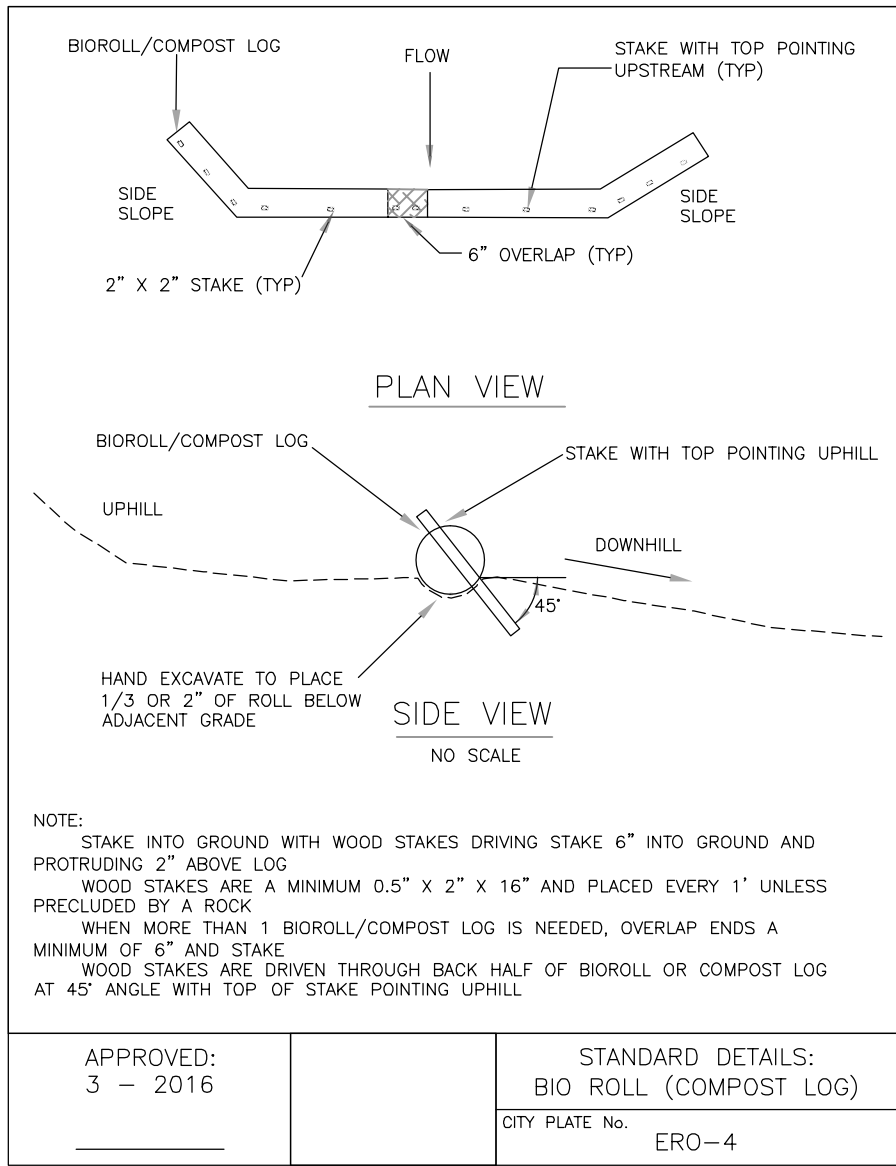
Each lot is required to have 2 front yard trees (between the home and the road). Existing trees, if preserved and not on the Prohibited List, can satisfy the planting requirement.

----- 0 Replies -----



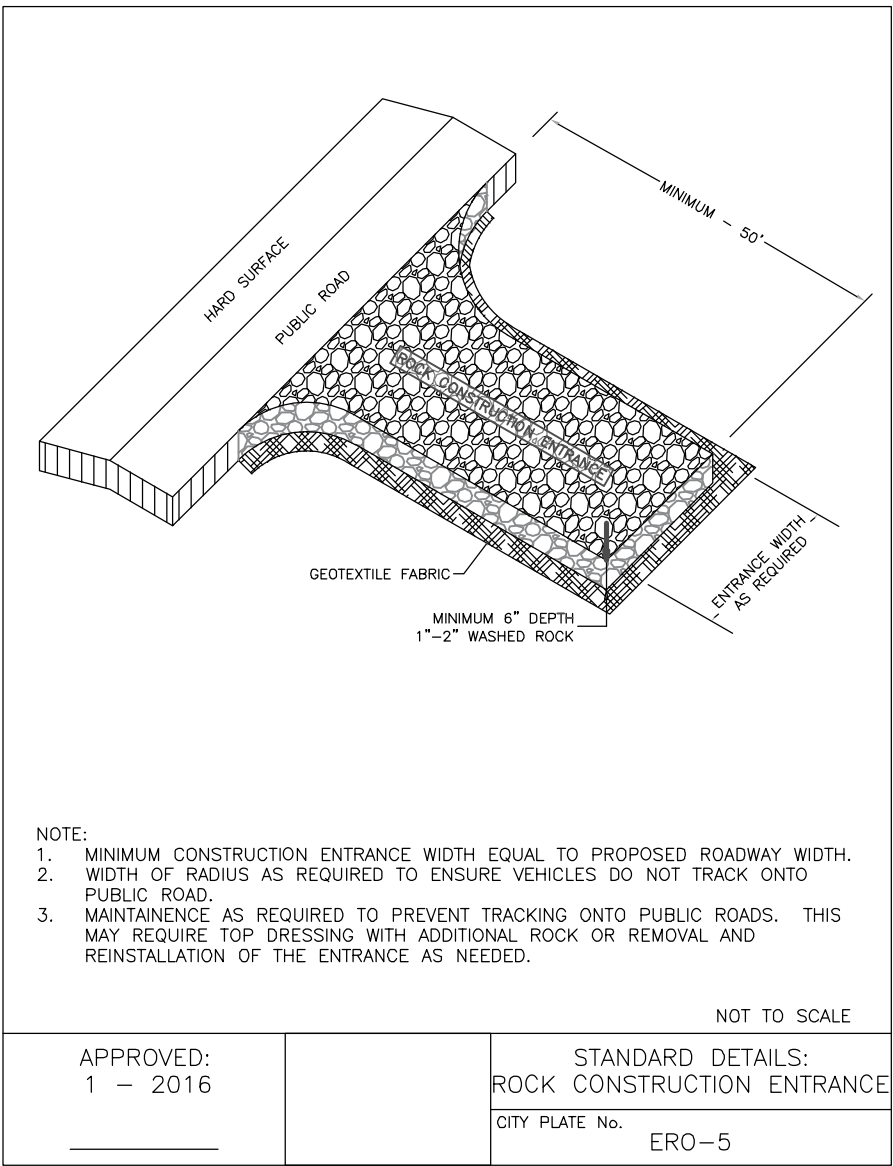
SILT FENCE

NO SCALE



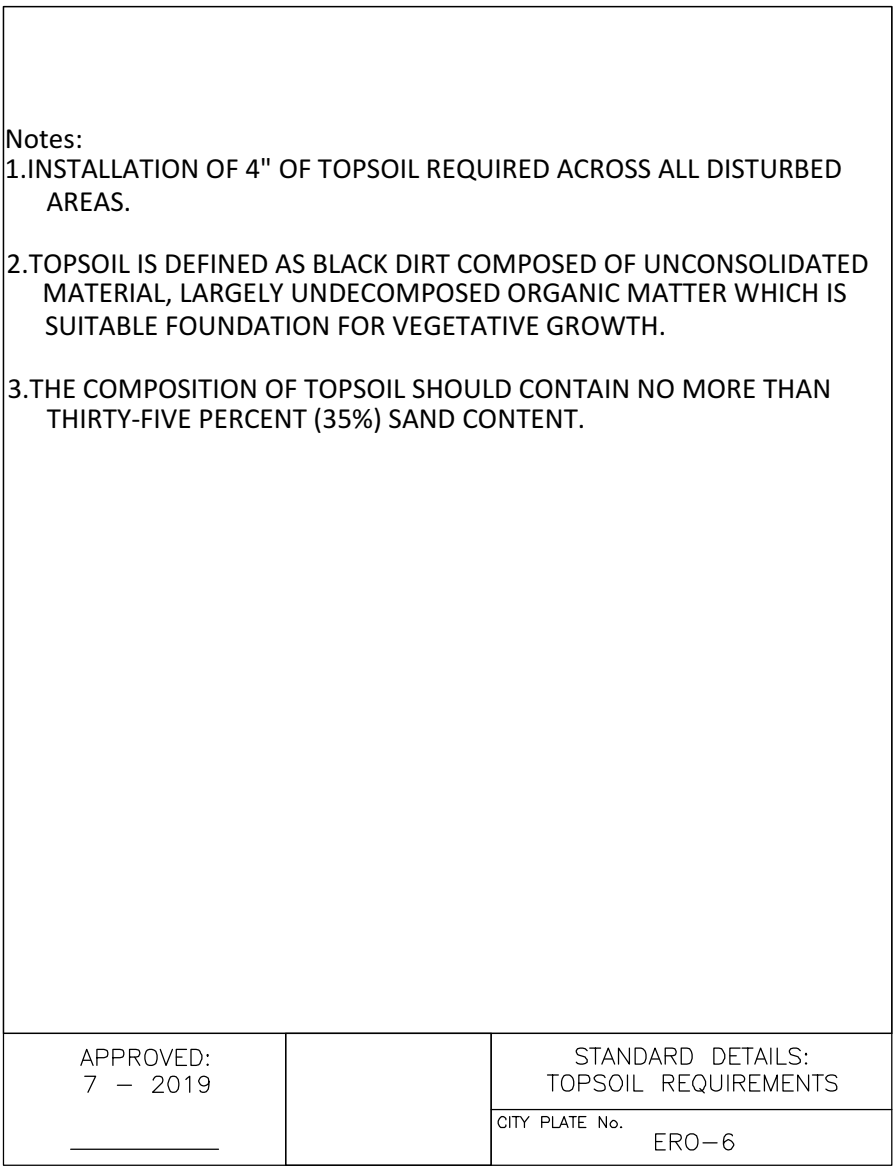
BIO ROLL (COMPOST LOG)

NO SCALE



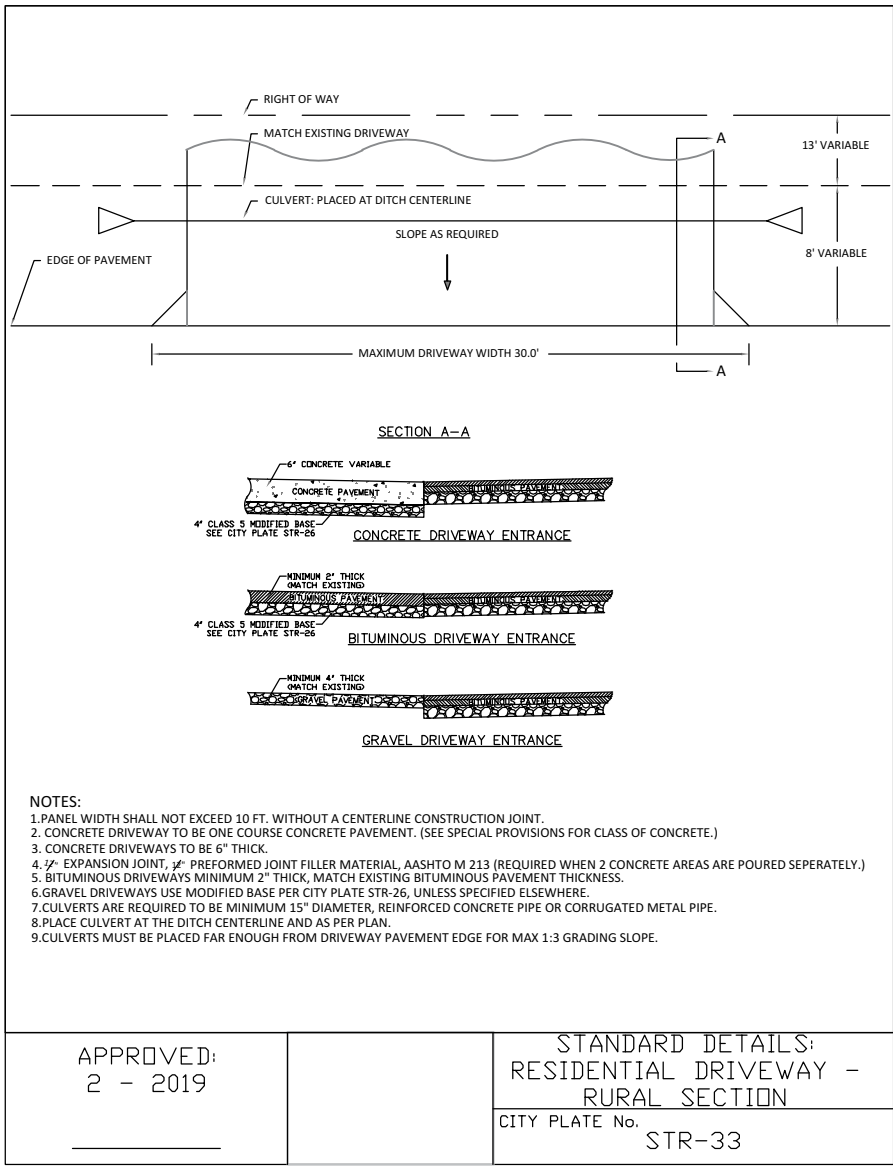
ROCK CONSTRUCTION ENTRANCE

NO SCALE



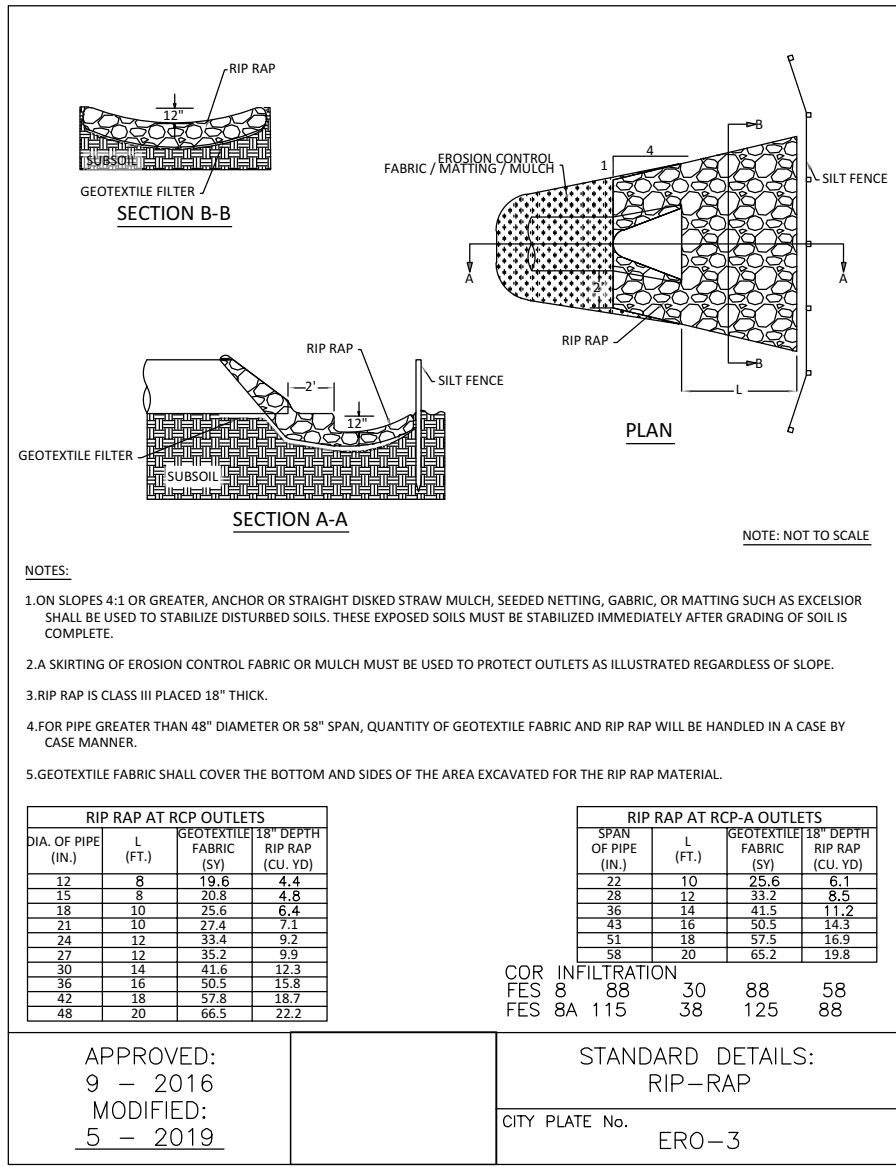
TOP SOIL REQUIREMENTS

NO SCALE



RESIDENTIAL DRIVEWAY - RURAL SECTION

NO SCALE



RIP-RAP

NO SCALE



OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

PROJECT

EMERALD
ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
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PRELIMINARY PLAT
NOVEMBER 14, 2024

From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C7002ZZZ725.DWG

PROJECT NO. ZZZZ24725

CONSTRUCTION DETAILS

C7.1

Landform*and Site to Finish*are registered service marks of Landform Professional Services, LLC.

1 - Tree save fence detail

Status as of 12/03/2024 11:02 AM

Type: Action

State: For Discussion

Created by: Joe Feriancek

On: 12/03/2024 11:02 AM

Type: Action

State: For Discussion

----- 0 Replies -----

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #25-003

RESOLUTION APPROVING THE PRELIMINARY PLAT FOR EMERALD ESTATES

WHEREAS, Landform Professional Services, LLC, hereafter referred to as “Applicant,” properly applied for Preliminary Plat approval of the following described properties located in the City of Ramsey:

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota

-or upon recording of the Emerald Estates final plat-

Lots 1-13, Block 1 Emerald Estates

(the ‘Subject Property’); and

WHEREAS, the Environmental Policy Board reviewed the project and the impacts on natural resources on December 16, 2024; and

WHEREAS, the Planning Commission held a Public Hearing and reviewed the Preliminary Plat on December 19, 2024, and recommended approval of the project; and

WHEREAS, the City Council considered the Preliminary Plat request on January 14, 2025.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the Ramsey City Council hereby grants approval of the Preliminary Plat for Emerald Estates in accordance with relevant City Codes, subject to the following conditions:
 - a) Compliance with City Staff review comments.
 - b) Approval of the Stormwater Management Plan by the Lower Rum River Watershed Management Organization.
 - c) Final approval by the City Engineer and City Attorney.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 14th day of January, 2025.

Mayor

ATTEST:

City Clerk

Regular Planning Commission**Meeting Date:** 12/19/2024**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.

Information**Title:**

Discuss the Sign Code Update pertaining to Electronic Messaging Centers (EMCs)

Purpose/Background:

Ramsey's Sign Code (currently split between Chapter 117, Article II, Division 8, and the COR Framework) has been updated several times over the years as individual issues or topics have surfaced. Staff have noticed several areas, mostly minor items, that need to be cleaned up, clarified, or rearranged. One of the major items that needs to be addressed is how to incorporate the signage regulations in the COR Framework into the rest of the City's Sign Code for consistency in application and administration.

The goals of updating the Code are the ease of use by property owners, developers, businesses, and staff:

- Consistency in terms and definitions
- Clear purpose and intent of the sign code
- Clear distinctions between what sign types and sizes are allowed in each zoning district
- Consistency with how the Sign Code is interpreted and administered
- Reorganization of Chapter 117 and the COR Framework language to eliminate redundancies and contradictions
- Streamline processes
- Create an improved Sign Code that is easier to read and understand for all users.

Tonight, we will examine regulations on electronic messaging centers (EMCs) as wall and/or freestanding signage. The purpose of this discussion is to review current procedures and regulations, identify similarities and differences, and develop methods to streamline and simplify the regulations for EMCs in all of Ramsey's zoning districts. Having a consistent and simplified Sign Code sends a clear, transparent, and understandable message of what the expectations are for each sign type.

Both sections of Ramsey's Sign Code are attached to this staff report for reference. Additionally, a PDF copy of the PowerPoint presentation is attached for reference.

Notification:

None required at this stage.

Funding Source:

The Sign Code update is being handled through Staff's normal duties.

Recommendation:

Provide direction to Staff to develop clear, consistent, and simplified regulations for electronic messaging centers in all zoning districts. If additional time is needed, the discussion of this topic can continue at a future meeting.

Outcome/Action:

Provide direction to Staff to develop clear, consistent, and simplified regulations for electronic messaging centers in all zoning districts.

Attachments

Presentation on Electronic Messaging Centers (EMCs)

Sign Regulations - Chapter 117

Sign Regulations in the COR Framework

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 12/12/2024

Reviewed By

Brian Hagen

Form Review

Date

12/12/2024 11:05 AM

Started On: 12/10/2024 01:43 PM

The background of the slide is a solid blue color. On the left side, there are stylized, dark blue reeds or grasses of varying heights and angles, some with pointed tips. A light tan, wavy line runs horizontally across the bottom of the slide, just above the footer.

SIGN CODE UPDATE DISCUSSION #4: ELECTRONIC MESSAGING CENTERS

Planning Commission Meeting
December 19, 2024

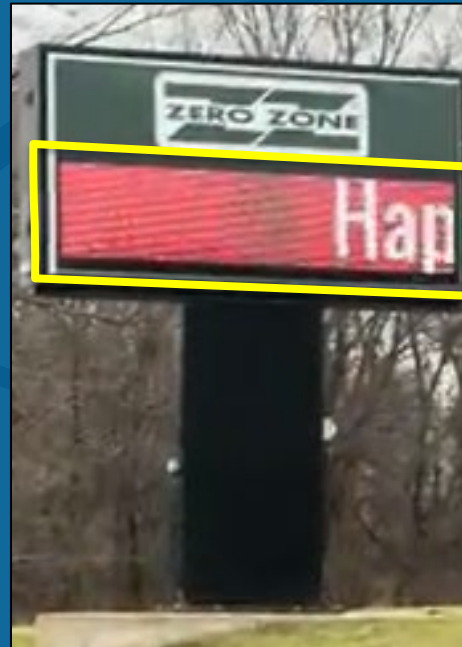
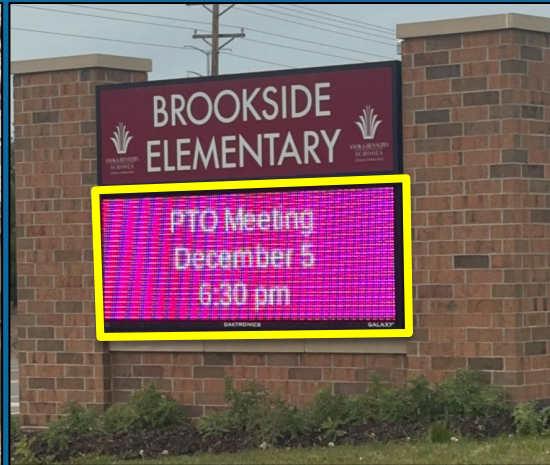
GOALS OF UPDATING THE SIGN CODE

- Consistency in terms and definitions
- Clear purpose and intent of the sign code
- Clear distinctions between what sign types and sizes are allowed in each zoning district
- Consistency in interpretation and administration
- Reorganization of regulations from Chapter 117 and the COR Framework
- Streamlining processes
- Easier to read and understand for all users

CURRENT REGULATIONS (DYNAMIC DISPLAY & ILLUMINATION)

- Non-COR:
 - Size (counts toward allowable area in a zoning district)
 - Frequency of display change
 - 3 seconds
 - No flashing or scrolling text and no movement
 - Instantaneous or subtle transition between displays, with no special effects
 - Full-motion video not allowed
 - Brightness (no brighter than necessary)
 - Troubleshooting (freezing on 1 image)
- COR: No flashing signs.

FREESTANDING SIGNS WITH EMC PANELS



FREESTANDING SIGNS - FULL EMC



EMC WALL SIGNS



EMC DISPLAYS AT TOP TEN LIQUORS & ROCKET CITY CAR WASH



EMC DISPLAY AT ZERO ZONE



NORTHSTAR MARKETPLACE EMCs



No permits were obtained for these signs.

NORTHSTAR MARKETPLACE EMCs



No permits were obtained for these signs.

Only appear to advertise products and services, not on-premise businesses.

These signs do not meet COR Framework requirements.

TROUBLESHOOTING EXAMPLES



WHAT ARE THE CURRENT CHALLENGES?

- Very few EMCs comply with frequency of display change.
- Flashing/scrolling text is common but prohibited by code.
- Vague standards for EMC brightness.
- Size regulations allow a business to use all allowable sign area toward EMCs.
- Contradictory language on display transitions.

REQUESTED GUIDANCE - SIZE

- Should the City limit the size of EMCs?
 - Based on zoning district?
 - Based on adjacent street classification?
 - Hwy. 10 overlay vs. neighborhood collectors?
- Should the City keep existing EMC size regulations?

REQUESTED GUIDANCE - DISPLAYS

- Should the City allow dynamic displays on EMCs?
 - Flashing or scrolling text?
 - Animations or special effects?
 - Changing the 3-second minimum?
- Should the City enforce existing EMC regulations?

RECOMMENDED ACTION

Provide direction to Staff to develop clear, consistent, and simplified regulations for electronic messaging center (EMC) signage in all zoning districts.

DIVISION 8. SIGNS

Subdivision I. In General

Sec. 117-457. Purpose.

The purpose of this division is to protect and promote the general welfare, health, safety and order within the city through the establishment of a comprehensive and impartial series of standards, regulations and procedures governing the erection, use and/or display of devices, signs or symbols serving as a visual communicative media to persons situated within or upon public rights-of-way or properties. The provisions of this division are intended to encourage creativity, a reasonable degree of freedom of choice, an opportunity for effective communication and a sense of concern for the visual amenities on the part of those designing and displaying communicative media for the types regulated by this division, while at the same time assuring that the public health and welfare is not endangered.

(Code 1978, § 9.12.01; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-458. Substitution clause.

The owner of any sign that is otherwise allowed by this division may substitute noncommercial speech in lieu of any other commercial speech or noncommercial speech. The owner of any sign that is otherwise allowed by this division may substitute commercial speech in lieu of any other commercial speech or noncommercial speech. This substitution of copy may be made without any additional approval or permitting. The purpose of this division is to prevent any inadvertent favoring of commercial speech over noncommercial speech, favoring of noncommercial speech over commercial speech, favoring any particular commercial speech over any other commercial speech, or favoring of any particular noncommercial speech over any other noncommercial speech. This division prevails over any more specific provision to the contrary.

Sec. 117-459. Variations.

Request for variations from the provisions of this division shall be processed by the applicant applying to the zoning administrator for a conditional use permit, which conditional use permit procedure shall be as prescribed in section 117-50.

(Code 1978, § 9.12.24; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-460. Conflict.

If any portion of this division is found to be in conflict with any other provision of any zoning, building, fire, safety or health ordinance of the city, the provision that establishes the higher standard shall prevail.

(Code 1978, § 9.12.25; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-461. Violations.

- (a) When, in the opinion of the zoning administrator, a violation of this Code exists, the zoning administrator shall issue a written order to either the owner of the sign, or the owner of the property, or tenant leasing the property, on which the sign is placed. The order shall specify those sections of this Code involved, describe the violation and shall direct that the violation be corrected within five days from the date of the order, unless otherwise specified by the zoning administrator. If the violation is not corrected, the violation will be penalized through the administrative citation or removal, whichever is appropriate.
- (b) If the zoning administrator or building official finds that a sign is abandoned or is structurally, or electrically defective, or in any way endangers the public, the zoning administrator or building official shall issue a written order to the owner of the sign and occupant of the premises stating the nature of the violation and requiring repair or removal of the sign within 60 days of the date of the order.

(Code 1978, § 9.12.21; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-462. Removal of signs by the zoning administrator.

- (a) The zoning administrator may cause the removal of any illegal sign, any sign remaining after a business permanently closes, or any sign not properly maintained in cases of emergency, or after failure to timely comply with written orders for removal or repair. After removal or demolition of the sign, a notice shall be mailed to the sign owner and owner of the property where the sign was located stating the nature of the work and the date on which it was performed and demanding payment of the costs as certified by the zoning administrator together with an additional 50 percent for inspection and incidental costs.
- (b) If the amount specified in the notice is not paid within 30 days after mailing of the notice, it shall become a lien against the parcel where the sign was located and shall be certified as an assessment against the property together with ten percent interest for collection in the same manner as the real estate taxes.
- (c) The owner of the parcel upon which the sign is located shall be presumed to be the owner of all signs thereon unless facts to the contrary are brought to the attention of the zoning administrator.
- (d) In case of emergency, the zoning administrator or building official may cause the immediate removal of a dangerous or defective sign without notice. Signs removed in this manner must present a hazard to the public safety as defined in the state building code.

(Code 1978, § 9.12.22; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-463. General restrictions.

- (a) *Address sign.* One address sign shall be required per main building in all districts.
- (b) *Bench sign.* Bench signs shall be permitted only at bus stops.
- (c) *Ground sign.* A ground sign shall not project higher than 25 feet as measured from base of sign or grade of the nearest adjacent roadway, whichever is lower. Any ground sign within 50 feet of any intersection of street right-of-way lines and/or driveway entrances shall have a minimum vertical clearance of 12 feet above the centerline of the pavement unless it can be shown that it can comply with subsections (e)(2)a and b of this section.

-
- (d) *Canopies or marquees.* Canopies and marquees shall be considered to be an integral part of the structure to which they are an accessory. Signs may be attached to a canopy or marquee, but such structures shall not be considered as part of the wall area and thus shall not warrant additional sign area.
- (e) *Location.*
- (1) No sign other than governmental signs shall be erected or temporarily placed within any street or public right-of-way or upon any public easement.
 - (2) A permit for a sign to be located within 50 feet of any street or highway regulatory or warning sign, or any traffic sign or signal, or of any crossroad or crosswalk, will not be issued unless:
 - a. The sign will not interfere with the ability of drivers and pedestrians to see any street or highway sign, or any traffic sign or signal, or any crossroad or crosswalk; and
 - b. The sign will not distract drivers nor offer any confusion to any street or highway, sign, or any traffic sign or signal.
 - (3) A sign shall not be located so as to extend over any lot line or within 15 feet of any point of vehicular access from a parcel to a public roadway.
- (f) *Dynamic display and illumination.*
- (1) Based on findings conducted by scientific studies, the city finds that dynamic displays should be allowed on signs with appropriate regulation in order to minimize their proliferation and their potential threats to public safety.
 - (2) Regulations. Dynamic displays on signs are subject to the following conditions:
 - a. Size. On-premise signs may include dynamic displays. Dynamic display signs shall not exceed the size allowed by this chapter. Dynamic displays are not in addition to the size allowed for static signs.
 - b. Frequency of display change. A dynamic display may not change more often than once every three seconds, and no part of the display may include flashing or scrolling text. The images display must be static, and the transition from one display to another must be instantaneous without special effects. The dynamic display shall not be allowed to project full-motion video. Subtle transition animations shall be allowed.
 - c. Brightness. No sign may be brighter than is necessary for clear and adequate visibility, or that it interferes with the effectiveness of a traffic sign or signal, or that it distracts a driver from motor vehicle operation.
 - d. Troubleshooting. Dynamic displays must be designed and equipped to freeze the device in one position if a malfunction occurs. The display must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the city that it is not complying with the standards of this section.
- (g) *Institutional and recreational identification sign.* One wall and/or ground sign shall be permitted to identify the civic, philanthropic, educational, public or religious organization or recreational use occupying the parcel. There shall not be more than one ground sign for each parcel. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet. Such facilities having more than one point of entrance or street frontage may erect secondary identification signs not to exceed 50 square feet for each exposed face at the additional entrance points or street frontages.
- (h) *Institutional attraction boards.* There shall not be more than one institutional attraction board for each principal building and it may be either wall or ground type or constructed as a part of the institutional

identification sign. The gross surface area of an attraction board shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet. An attraction board shall not be located so as to extend over any lot line or within 15 feet of any point of vehicular access from any parcel to a public roadway. Attraction boards shall not exceed 15 feet in height as measured from the base of the sign or building to which the sign is to be affixed or the grade of the nearest adjacent roadway, whichever is higher.

- (i) *Pennants.* The use of pennants is permitted in any commercial district provided the pennants are securely anchored and maintained in good repair, including replacement or removal when weather damage is evident. The zoning administrator, or his designee, shall have the authority to identify and notify property owners and/or occupants of the parcel on which the pennants have been determined to be in violation of this Code. Failure to remove or replace the pennants within ten days of notification shall be sufficient cause for the zoning administrator or his designee to remove said pennants. The property owner shall be billed for all costs incurred by the city in administering this subdivision.
- (j) *Banners.* The use of banners is permitted in any commercial district as permanent wall signage provided the banner is securely anchored and maintained in good repair, including replacement or removal when weather damage is evident. The square footage dedicated to banners is limited to 50 percent of the total square footage allowance for wall signs. Facilities choosing to utilize wall banners in addition to other permanent wall signage shall be required to obtain a separate sign permit for the maximum square footage allowed for banners and payment of the permanent sign fee.
- (k) *Flags.* The display of flags shall be permitted in all districts. However, the total square footage area of any flags used as advertising copy or as attention getting devices for commercial purposes shall be considered as permanent signage and counted towards the total allowable sign area permitted by this section for the parcel on which the flag is displayed. Flag height is restricted to 25 feet.
- (l) *Directional signs.* Directional or instructional signs are restricted to on-site direction and instruction, with the exception of governmental signs, temporary real estate signs and public event signs, and shall not exceed four square feet in size. Such signs shall only provide direction or instruction to guide persons to facilities intended to serve the public.
- (m) *Maintenance.*
 - (1) The surface and structure of all signs must be kept refinished as necessary to prevent the sign surface from becoming unkempt in appearance. The zoning administrator shall use the following guidelines to determine if the sign is unkempt: evidence of rust, peeling paint, structural damage, message damage, and/or weathering.
 - (2) When any sign for which a permit is required is removed, the zoning administrator shall be notified and the entire sign and its components shall be removed.
 - (3) The permit owner shall be responsible for all of the requirements of this section, including the liability for expense of removal and maintenance incurred by the city.
- (n) *Sign content.* No sign shall contain obscene images or statements in violation of Minn. Stats. § 617.241.
(Code 1978, § 9.12.03; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 12-20, § 1, 11-27-2012)

Sec. 117-464. Prohibited signs.

- (a) *"A" frame or sandwich board signs.* "A" frame or sandwich board signs are prohibited.
- (b) *Advertising device signs.* Advertising device signs are prohibited except as provided for in section 117-465.

-
- (c) *Whirling devices, searchlights, streamers, balloons and other gas-filled figures.* Whirling devices, searchlights, streamers, balloons, and other gas filled figures, are prohibited except as a temporary sign as provided for in section 117-465.
 - (d) *Flashing or scrolling signs, devices or lights.* Flashing signs, devices, or lights are not permitted in any district except as provided for in section 117-463(f).
 - (e) *Portable signs.* Portable signs are prohibited except as temporary signs as provided for in section 117-465.
 - (f) *Projecting signs.* No projecting sign shall be permitted in any district.
 - (g) *Roof signs.* Roof signs are prohibited in any zoning district.
 - (h) *Signs on parked vehicles.* Signs painted or mounted on or attached to vehicles, trailers or equipment where the apparent primary purpose of the vehicle or equipment is to display said sign are prohibited. However, this is not in any way intended to prohibit signs placed on or affixed to vehicles and trailers, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle, trailer and/or any other type of mobile equipment.
 - (i) *Signs on trees and utility poles.* Signs which are attached or otherwise affixed to trees or other vegetation or utility poles are prohibited.
 - (j) *Signs painted on walls.* Signs painted on an exterior wall, fascia, parapet or a chimney of a building or on a fence are prohibited.
 - (k) *Signs which imitate traffic control devices.* Signs which imitate, interfere with, obstruct the view of, or can be confused with any authorized traffic control sign, signal, or other device are prohibited.
 - (l) *Billboards.* No billboards shall be permitted in any zoning district of the city, except as otherwise provided in this division and except that off-premise signs may be located on adjacent parcels or at shared entrances. Shared entrances shall be encumbered by a recordable easement, filed with the Anoka County Recorder.
- (Code 1978, § 9.12.04; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 12-20, § 1, 11-27-2012)

Sec. 117-465. Temporary signs.

- (a) Temporary signs are defined as signs which are erected or displayed for a limited period of time and not affixed to a state building code approved structure. A sign is considered temporary if it is not intended to remain on the property permanently and has not received a permanent sign permit and/or is not intended to be constructed per the state building code.
 - (1) *Duration.* Temporary signs shall be permitted for up to six weeks per year per parcel, or per business on multitenant business parcels. The six-week limit may be extended up to four weeks if there have been no sign violations in the past year by the entity who erects the sign.
 - a. *Temporary Highway 10 construction provision (city-wide).* The timeframes described above shall be permitted up to 12 weeks and may be extended in eight-week periods if there have been no sign violations in the past year by the entity who erects the sign and if the sign is in good repair. This temporary provision expires on December 31, 2025.
 - (2) *Location.* Temporary signs must be located fully on private property, with the permission of the property owner. The city will remove any signs in the public right-of-way, or erected without permission from the property owner.
 - (3) *Number.* All properties are limited to two temporary signs per parcel. In locations where there are multiple businesses on one parcel (a multitenant facility), three signs are permitted.

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- (4) *Size.* Temporary signs shall be limited to 50 square feet in size.
- (5) *Permits and fees.* All temporary signs shall be required to obtain a temporary sign permit. The temporary sign permit application shall specify the exact times and dates the temporary sign is to be erected, the size of the sign, the location of the sign, contact information, and other information deemed necessary by the zoning administrator to determine that the temporary sign is erected within applicable code. The temporary sign permit shall be clearly displayed on the temporary sign. The fee for the temporary sign permit shall be established by ordinance as part of the rates and charges. The fee shall only be collected for the first permit per parcel or per business in a multi-tenant facility. The provisions of this division apply to all temporary signs, and appropriate penalties for violations will be assessed, as outlined in section 117-461.
- a. *Exemptions from temporary sign Permit.* Signs less than 15 square feet in size and all temporary signs in residential districts (R-1 Residential, R-2 Residential, R-3 Residential) are exempt from temporary sign permitting requirements.
- (6) *Dynamic display.* Temporary signs may consist of dynamic display, provided all standards of section 117-463(f) are complied with.
- (b) Balloons, gas filled figures, streamers, whirling devices and revolving searchlights or any such attention-getting device that is not specifically a sign may be permitted up to four weeks per year, for one week at a time.
- (Code 1978, § 9.12.05; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 10-11, § 2, 7-27-2010; Ord. No. 12-20, § 1, 11-27-2012; Ord. No. 23-19, § 2, 1-9-2024)

Secs. 117-466. Other temporary signs.

- (a) *Real estate signs.* One temporary real estate sign constructed of durable materials located on the premises is permitted for sale or lease of building or vacant lot for each street frontage.
- (b) *Construction signs.* One temporary construction sign constructed of durable materials located on the premises is permitted on each street frontage of a development under construction.
- (Ord. No. 12-20, § 1, 11-27-2012)

Secs. 117-467. Unified development signs.

- (a) *General provisions.* A unified development is a development that consists of multiple parcels of similar zoning district and bound by major roadways consisting of arterial or collector designation or higher. Signs for multi-tenant commercial and employment developments may be erected to include off-premise copy under the following conditions:
- (1) The sign must identify the development at the top of the sign and may include provisions for individual users within the development.
- (2) The sign must be located within 500 feet of the development and may not be separated from the development by an arterial road.
- (3) The sign must not exceed 250 square feet per face (500 square feet aggregate) and 30 feet in height.
- (4) The sign may include dynamic display not to exceed 100 square feet per face (200 square feet aggregate).
- (5) The sign will not be included in the total signage permitted for the property in which it is located.

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- (6) The general location of area identification signs for commercial and employment districts must be approved by the planning commission as part of a master sign plan approved as part of site plan approval.

(Ord. No. 12-20, § 1, 11-27-2012)

Sec. 117-468. Off-premise digital billboard signs.

- (a) *Findings, purpose, and intent.* The city council finds it necessary for the promotion and preservation of the health, safety, welfare, and aesthetics of the community that the construction, location, size, conspicuity, brightness, legibility, operational characteristics, and maintenance of off-premises digital billboard signs be controlled. Off-premises digital billboard signs have a direct and substantial impact on traffic safety, pedestrian safety, community aesthetics and property values. If left uncontrolled, off-premises digital billboard signs, designed to catch the eye of persons in their vicinity and hold it for extended periods of time, including video display signs, constitute a serious traffic safety threat. The city council intends by this subsection to establish a legal framework for off-premises digital billboard sign regulation in the city to facilitate an easy and agreeable communication between people while protecting and promoting the public health, safety, welfare and aesthetics of the community. It is not the purpose or intent of this subsection to prefer or favor commercial messages or speech over noncommercial messages or speech or to discriminate between types of noncommercial speech or the viewpoints represented therein. Rather, the purpose of the off-premises digital billboard sign regulations promulgated in this subsection is:
- (1) To eliminate potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights-of-way;
 - (2) To safeguard and enhance property values;
 - (3) To control nuisances;
 - (4) To preserve and improve the appearance of the city through adherence to aesthetic principles, in order to create a community that is attractive to residents and to nonresidents who come to live, visit, work, or trade;
 - (5) To eliminate excessive and confusing sign displays;
 - (6) To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy;
 - (7) To maintain the character of the mainstreet core downtown but allow local businesses the opportunity to reach a wider audience by advertising along Highway 10; and
 - (8) To promote the public health, safety, and general welfare.
- (b) *Location of off-premises digital billboard signs.* Notwithstanding anything to the contrary contained within this Code, off-premises digital billboard signs may be located only within the off-premises digital billboard sign overlay district. Off-premises digital billboard signs are prohibited in all zoning districts of the city other than the off-premises digital billboard sign overlay district. Off-premises digital billboard signs located in the off-premises digital billboard sign overlay district must comply with all Code requirements for permitted off-premises digital billboard signs.
- (1) *Permitted districts.* The off-premises digital billboard sign overlay district shall commence along Highway 10 within 250 feet of the Highway 10 centerline within the Ramsey city limits. Off-premises digital billboard signs are not allowed in any residential or planned unit development (PUD) zoning district.

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- (2) *Number of off-premises digital billboard signs.* A total of three off-premises digital billboard signs shall be permitted within the entirety of the off-premises digital billboard sign overlay district.
 - (3) *Separation distance between off-premises digital billboard signs.* Off-premises digital billboard signs shall have a separation distance of at least two miles between each site in which they are located.
 - (4) *Size.* Off-premises digital billboard signs shall not exceed 700 square feet in surface area per sign surface.
 - (5) *Number of surfaces.* Off-premises digital billboard signs shall not contain more than two sign surfaces. Said sign surfaces shall face in opposite directions with an interior angle not to exceed 45 degrees.
 - (6) *Height.* Off-premises digital billboard signs shall not exceed 50 feet in height as measured from the established grade of the site upon which the off-premises signs and digital billboards is located.
 - (7) *Conditional use.* Off-premises digital billboard signs shall be processed in accordance with the procedures established for conditional use permits in section 117-51.
- (c) *Off-premises digital billboard sign overlay district performance standards:* The off-premises digital billboard sign overlay district is hereby established as a separate zoning district within the city. Within the off-premises digital billboard sign overlay district, off-premises digital billboard signs are permitted subject to the following conditions:
- (1) No off-premises digital billboard signs shall be erected that, by reason of position, shape, movement, or color, interferes with the proper functioning of a traffic signal or which constitutes a traffic hazard.
 - (2) Off-premises digital billboard signs shall not be located so as to extend over any property line or within a drainage and utility easement, or within 15 feet of any point of vehicular access from a parcel to a public roadway.
 - (3) Off-premises digital billboard signs must have an architecturally enhanced base.
 - (4) Off-premises digital billboard signs must have minimum display duration of seven seconds. Such display shall contain static messages only; change from one static message to another shall be instantaneous without any special effects, through dissolve or fade transitions, or with the use of another subtle transition technique that does not have the appearance of moving text or images.
 - (5) Off-premises digital billboard signs must be rectangular in shape and all messages must be contained within the off-premises digital billboard frame.
 - (6) All off-premises digital billboard signs shall have ambient light monitors installed as part of the off-premises digital billboard sign and shall, at all times, allow such monitors to automatically adjust the brightness level of the electronic sign based on light conditions.
 - (7) Off-premises digital billboard signs shall meet the following brightness standards:
 - a. Off-premises digital billboard signs shall not exceed 7,500 nits (candelas per square meter) between the hours of civil sunrise and civil sunset and shall not exceed 500 nits (candelas per square meter) between the hours of civil sunset and civil sunrise as measured from the face of the sign. The light level shall not exceed 0.3-foot candles above ambient light as measured from a pre-set distance depending on sign size. Measuring distance shall be determined using the following equation: the square root of the message center sign area multiplied by 100. Example: 12 square foot sign $\sqrt{(12 \times 100)} = 34.6$ feet measuring distance.
 - (8) Off-premises digital billboard signs shall have a fully functional monitoring off switch system that shuts the dynamic display off-premises sign off when the display deteriorates, in any fashion, five percent or greater until the dynamic display sign has been repaired to its fully functional factory specifications.
 - (9) Off-premises billboard signs must be part of the State of Minnesota's public safety alert system.

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- (10) Applicants for an off-premises digital billboard signs permit shall enter into an agreement with the city to provide the city no less than 20 hours (provided in 9,000 eight-second spots) per month per dynamic display off-premises sign face in the city for community and public service messages at such times as shall be reasonably determined by the city. This agreement must be approved by the city council before a permit for the construction or conversion of an off-premises signs and digital billboard may be issued by the building official.

(Ord. No. 22-19, § 2, 6-28-2022)

Secs. 117-469—117-483. Reserved.

Subdivision II. Permit

Sec. 117-484. Required; exemptions.

- (a) All permanent signs shall obtain a permit prior to installation. This permit is reviewed by the zoning administrator and the building official, or their assigns, for conformance with the regulations described herein. Temporary signs shall obtain a permit in accordance with section 117-465.
- (b) Exemptions. The exemptions permitted by this section shall apply only to the requirement of a permit and fee and shall not be construed as relieving the installer of the sign, or the owner of the property upon which the sign is located, from conforming with the other provisions of this division.
- (1) A window sign not exceeding 30 percent of the window area.
 - (2) Holiday decorations temporarily displayed on traditionally accepted civic, patriotic, or religious holidays.
 - (3) On-premises address or nameplate identification signs having a sign area of four square feet or less.
 - (4) Memorial plaques or tablets, grave markers, statutory, or other remembrances of persons or events that are noncommercial in nature.
 - (5) Interior signs which are fully located within the interior of any building or stadium, or within an enclosed lobby or court of any building, or in the lobby or entrance of any theater which are intended solely for information relating to the interior operation of the building in which they are located.
 - (6) Pennants.
 - (7) Noncommercial speech signs, as exempted in the Minnesota Statutes.

(Code 1978, §§ 9.12.14, 9.12.16; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 10-11, § 2, 7-27-2010)

State law reference(s)—Exemptions for noncommercial signs, Minn. Stats. § 211B.045.

Sec. 117-485. Application.

Application for permits shall be made upon forms provided by the zoning administrator and shall state or have attached thereto the following information:

- (1) The names, addresses, and telephone numbers of the applicant, the owner of the parcel on which the sign is to be erected or affixed, the owner of the sign, and the person to be erecting or affixing the sign.
- (2) Type of sign.

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- (3) Type of construction materials to be used.
 - (4) Location of building, structure or parcel to which, or upon which, the sign is to be attached or erected.
 - (5) Position of the sign or other advertising structures in relation to the nearest buildings, structures, public streets, rights-of-way and property lines, along with location and square footage areas for all existing signs on the same premises. The drawing showing such position shall be prepared "to scale."
 - (6) Blueprint or ink drawing of the plans and specifications, and method of construction or attachment to the building or in the ground, including all dimensions, locating all light sources, wattage, type and color of lights and details of any light shields or shades.
 - (7) Copy of stress sheets and calculations, showing the structure is designated for dead load and wind velocity in the amount required by this division and all other ordinances of the city, if required by the zoning administrator or building official. The zoning administrator or building official may require additional information concerning safety.
 - (8) An agreement with the city which would authorize and direct the city to remove the sign and sign structure, at the expense of the applicant, where maintenance is required and the maintenance is not furnished, but only after a notice of 60 days specifying the maintenance required by the city.

(Code 1978, § 9.12.17; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008;)

Sec. 117-486. Administration.

The zoning administrator shall process applications for permits. The building official is empowered, upon presentation of proper credentials, to enter or inspect any building, structure, or parcel in the city for the purpose of inspection of a sign and its structural and electrical connections to ensure compliance with all applicable codes and ordinances.

(Code 1978, § 9.12.20; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-487. Permit issuance or denial.

- (a) The zoning administrator shall issue a permit for the erection, alteration, or relocation of a sign within 14 days of receipt of a completed application and nonrefundable application fee provided that the sign complies with all applicable laws and regulations of the city.
- (b) When a permit is denied, written notice shall be provided to the applicant along with a brief statement of the reasons for denial. The zoning administrator or building official may suspend or revoke an issued permit for any false statement or misrepresentation of fact in the application.

(Code 1978, § 9.12.18; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-488. Permit fees.

The permit fee for permanent and temporary signs shall be as provided by ordinance.

(Code 1978, § 9.12.15; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

State law reference(s)—Fees, Minn. Stats. § 462.353, subds. 4, 4a.

Sec. 117-489. Fee refunds and permit expiration; commencing work without permit.

- (a) If an issued permit is withdrawn by the applicant within 90 days of issuance, and if no inspections have been made and no work authorized by the permit has been performed, 50 percent of the permit fee may be refunded to the applicant.
- (b) A permit issued by the zoning administrator becomes null and void if work is suspended or abandoned or not completed within six months of issuance, but may be reinstated with an additional payment of one-half of the original fee.
- (c) Any sign installed or placed on any parcel prior to receipt of a permit, the specified permit fee shall be doubled. However, the payment of the doubled fee shall not relieve any person of any other requirement or penalties prescribed in this section.

(Code 1978, § 9.12.19; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Secs. 117-490—117-516. Reserved.

Subdivision III. District Regulations

Sec. 117-517. District regulations.

In addition to those signs permitted or required in all districts as described in sections 117-463 and 117-465, the following signs are permitted in each specific district and shall be regulated as to size, location and character according to the requirements herein set forth.

(Code 1978, § 9.12.06; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-518. Residential type districts.

- (a) *Area identification signs.* One sign per vehicular access to a development, not to exceed 32 square feet in area is permitted.
- (b) *Temporary signs.* Temporary signs are permitted in accordance with section 117-465.
- (c) *Home occupation signs.* Home occupations signs may be permitted in accordance with section 117-351.

(Code 1978, § 9.12.07; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-519. Business type districts.

- (a) *Business use signs.*
 - (1) *Wall, canopy or marquee sign.* Total sign area may not exceed 15 percent of the front building facade. Businesses in multitenant buildings shall be allowed the proportionate share of the total wall sign area. The total wall signage permitted may be distributed on any other building facade. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. A wall, canopy or marquee sign may be located on the outermost wall of any principal building but shall not project more than 16 inches from the wall to which the sign is to be affixed. The gross surface area of a wall, canopy or marquee sign may be increased by ten percent if such wall sign:

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- a. Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed; and
 - b. Illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters.
- (2) *Ground sign.* There shall not be more than one ground sign for each parcel or per road frontage on parcels with more than one road frontage, not to exceed an aggregate of two ground signs. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet. For parcels qualifying for two ground signs, the second ground sign shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet and may not exceed 12.5 feet in height as measure in section 117-463(c) of this section.
- (3) *Service bay identification signs.* Service bay identification signs providing direction or instruction to persons using the facility and containing no advertising material of any kind shall be subject to the following:
- a. All service bay identification signs shall be wall signs.
 - b. There shall not be more than one service bay identification sign for each service bay located on the parcel.
 - c. A service bay identification sign may be located on the outermost wall of any principal building adjacent to a service bay entrance.
 - d. A service bay identification sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.
- (4) *Fuel pump island identification sign.* Fuel pump island identification signs indicating the type of service offered; the price of gasoline; and other relevant information, within reason, pertaining to the facility; or direction to persons using the facility shall be subject to the following: The gross surface area of a service island identification sign shall be counted against the maximum allowable sign area for the subject parcel.
- (5) *Menu board.* Menu board for drive-up or walk-up lane of a drive-in business are allowed up to a maximum of 50 square feet of total signage. Menu boards are allowed a message on one side only and cannot contain an advertising message.
- (6) *Directional signs.*
- a. Directional or instructional signs are permitted in accordance with section 117-463(l).
 - b. Parking lot directional signs designating parking area entrances and exits are limited to one sign for each entrance and/or exit and shall not exceed four square feet for each exposed face. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory.
 - c. Parking lot instructional signs designating the conditions of use or identifying parking areas shall not exceed eight square feet and shall not project higher than ten feet in height for wall signs and seven feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.
 - d. Window signs are restricted to 30 percent of the area of the window in which the sign is to be displayed.

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- (b) *Shopping center signs.* In accordance with section 117-54, the developer shall submit a sign plan for approval, drawn to scale with elevations, at the time application is made for site plan approval. The sign plan shall include but not be limited to the following information: number of signs, type of signs, sign sizes, type of construction materials, sign messages, and proposed sign locations.
 - (c) *Permitted freestanding signs* under previous section 117-519(a) (business use signs), and located within the Highway 10 Signage Overlay District as defined by this section and not further regulated by the Mississippi River Corridor Critical Area Overlay District, shall be allowed to a height of not more than 75 feet and an area of not greater than 150 square feet (for a single-user sign) or 300 square feet (for a multi-user sign). Signs permitted under this section shall have a monument style base constructed of materials that are consistent with the principal building to a minimum height of six feet.

(Code 1978, § 9.12.08; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 10-11, § 2, 7-27-2010; Ord. No. 13-15, § 2, 8-27-2013; Ord. No. 22-20, § 3, 7-26-2022)

Sec. 117-520. E-1 and E-2 Employment Districts.

- (a) *Wall, canopy or marquee sign.* Total sign area may not exceed 15 percent of the front building facade. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. A wall, canopy or marquee sign may be located on the outermost wall of any principal building but shall not project more than 16 inches from the wall to which the sign is to be affixed. Where a principal building is devoted to two or more permitted uses, the operator of each such use may install a wall sign upon his proportionate share of the building wall to which the sign is to be affixed. The maximum gross surface area of each such wall sign shall be determined by calculating the proportionate share of the area of the building wall, including doors and windows to which the sign is to be affixed and applying such proportion to the total permitted wall sign aggregate gross surface area for the building. The gross surface area of a wall sign may be increased by ten percent if such wall sign:
 - (1) Consists only of individual, outlined alphabetic, numeric, and/or symbolic characters without background except provided by the building surface to which the sign is to be affixed; and
 - (2) Any illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters.
- (b) *Ground signs.* There shall not be more than one ground sign for each parcel or per road frontage on parcels with more than one road frontage, not to exceed an aggregate of two ground signs. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet. For parcels qualifying for two ground signs, the second ground sign shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet and may not exceed 12.5 feet in height as measured in section 117-463(c) of this section.
- (c) *Directional signs.*
 - (1) Directional or instructional signs are permitted in accordance with section 117-463(l).
 - (2) Parking lot directional signs designating parking area entrances and exits are limited to one sign for each entrance and/or exit and shall not exceed four square feet for each exposed face. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory.
 - (3) Parking lot instructional signs designating the conditions of use or identification of parking areas shall not exceed eight square feet and shall not project higher than ten feet in height for wall signs and

seven feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.

- (d) *Window signs.* Window signs shall not exceed 30 percent of the area of the window in which the sign is proposed to be displayed.

(Code 1978, § 9.12.09; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 17-01, § 2, 1-10-2017)

Sec. 117-521. Business and industrial park signs.

- (a) *Park identification signs.* Industrial or business park signs shall be permitted to contain the following information: the name and address of the park, the management or the developer thereof, and the names of the individual businesses located within said park. Park identification signs shall contain no advertising material of any kind, and shall be subject to the following:

- (1) All industrial and business park signs shall be ground or wall signs.
- (2) There shall not be more than one industrial or business park sign for each point of vehicular access to an office or industrial park.
- (3) The gross surface area of an industrial or business park sign shall not exceed 100 square feet in gross surface area for each exposed face nor exceed an aggregate gross surface area of 200 square feet.
- (4) A ground industrial or business park sign shall not project higher than ten feet, as measured from base of sign or grade of the nearest adjacent roadway, whichever is higher.

- (b) *Park member identification signs.*

- (1) There shall not be more than one wall sign for each principal building or tenant or use within a building, except where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
- (2) There shall not be more than one ground sign for each principal building.
- (3) The gross surface area of a wall sign shall not exceed 15 percent of the occupant's proportionate share of the building wall to which the sign is to be affixed. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.
- (4) The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet.
- (5) A ground sign shall not project higher than ten feet, as measured from base of sign or grade of the nearest adjacent roadway, whichever is higher.

(Code 1978, § 9.12.10; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-522. Construction specifications.

- (a) All signs permitted by this division in excess of 16 square feet shall be painted, lettered, or faced to the workmanship standards and best commercial practices of companies normally engaged in the business of providing commercial signs, using materials designed and marketed specifically for use on outdoor signs.

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- (b) In addition to complying with the provisions of this division, all signs shall be constructed in accordance with the applicable provisions of the 1991 Edition of the Uniform Sign Code and State Electrical Code and as subsequently amended.
 - (c) All signs shall be located in such a way that they maintain horizontal and vertical clearance of all electrical power lines and communication lines.
 - (d) All signs and their supporting structures shall maintain clearance and non-interference with all surface and underground facilities and conduits for water, sewage, gas, electricity, or communications equipment or lines. In addition, the placement of all signs and their supporting structures shall not interfere with natural or artificial drainage or surface or underground water.
 - (e) All signs, except those attached flat against the wall of a building, shall be constructed to withstand minimum wind loads as follows:
 - (1) Solid signs: 30 pounds per square foot per face of the sign.
 - (2) Open signs: 36 pounds per square foot of the total face area of the letters and other sign surfaces, or ten pounds per square foot of the gross surface area of the sign, whichever is greater.

(Code 1978, § 9.12.12; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Secs. 117-523—117-554. Reserved.

Overall Framework - Signage

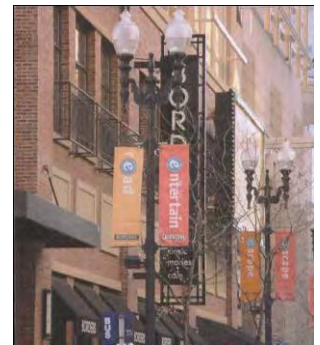
Overview

Signage within The COR should provide a system for clear wayfinding for all modes of transportation and should ensure successful business operation while maintaining the design aesthetic of this unique project. These sign standards are intended to allow flexibility and creativity while maintaining the design concepts of The COR. Due to the distinctive nature of The COR, the sign standards from the City Code are not applicable and signage shall be allowed as prescribed by the Design Framework. A Master Sign Plan identifies the location of key sign locations (see Figure 5: Signage Plan).

Guideline Recommendations

The COR development manager shall prepare a Master Sign Plan for the public elements of the project, which are in compliance with the design framework and will be adopted by reference. The Master Sign Plan will specifically address public signs including:

- The three (3) off-site community signs
- Banner signs on light poles
- Signage for public parks
- Signage for public parking ramps
- Signage for public buildings
- Community kiosks



Objectives

Signage should be used as a tool to help identify businesses and neighborhoods with The COR and should have elements that are focused on the pedestrian nature of The COR as well as the signage needs for businesses.

- Signage and lighting which is integrated into the design of the building is encouraged.

Definitions

Awning Sign means a sign incorporated into or attached to an awning.

Community sign means an off-site sign identifying the development name and key tenants. Community signs may also include public information. Reader boards are allowed to be incorporated into community signs within The COR. Gateway and kiosk signs are part of this category.

Temporary Sign means a sign which is erected or displayed for a limited period of time and not affixed to a Minnesota State Building Code approved structure.

Project sign means a freestanding area identification sign which identifies a single-family or multifamily residential subdivision, a commercial development or an industrial park or office park and which is located on the same site as the development it identifies. A site shall be identified as the block in which the use is located.

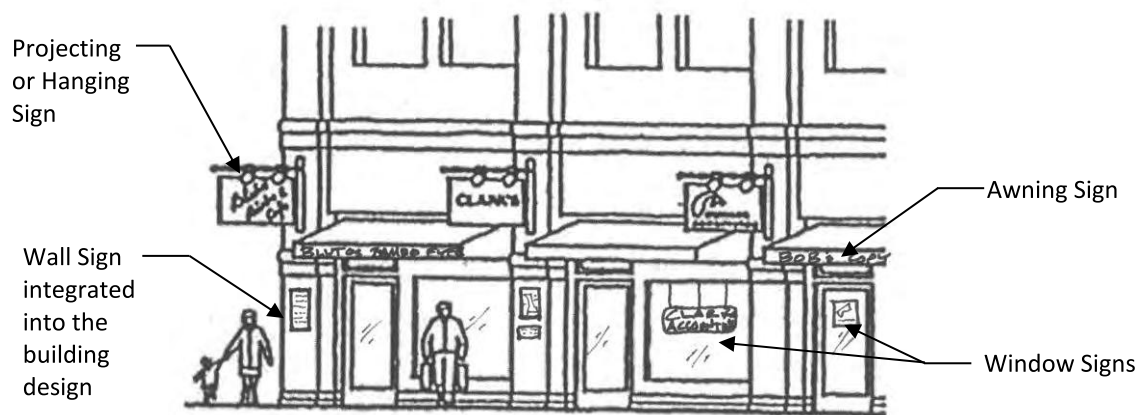
Projecting sign means any sign, all or any part of which extends beyond the surface of the building or wall by more than 16 inches.

Public Realm/Streetscape sign means any sign erected and maintained by public officials or public agencies, or approved and authorized for use by state or local governmental authorities.

Sandwich Board Signs means a self-supporting, freestanding temporary sign with only two (2) sides that are situated adjacent to a business with the intent to attract pedestrian traffic to businesses. Sandwich board signs are not meant to be read by vehicular traffic.

Wall sign means any sign which is affixed to a wall of any building. This definition includes individual letter signs and signs on mansards.

Window sign means a sign installed inside a window, or any sign placed within a building for the purpose of being visible from the public right-of-way. This does not include merchandise on display.



Pedestrian-Oriented Tenant Signs

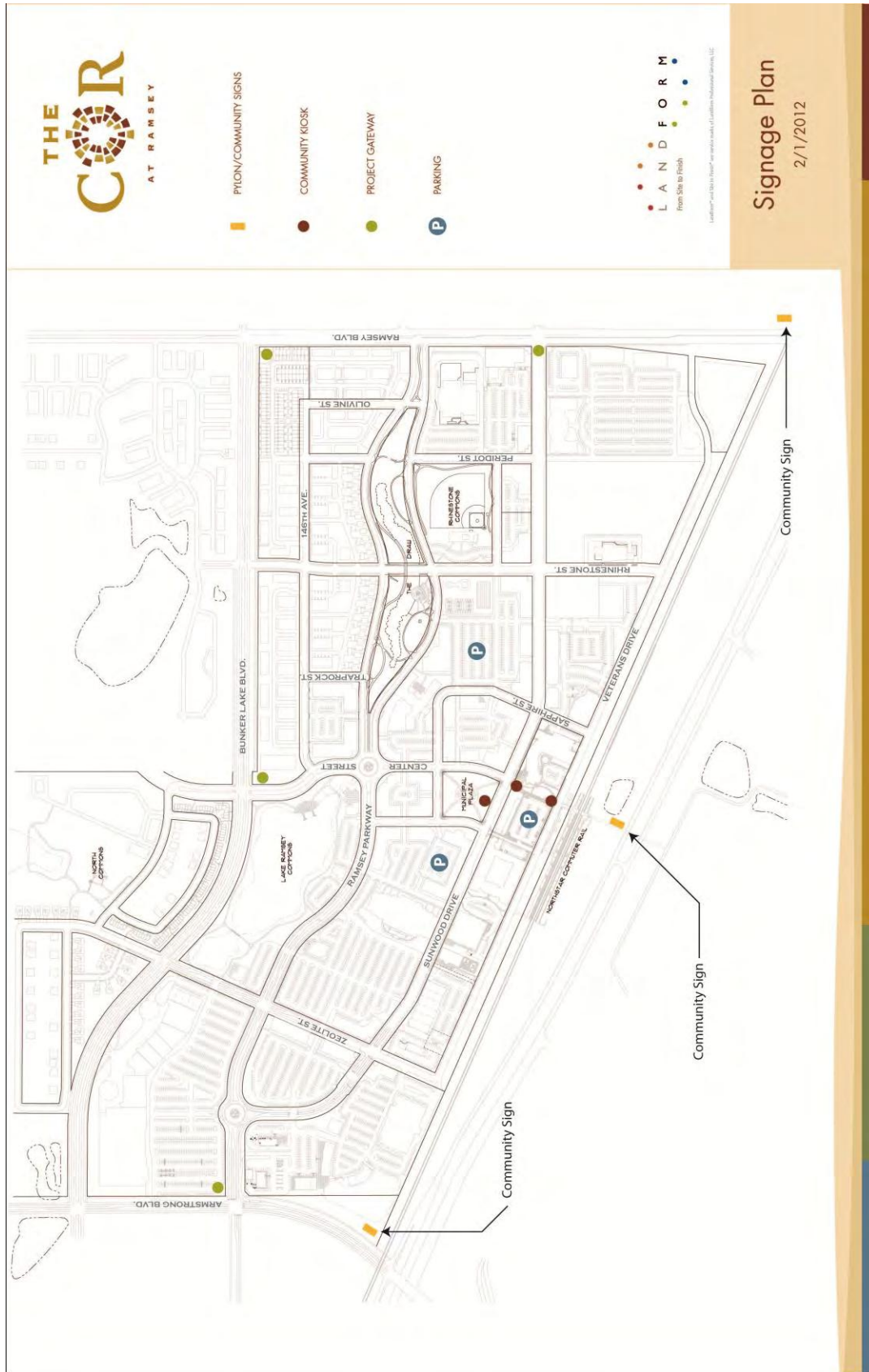


Figure 5: Signage Plan

Standards

Public Realm/Streetscape Signs

The pedestrian oriented nature of The COR requires unique signage that will build on the design concepts for The COR. These types of signs include banner signs on the streetlights, kiosks, street signs, wayfinding signs, signage for public parking ramps, etc. As the design concept for The COR has been refined, so has the signage plan. The Master Sign Plan is included as Appendix B. Size, location, and construction specifications of these signs shall be determined by the Master Sign Plan, which must be approved by the City Council, after a recommendation by the Planning Commission. Careful foresight has been given to size of signs based on needs of the adjacent roadways in order to maintain adequate safety standards that may otherwise be compromised by poor design. Roadways with higher speeds warrant larger lettering to maintain safe travel.

Community and Gateway signs

Community signs include are planned to include three (3) signs on Highway 10, as shown on the Signage Plan (see Figure 5: Signage Plan). The signs include the existing Community Sign near the future transit plaza, the sign at the northwest corner of Highway 10 and Ramsey Boulevard and the planned sign at the northwest corner of Highway 10 and Armstrong Boulevard.

Gateway signs are planned at multiple locations at entrances to The COR from major roadways, as shown on the Signage Plan. General gateway signs may identify The COR only. Retail Gateway signs may include provisions for off-premise, tenant sign panels.

These off-site signs, part of a unified development, are allowed as shown on the signage plan and shall have consistent materials and colors. Community and Gateway Signs shall conform to the design of the Master Sign Plan. Tenants within the unified development shall be allowed to utilize tenant panels on the Community and Retail Gateway Signs.

Amendments to the Master Sign Plan and Approved Community Signs. As the Master Sign Plan is adopted as part of the zoning ordinance, and has the effect of being a zoning ordinance, amendments to the Master Sign Plan must be processed by Ordinance and approved by City Council after review and recommendation by the Planning Commission.

Sign Type	Allowable Size	Architecture	Allowable Height
Community Sign	300 Square Feet	Per Appendix B	30 Feet *
Gateway Sign	50 Square Feet	Per Appendix B	10 Feet
Retail Gateway Sign	150 Square Feet	Per Appendix B	12 Feet
Community Kiosk	32 Square Feet	Per Appendix B	10 Feet*
Parking Ramp Signage	100 Square Feet	Per Appendix B	(Wall Signage)

* From highest point of adjacent road centerline



Desirable signs are designed to be architecturally compatible with buildings within the development and other signage within the development

Project Signs

Project signs are permitted within all COR sub-districts.

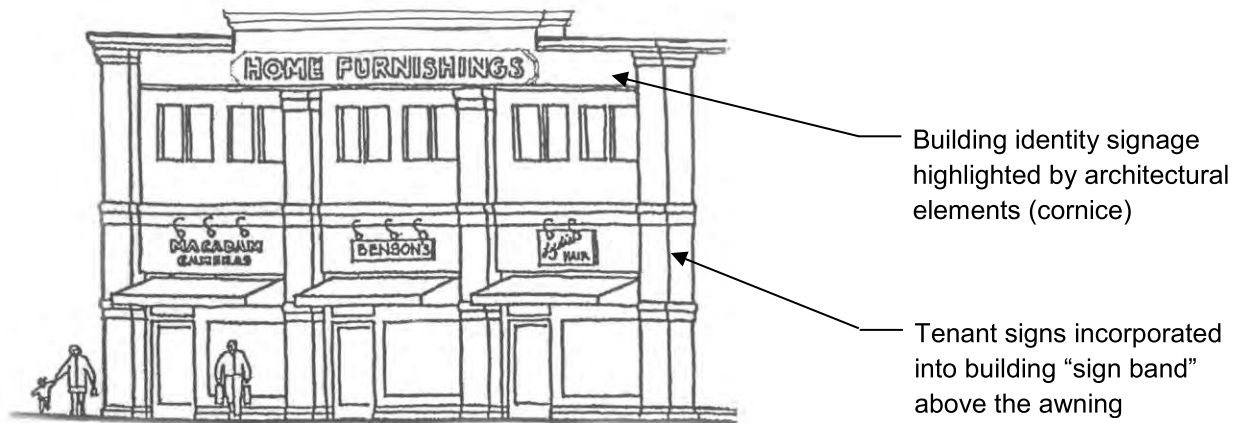
One (1) freestanding sign is allowed per building, provided that the following standards are met:

- A. The building in which the advertising business is located, shall be set back a minimum of six (6) feet from a public street right-of-way.
- B. The area of each face of the signboard shall not exceed six (6) square feet and the signboard shall not have more than two (2) readable faces. The signboard may exceed six (6) square feet, but not more than 32 square feet, provided that the sign consists of individual letters, without internally illuminated box letters. Lighting may be achieved through 'halo' lighting effects.
- C. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6') feet from the ground.
- D. The signboard shall be constructed of wood, acrylic, aluminum or metal and shall be architecturally compatible with the style, composition, materials, colors and details of the building.
- E. No part of the sign shall encroach on the right-of-way and its location shall not interfere with pedestrian or vehicular circulation.
- F. Limited to one (1) sign per building and shall not be in addition to wall-mounted, applied letter or projecting signs.

- G. The readable faces of the sign shall be perpendicular to the adjacent street.

In the COR2 District, the following signage shall be allowed:

- A. Ground sign. There shall not be more than one (1) ground sign for each parcel. The gross surface area of a ground sign shall not exceed one hundred (100) square feet for each exposed face nor exceed an aggregate gross surface area of two hundred (200) square feet. Ground signs may be shared and combined at areas of shared entrances for multiple users. Shared ground signs shall not exceed 150 square feet. A shared sign shall be allowed for each entrance to the site (defined as bordered by public streets).
- B. Menu board. One (1) on-site menu board per drive-up or walk-up lane of a drive-in restaurant up to a maximum of thirty-two (32) square feet each and a maximum height of three (3) feet. Menu boards are allowed a message on one (1) side only and cannot contain an advertising message.
- C. Directional signs.
 - 1. Directional or instructional signs are permitted in accordance with Section 117-463(I).
 - 2. Parking lot directional signs designating parking area entrances and exits are limited to one (1) sign for each entrance and/or exit and shall not exceed four (4) square feet for each exposed face. Parking lot directional signs shall not project higher than five feet (5') in height, as measured from the established grade of the parking area to which such signs are accessory.
 - 3. Parking lot instructional signs designating the conditions of use or identification parking areas shall not exceed eight (8) square feet and shall not project higher than ten (10) feet in height for wall signs and seven (7) feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.



Wall Signs

Wall signs are permitted within all COR sub-districts.

Wall signs shall be permitted on one (1) wall, except that lots with frontage on more than one (1) street may have signage on one (1) wall per street frontage.

Within the COR1, COR3, COR4 and COR5 districts, the following standards apply:

A. Wall-mounted or painted signs, provided the following standards are met:

1. The sign shall be affixed to the front facade of the building, and shall project outward from the wall to which it is attached no more than six inches (6").
2. Single Tenant Buildings. Each building shall be allowed one (1) wall sign per street frontage. Signage must be located on the street elevation. The area of the sign shall not exceed fifteen (15%) percent of the ground floor building facade area. Individual signs may not exceed.
3. Multi-Tenant Buildings.
 - a. Each building shall be allowed wall signage on the street frontage elevation. For buildings with multiple street frontages, the allowable signage is per street frontage. Signage must be located on the street elevation.
 - b. Each building is allowed wall signage that shall not exceed 5% of the wall area of the building façade adjacent to the street. Individual signs may not exceed 50 square feet.
 - c. Tenant signage must be located on the tenant lease space.
 - d. At least fifty (50%) percent of the allowed signage must be allocated to ground floor tenants and located on the ground floor.
 - e. Signage is limited to a maximum of one (1) sign per business/tenant, except that tenants with frontage on multiple streets may be permitted to have signage on each street frontage.
 - f. Multi-tenant buildings must have wall signs of similar design. Sign permits for

tenants in multi-tenant buildings shall only be permitted by the City after the building owner has submitted a comprehensive sign plan approved by the Zoning Administrator. The comprehensive sign plan for the building shall include similar design standards including sign material, color, style, spacing and size.

4. Signs for buildings facing Highway 10. Single or multi-tenant buildings that have frontage on Highway 10 or are separated from Highway 10 only by other public right-of-way, shall be allowed to have signage on that street elevation that is up to fifteen (15%) percent of the wall area of that building façade with no maximum square footage.
- B. Wall-mounted building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:
1. The sign is located next to the entrance.
 2. The sign shall project outward from the wall to which it is attached no more than six inches (6").
 3. The sign shall not extend above the parapet, eave, or building facade.
 4. The height of the lettering, numbers, or graphics shall not exceed twelve inches (12").
 5. One (1) such sign is allowed per public building entrance and is allowed in addition to other permitted wall signage.
- C. Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass, acrylic or black anodized aluminum. The height of applied letters shall not exceed 12 inches.
- D. Logos are considered signs and shall be included in the maximum allowable sign area.
- E. Window or door signs, provided that the following standards are met:
1. The sign shall not exceed ten percent of the window or door area or four (4) square feet, whichever is less.
 2. The sign shall be silk screened, hand painted, applied letters/graphics, neon tubing or other sign technologies that meet these standards.
 3. Limited to one (1) sign per business, applied on either the window or the door, but not on both.
 4. The sign shall not have an opaque backing of any type although smoked glass is allowed.
 5. Window signage (includes graphics) shall be permitted on the same building walls that have, or are allowed to have, wall signage pursuant to Item A above. Window signage

shall be deducted from the allowable wall signage area.

Within the COR2 district, where more conventional suburban development is expected, rather than the neo-traditional development planned for the other COR sub-districts, the following standards apply:

- A. Wall, canopy or marquee sign. Total sign area may not exceed 15 percent of the front building facade. At least 50 percent of the signage area must be placed on the measured wall with remaining signage area, if desired, distributed on any other wall. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. The gross surface area of a wall, canopy or marquee sign may be increased by ten percent if such wall sign:
 - 1. Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed;
 - 2. Illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters; and
 - 3. A wall, canopy or marquee sign may be located on the outermost wall of any principle building but shall not project more than 16 inches from the wall to which the sign is to be affixed. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.
- B. Window signs are restricted to 30 percent of the area of the window in which the sign is to be displayed.

In all COR sub-districts, restaurants and cafes shall be permitted one (1) wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet (5'), shall not exceed a total area of two square feet, and may be lighted. This signage is allowed in addition to other permitted wall signage.

Projecting Signs

Projecting signs are permitted within all COR sub-districts.

Projecting signs, including graphics or icon signs, mounted perpendicular to the building wall, are encouraged in all sub-districts, provided the following standards are met:

- A. The sign area shall not exceed thirty-two (32) square feet.
- B. The distance from the ground to the lower edge of the signboard shall be ten feet or greater.
- C. The height of the top edge of the signboard shall not exceed the height of the wall from which the sign projects, if attached to a single story building, or the



height of the sill or bottom of any second story window, if attached to a multistory building.

- D. The distance from the building wall to the signboard shall not exceed six inches (6").
- E. The width of the signboard shall not exceed three (3) feet.
- F. Limited to one (1) sign per business. Projecting sign area shall be deducted from the allowable wall signage area.
- G. Granted to ground floor commercial uses only.

Awning Signs

Awning signs are allowed in all COR sub-districts. Awning signs are allowed for ground floor uses only, provided that the following standards are met:

- A. If acting as the main business sign, it shall not exceed 24 square feet in area.
- B. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed four (4) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four inches (4").
- C. Limited to two such signs per business, per frontage.
- D. If acting as the main business sign, it shall not be in addition to a wall-mounted or applied letter sign.

Sandwich Board Signs

Sandwich board signs are permitted within all COR sub-districts.

- A. One (1) sandwich board sign per business is permitted in any business, commercial and mixed use district and shall be located within five feet (5') of the main building entrance to the business it advertises.
- B. Sandwich board signs shall be displayed only during open business hours and must be removed daily.
- C. Sandwich board signs shall be no more than a total of two feet (2') in width and three feet (3') in height
- D. Sandwich board signs must leave a minimum of five feet (5') of clearance for pedestrian access if placed on a public or private sidewalk. Sandwich board signs may not hinder the ability of persons to access vehicles parked at the curb and/or access to a building.



- E. Acceptable materials for sandwich board signs shall include the following: metal, wood synthetic materials such as a chalk board and whiteboard. Sandwich board signs shall not be illuminated, nor shall they contain moving parts, or have balloons, streamers, stringers, pennants or similar adornments attached to them. Sandwich board signs shall be maintained in a good appearance at all times.
- F. No sandwich board sign shall be secured, tethered or installed on traffic devices, utility equipment, street furniture, street lights, or any other public fixture.
- G. Sandwich board signs are temporary signs and shall not be counted towards the total sign area of the site for permanent signage.

Temporary Signs

Temporary signs are allowed per Section 117-465 (Temporary signs) of the Zoning Ordinance, except as noted below:

- A. Freestanding temporary signs shall only be allowed in the COR2 and COR3 Districts.
- B. In all other COR districts, temporary signs shall be limited to temporary sandwich board signs or temporary wall signage, without interchangeable letters.
- C. Real estate and leasing signs shall be exempt from temporary and permanent sign regulations, provided that these signs do not exceed thirty-two (32) square feet.

Off-Site Signs

Off-site signs are prohibited except for wayfinding and community signage specifically allowed by the Design Framework.

Table 2

Sign Standards					
Development Standard	COR1	COR2	COR3	COR4	COR5
Project Signs					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign (maximum)	6 sq. ft./6 feet high***	100 sq. ft./6 feet high	6 sq. ft./6 feet high***	6 sq. ft./6 feet high	6 sq. ft./6 feet high
Menu Board**	N/A	1 per drive-through lane/40 sq. ft. max.	N/A	N/A	N/A
Directional Sign	N/A	Per 117-463(l)	N/A	N/A	N/A
Wall Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign					
Single Tenant Building	15% of the ground floor façade area, - or- 15% of the front façade area when facing Highway 10.	15% of façade area	15% of the ground floor façade area,	5% of the ground floor façade area,	5% of the ground floor façade area,
Multi-Tenant Buildings	15% of the façade area,	15% of façade area	15% of the façade area,	15% of the façade area,	15% of the façade area,
Building Facing Highway 10	15% of the façade area	15% of façade area	15% of the façade area	15% of the façade area	15% of the façade area
Window Sign					
Number of signs allowed	1	1	1	1	1
Size of Sign	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	30% of area of window. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.
Directory Sign					
Number of signs allowed	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance
Size of Sign	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum
Projecting Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide
Awning Sign					
Number of signs allowed	2 per business	2 per business	2 per business	2 per business	2 per business
Size of Sign	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.

*One (1) sign is allowed per street frontage (either wall or project)

**Restaurants and cafes in all districts are allowed one (1) wall mounted menu board not to exceed 2 sq. ft. in addition to other permitted wall signage.

***See Page 32, 'Project Signs' for allowances up to 32 square feet.

Additional standards

- A. Businesses with service entrances may identify these with one (1) wall-mounted or applied letter sign not exceeding two square feet.
- B. One (1) directional sign, facing a rear parking lot. This sign may be any type of permitted sign other than a freestanding sign, but shall be limited to four (4) square feet in area.

Creative Sign Standards

- A. *Purpose.* This section establishes standards and procedures for the design, review, and approval of creative signs. The purposes of this creative sign program are to:
 - 1. Encourage signs of unique design, and that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
 - 2. Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.
- B. *Applicability.* An applicant may request approval of a sign permit for a creative sign to authorize onsite signs that employ standards that differ from the other provisions of this chapter but comply with the provisions of this section.
- C. *Application Requirements.* A sign permit application for a creative sign shall include all information and materials required by the City.
- D. *Procedure.* A sign permit application for a creative sign shall be subject to review and approval by the City as part of the Site Plan review process. When the creative sign is proposed after site plan review is complete, a creative sign may be approved by the Zoning Administrator when the proposed sign is fifty square feet or less, and shall be approved by the City Council when the sign is larger than fifty square feet.
- E. *Design Criteria.* In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria:
 - 1. Design Quality. The sign shall:
 - a. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;
 - b. Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
 - c. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
 - 2. Contextual Criteria. The sign shall contain at least one (1) of the following elements:
 - a. Classic historic design style;

- b. Creative image reflecting current or historic character of the City;
 - c. Inventive representation of the use, name, or logo of the structure or business.
- 3. Architectural Criteria. The sign shall:
 - a. Utilize or enhance the architectural elements of the building; and
 - b. Be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.
- 4. Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

Prohibited signs

The following signs are prohibited:

- A. Box signs or cabinet signs, whether on a wall, projecting or on canopies are prohibited except for logo signs permitted as part of an overall sign plan.
- B. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting; plastic panel rear-lighted signs.
- C. Signs on roofs, dormers, and balconies.
- D. Billboards.
- E. Signs painted or mounted upon the exterior side or rear walls on any principle or accessory building or structure, except as otherwise permitted hereunder.
- F. Free standing pylon signs over six (6) feet in height, except community signs.
- G. Back-lit awnings.
- H. Interchangeable letter boards or panels.
- I. Flashing signs.
- J. Off-premises signs, except community signs.